

Extend Capitol Hill Business Improvement District to H Street, NE

1. **Background.** In accordance with DC ST § 2-1215.09, Title 2, Chapter 12, Subchapter VIII, to expand the Capitol Hill Business Improvement District (BID) to H Street NE, the following initial conditions must be met in an expansion petition:

- Owners of at least 51% interest in the assessed value of nonexempt properties,
- At least 25% in the number of individual properties or record in a geographic area petition the existing BID to join, and
- Petition is accepted by a majority vote of the existing BID Board.

2. **Proposal.** Implement a phase-in approach to extend Capitol Hill BID to H Street, NE:

- a. In accordance with DC ST § 2-1215.09, solicit interest in extending the BID starting on May 1, 2006 with objective to gain Capitol Hill BID Board approval by October 1, 2006.
- b. BID assessments on the property will not start until the second half of calendar year 2007. This will generate a cash corpus of \$133,490.
- c. BID services will start on January 1, 2008. Over the next four years, the cash corpus will be used to offset the expected costs of operating a BID on H Street.
- d. May need to consider legislation to allow the inclusion of large density residential properties in the expansion of the BID similar to the terms of the Mount Vernon BID.

3. **Assessments.** The 2006 assessed value on H Street NE between Second and Fifteenth Streets is \$164,802,090. The recent assessment for 2007 has generally increased assessed value by over 25%. For purposes of discussion, the 2006 assessment is used for analysis:

BID Revenue and Costs -- Annual 8% Tax Assessment Increase

| Year | Tax Assessment | Adjusted Base (100) | BID Revenue (.15) | BID Cost | Delta |
|-------------|----------------|---------------------|-------------------|-------------|----------|
| 2006 | \$164,802,090 | \$1,648,021 | \$247,203 | [\$289,000] | [] |
| 2007 | 177,986,257 | 1,779,863 | 266,979 | [303,450] | 133,490 |
| 2008 | 192,225,158 | 1,922,252 | 288,338 | 318,623 | (30,285) |
| 2009 | 207,603,170 | 2,076,032 | 311,405 | 334,554 | (23,149) |
| 2010 | 224,211,424 | 2,242,114 | 336,317 | 351,281 | (14,964) |
| 2011 | 242,148,338 | 2,421,483 | 363,223 | 368,845 | (5,623) |
| 2012 | 261,520,205 | 2,615,202 | 392,280 | 387,288 | 4,993 |
| | | | | Balance | 64,462 |

Comments:

- a. Assumes that the cost to operate a BID on approximately 30 block fronts between Second and Fifteenth Streets is \$289,000 in 2006 and will experience a 5% cost growth each year due to inflation, fuel and salary increases.
- b. Assumes that the tax assessments will increase by 8% each year despite the fact that the last few years the tax assessments have experienced higher rates double and triple this assumption.
- c. The assessed values used in FY 2006 do not fully account for the pending development of the office building on the 600 block, the Steuart PUD on northside of the 300 block, the Dreyfus PUD on the southside of the 200 block, or the recently opened and soon to be opened nine restaurants and taverns in the entertainment district – just to name a few larger projects.

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- d. Four owners make up 51% of the assessed value – Capital Company America LLC (601 to 645 H Street), Atlas Performing Arts Center (1313-1333 H Street), Capital Children’s Museum (now Abdo) (225 I Street) and Broadway LLC (3rd and H Street). Atlas Performing Arts Center, the major exempt property, but this analysis assumes voluntary BID participation.
- e. Fifty-five, or one-quarter, of the individual properties would pay less than \$185 a year to participate.
- f. The attachment details two other tax assessment scenarios – one that assumes a steady 13% increase and another that assumes high rates of appreciation for a few years (25% and 20%) than tapering off to lower rates (8% and 5%). In either case, the tax assessments generate enough revenue to cover the anticipated costs in the first year.

