



ADVISORY NEIGHBORHOOD COMMISSION 1E

GOVERNMENT OF THE DISTRICT OF COLUMBIA

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RESOLUTION #: #1E-202605-05
INTRODUCED: MAY 20, 2026
SPONSOR(S): HOWARD (1E01)
LATEST ACTION: **ADOPTED** (05/27/2026)

RESOLUTION

Calling for Improved Condominium Warranty Security Notification and Transparency

On May 20, 2026, Commissioner Brad Howard (1E01), introduced the following resolution for consideration by Advisory Neighborhood Commission 1E:

WHEREAS, Murdock Street LLC developed The Exchange Condominium at 3619 Georgia Avenue NW, and the District of Columbia registered the condominium with the Department of Housing and Community Development (“DHCD”) in 2020;

WHEREAS, the District of Columbia issued a Certificate of Final Occupancy for The Exchange Condominium on October 21, 2021, and Murdock Street LLC sold the first residential unit on December 16, 2021;

WHEREAS, The Exchange Unit Owners Association reported that homeowners had incurred out-of-pocket costs in the mid-tens of thousands of dollars and faced potential future repair exposure of hundreds of thousands of dollars or more than \$1 million, depending on the scope of required repairs;

WHEREAS, on December 18, 2023, DHCD’s Office of the General Counsel issued its response to FOIA request 2024-FOIA-01925, stating that DHCD’s Rental Conversion and Sale

Division had not received a warranty bond from Murdock Street LLC for 3619 Georgia Avenue NW;

WHEREAS, on December 18, 2023, Marcus Carr, President of The Exchange Unit Owners Association, wrote to Mayor Muriel Bowser, Councilmember Brianne K. Nadeau, and At-Large Councilmembers regarding the missing warranty security;

WHEREAS, on December 22, 2023, Estelle McKinney of Councilmember Nadeau's office forwarded DHCD's written response stating that The Exchange Condominium had been registered with DHCD in 2020 but that the warranty security had not been posted;

WHEREAS, on February 15, 2026, Mr. Carr emailed ANC 1E requesting agenda time and asking the Commission to adopt a resolution calling on DHCD to audit past buildings where bonds were required and may not have been posted, and for accountability for failures in the District's warranty-security process;

WHEREAS, on March 11, 2026, ANC 1E's Zoning and Economic Development Committee considered the matter and referred Resolution No. 1E-2026-0302 authored by Commissioner Brad Howard (1E01) for Commission consideration;

WHEREAS, on March 25, 2026, ANC 1E adopted Resolution No. 1E-2026-0302 requesting documentation and oversight regarding condominium warranty security compliance at 3619 Georgia Avenue NW;

WHEREAS, on April 22, 2026, DHCD informed ANC 1E that DHCD had notified the developer and its attorney on January 2, 2024 to obtain and post the required warranty bond, referred the developer's noncompliance to the Office of the Attorney General on February 20, 2024, issued a formal notice of noncompliance on February 23, 2024, learned from the developer's attorney on February 26, 2024 that a warranty bond had been secured, and received the hard copy warranty bond on February 28, 2024;

WHEREAS, on April 22, 2026, DHCD informed ANC 1E that DHCD did not notify the Unit Owners Association when the developer submitted the warranty bond, that the warranty bond on file is \$660,000, and that no individual warranty bond claims had been submitted as of that date;

WHEREAS, The Exchange Unit Owners Association's experience demonstrates that a condominium association facing major repair costs can suffer significant financial harm when required warranty security is not timely posted, when information regarding that warranty security is not readily available to homeowners and condominium associations, or when DHCD does not provide timely notice after receiving warranty security for the property;

WHEREAS, ANC 1E's informal review found that current law does not expressly require automatic notice to condominium associations when warranty security is posted, recalculated, renewed, reduced, or released, and did not identify a readily accessible public-facing searchable warranty-security database comparable to what District law contemplates;
NOW, THEREFORE, BE IT

RESOLVED, ANC 1E calls upon DHCD to adopt an administrative policy requiring DHCD to notify condominium associations whenever DHCD receives, renews, increases, reduces, substitutes, releases, or otherwise materially modifies condominium warranty security for that association's property; and

RESOLVED, ANC 1E recommends that DHCD review cases where DHCD obtained new records through enforcement actions, including warranty security, and provide notice of those records to any affected condominium association that has not already received such notice;

RESOLVED, DHCD should, within 30 days of receiving this resolution, provide ANC 1E and the Council of the District of Columbia a written update regarding the status of the public searchable warranty-security record required by District law, condominium-association access to warranty-security information, and any administrative procedures DHCD has adopted to improve homeowner awareness of available warranty security;

RESOLVED, ANC 1E encourages DHCD, in coordination with the Condominium Association Advisory Council and the Office of Advisory Neighborhood Commissions, to develop and distribute plain-language guidance for condominium associations and Advisory Neighborhood Commissions explaining condominium warranty-security requirements, available homeowner protections, warranty-claim procedures, and steps condominium boards should take when they cannot locate warranty-security records or believe a developer failed to post required warranty security;

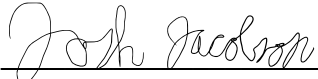
RESOLVED, ANC 1E encourages the Council of the District of Columbia to consider targeted statutory notice requirements to ensure condominium associations receive timely notice when DHCD receives, renews, increases, reduces, substitutes, releases, or otherwise materially modifies condominium warranty security; and

RESOLVED, ANC 1E authorizes the Chairperson, Secretary, or their designee to transmit this resolution to the Director of the Department of Housing and Community Development, the Chairperson of the Council of the District of Columbia, Councilmember Brianne K. Nadeau, the Chairperson of the Council Committee on Housing, the Office of Advisory Neighborhood Commissions, and the Condominium Association Advisory Council.

RESOLVED, ANC 1E designates Commissioner Brad Howard to represent the Commission in all matters relating to this Resolution. In the event the designated representative Commissioner cannot carry out their representative duties for any reason, ANC 1E authorizes the Chair to designate another Commissioner to represent the Commission in all matters relating to this Resolution.

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CERTIFIED, that Advisory Neighborhood Commission 1E, on May 27, 2026, at a properly noticed regular meeting of the Commission, with a quorum present, adopted this resolution by unanimous consent.



COMMISSIONER JOSH JACOBSON
CHAIR, ANC 1E



COMMISSIONER BRAD HOWARD
SECRETARY, ANC 1E