

1. Safe Housing: One of the responsibilities of the AG is to ensure fair access to housing. How will you ensure companies and conditions provide safe and fairly priced housing to people across D.C., including those living in poor rental conditions?

As Attorney General, I do not set housing policy or regulate market conditions applicable to rental rates, as that authority rests with the District's Mayor and the DC Council. My role is to vigorously and independently enforce the law to ensure that housing providers comply with the District's laws. To that end, I have used every available legal tool to protect tenants, hold bad actors accountable, work to resolve problems in a practical way, and promote a fair and competitive housing market across the District.

Under my leadership, the Office of the Attorney General (OAG) has brought significant enforcement actions to address unsafe conditions, deceptive practices, and market-wide abuses. Too numerous to summarize here, below is a selection of cases that represent the broad range of OAG's housing work under my leadership:

- **RICO Case:** In February 2026, OAG filed a first-of-its-kind civil lawsuit under the Racketeer Influenced and Corrupt Organizations Act (RICO) to dismantle an extensive real estate fraud scheme led by the Razjooyan family slumlord empire. Specifically, the Razjooyans built a sprawling real estate operation controlling more than 70 rent-controlled buildings—primarily in Wards 7 and 8—through a Ponzi-like scheme that used fraudulent loan documents and false renovation promises. Instead of improving properties, they diverted funds to enrich themselves and expand their portfolio, while buildings fell into severe disrepair with hazardous conditions for tenants. The scheme also defrauded the District of more than \$16 million in housing subsidies by falsely certifying units as safe and habitable, worsening both tenant harm and the city's affordable housing shortage.
- **Collusive Rent Fixing Case:** In November 2024, OAG sued RealPage and 14 of the largest residential landlords in DC for using algorithmic pricing tools that, through the sharing and analysis of non-public information, facilitate rent inflation and reduce competition in the housing market. Put simply, this is collusion designed to illegally raise rents for tens of thousands of DC residents.
- **Housing Conditions Case:** In November 2025, OAG secured a \$41 million judgment against the former owners of the Marbury Plaza apartment complex in Ward 8 (\$29.8 million to tenants and \$11.1 million in penalties and fees to DC). Using DC's Consumer Protection Procedures Act (CPPA), we held Marbury Plaza's landlords accountable for putting the lives of more than 2,500 tenants at risk by forcing them to live with chronic water leaks, widespread mold, and a lack of air conditioning, heat, and hot water. This judgment is the largest ever against a DC property owner, and one of the largest housing conditions judgments against a landlord in U.S. history.

OAG's housing work reflects a broader strategy to address both individual bad actors and to go after systemic market abuses. In a second term as Attorney General, I will continue enforcing DC's housing laws to protect tenants from exploitation, and ensure a fair, safe, and competitive housing market for all District residents and for law-abiding housing providers who are entitled to compete on a level playing field.

2. During the federal takeover, the AG’s office put out an advisory on the rights of people experiencing homelessness. How would you communicate and protect those rights going forward?

In August 2025, during the federal takeover, I issued clear, plain-language guidance affirming the legal rights of residents experiencing homelessness—covering access to emergency shelter, protections against unlawful displacement, due process requirements, and the obligation of District agencies and partners to treat every resident with dignity under the law. That guidance was designed not just for lawyers, but for outreach workers, providers, and residents themselves.

Going forward, I will continue to proactively publish and update accessible advisories, distribute them through service providers and community partners. And when those rights are violated, I will use the full authority of OAG—through enforcement, litigation, and legal intervention—to protect vulnerable residents and uphold the District’s laws.

3. Stakeholder Input: How have you involved people with lived experience of homelessness in your policy-making, and how will you in the future?

As Attorney General, I do not set homelessness policy, as that authority rests with the District’s Mayor and the DC Council. But I do have a duty to enforce the law in ways that are informed by the real experiences of District residents, including those who have experienced homelessness.

That is why my office has prioritized direct engagement. Through our Community Engagement team, we regularly meet with tenants, returning citizens, youth advocates, and service providers—including organizations like Sasha Bruce Youthwork—to hear firsthand how housing instability and unsafe conditions affect their lives. We incorporate that input into our enforcement work, whether shaping investigations, informing settlements, or identifying patterns of abuse in the housing market.

That engagement has real impact. It helps us target the worst actors, design remedies that actually work for residents, and ensure that enforcement is grounded in lived reality—not just legal theory. It also reinforces that elected leaders are most effective when they are responsive, accessible and accountable. I’m proud that this approach was recognized in 2025, when I was honored as a “Champion for Justice” by Sasha Bruce Youthwork.

In a second term as Attorney General, I will continue deepening partnerships with community-based organizations, increasing direct outreach across all eight wards, and ensuring that the voices of those most affected by housing instability help guide how OAG enforces the law and protects the District’s most vulnerable residents.