4. **Advantages.** The time to initiate the expansion of the Capital Hill BID is now:

- a. With the pending city investment in H Street through the Streetscape Project and the installation of the streetcar tracks, establishing a BID upon the conclusion of these projects further establishes H Street as “ready” for new development.
- b. Given the anticipated development, working with the existing owners on H Street will reward those that have invested in the corridor over the past few decades. The phased approach encourages initial participation while delaying assessments by timing the launch of BID services after H Street Streetscape construction.
- c. This estimate that does not account for the pending development on H Street. While assumptions can be debated, by using only an 8% growth is a very conservative estimate. On the other hand, by using a 13% annual increase, the costs of extending the BID would be virtually covered in 2008 and start generating surpluses in 2009.
- d. Creates a uniform BID for all of Capitol Hill that uses the existing structure and organization of one of the city’s best BIDs. After all, the goal of the Capital Hill BID is the same goal of H Street, NE – increase business opportunities and clientele to the area.

5. **Recommendations** – the immediate way ahead:

- a. Initial proposal review by Mr. Didden, Ms. Brosmer, Mr. Robey, Ms. Lang, Mr. Saleem, Commissioner Rice (6A), Commissioner Wirt (6C) and Commissioner Sherman (6C) to determine if the plan viable and feasible. Complete initial review by March 20.
- b. Formal proposal review and adoption by ANC 6A and ANC 6C Economic Development Committees meetings on March 28th and April 5th respectively.
- c. Proposal review and adoption by ANC 6C on April 12th and ANC 6A on April 13th. This will include a cover letter to the President of the Capitol Hill BID President and the Director of H Street Main Street requesting the proposal be approved and that both organizations work together to complete the requirements to extend the Capitol Hill BID.
- d. Proposal review and adoption by Capitol Hill BID and H Street Main Street in May.
- e. Kick-off meeting for BID expansion on H Street with ANC 6A, ANC 6C, Capitol Hill BID and H Street Main Street in the beginning of June.
- f. Complete solicitation of BID participants by September 1, 2006.
- g. Petition is accepted by Capitol Hill BID Board by October 1, 2006.
- h. Petition is submitted to the Mayor by November 1, 2006.

6. **Key Disclosure:** Neither ANC has the resources or personnel to mount a BID petition drive with the business on H Street. It will take both the Capital Hill BID and H Street Main Street accepting the responsibility to do the required research and one-on-one solicitation with the business.

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Around the Hill

H Street Grocery in the Works?

By Tom Gottlieb
Roll Call Staff

March 8, 2006

The latest mixed-use proposal for H Street Northeast was unveiled by Steuart Investment Company at a community meeting held Monday night.

The plan, according to Senior Vice President Guy Steuart III, is to build a six- to eight-story mixed-use center featuring residential units, neighborhood retail and — most importantly for many in the area — space for a grocery store on the 300 block of H Street Northeast.

Though he could not confirm that Harris Teeter would be moving into the proposed location, Steuart said his company is negotiating a lease with the grocer and formatted the space to fit Harris Teeter's profile — including a mezzanine and a more "urban" appearance than the typical "boxy" suburban grocery store.

In a departure from other residential properties slated to be built along H Street Northeast, Steuart plans to make his residences strictly rental, as opposed to the condominiums opening up and down the corridor in the next few years.

Of the approximately 250 units in the proposed center, Steuart said he would like to make about 10 percent of them affordable housing units.

Though the project would be unique in appearance along the primarily commercial H Street Northeast corridor, it was described by Steuart as similar in scope and design to the Ellington building at 13th and U streets Northwest, another Steuart development.

The building would be situated between Abdo Development's Senate Square project (between First and Second streets Northeast) and the row houses that typify the Capitol Hill and Near Northeast neighborhoods on the adjacent block. To accommodate the staggering differences in height between the two bookends, Steuart is creating a "step-down" on the eastern end of the building — an effort to give the appearance of "a gentle transition to the existing fabric of the neighborhood," Steuart said.

The existing row houses along Third and I streets would not be knocked down, and the as-yet-unnamed Steuart property would be spaced apart from them by widening the existing alleys behind the houses, Steuart said.

Residents' main concerns at the meeting were parking issues. But Steuart said the underground parking garage the company is planning to build — three levels, the first of which would be for grocery shoppers (121 spaces) and the bottom two for residents (376 spaces combined) — would be enough to accommodate all of the building's future residents without having a spillover onto the side streets.

Though a public hearing on the plans wouldn't be scheduled until June and ground most likely would not be broken until early spring 2007 if all goes according to plan, Steuart is confident that his company's design is a perfect fit for the neighborhood.

"We're operating under the idea that if you build it right, they will come," Steuart said

March 9, 2006

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Around the Hill

Agreement Lays the Tracks for Streetcars on H Street

By **Tom Gottlieb**
Roll Call Staff

January 25, 2006

The H Street Northeast corridor is, according to Advisory Neighborhood Commissioner Joseph Fengler, on a seven-step plan toward recovery. Recovery, that is, from economic stagnation.

And this week, the District of Columbia and H Street officials completed the fourth step on that path, when the D.C. Department of Transportation announced it would have streetcar tracks installed along the once-vibrant corridor by the beginning of next year.

The streetcar would run from the Minnesota Avenue Metro station to near Union Station, according to DDOT plans — a 3.5-mile stretch of track that would run mostly along H Street Northeast.

According to preliminary H Street poster plans, there will be two lanes of streetcars sandwiched by four lanes of traffic.

The tracks will be coordinated with the H Street Streetscape initiative, according to Karina Ricks, coordinator of the Great Streets Project for DDOT.

"The streetscape start date is a little later than we originally planned, mostly because of the request of the community," Ricks said. "They wanted streetcar tracks included at this phase and said they preferred to put the streetcar tracks in now, even if we're not going to run the cars now. That's drawing out the design timeline a little longer, but they are satisfied."

DDOT had already stated a desire for streetcars along the H Street Northeast corridor after conducting studies over the past two years as to the effectiveness of tracks in that location. The initial plan was to install the tracks after a similar project, already in the works, was completed along the Anacostia waterfront.

According to Fengler — a commissioner for ANC 6A, which includes the H Street corridor — coordinating the streetcars and streetscaping came down to simple logic: Measure once and cut twice.

"The Great Streets initiative is providing funds for the project, and our comment was if they already came to the collective decision that a streetcar is necessary, why do the streetscape initiative and then come back two or three years later and tear it up again?" Fengler said.

The streetcar now becomes a part of the H Street Streetscape initiative, an ambitious project in which the city is investing \$20 million to \$23 million to do everything from repave sidewalks and replace streetlamps to, now, install streetcar tracks.

"This tells the business community that the city is serious, and if we develop properties ... people will be able to get there easier," Fengler said. "If the city is making significant investments, businesses will follow."

The streetcar tracks will have positive reverberations on many fronts, Fengler said — not the least of which is the human traffic the corridor hopes to attract to its businesses.

"H Street is a mile-and-a-quarter long, the corridor that the city is revitalizing. And people typically don't walk more than a quarter-mile," Fengler said. "To have an efficient and safe way of getting from one end to the other will encourage people to get out and see H Street."

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Fengler was also excited about the project's ability to link two different communities previously divided, with Capitol Hill and the area east of the Anacostia River finally being connected by a "safe and visible means of transportation."

Streetcars in Northeast D.C. are nothing new. Previously, streetcars ran through Capitol Hill until 1962. And although the streetcars might not be up and running right away once the tracks are installed, Ricks said she expects a similar neighborhood push for a swift installation of the cars.

"Suffice to say that the community strategy is they've advocated just for tracks, but they know full well that once the tracks are there, they're going to advocate for service," Ricks said. "And we know that, so we're already starting work" on such necessary auxiliaries as maintenance services and turnarounds for the cars.

As for steps five through seven in the program to fully revitalize the corridor — and any subsequent measures to aid in the rebuilding effort — Fengler said all that remains for now is to repave and beautify H Street, get the streetcars fully operational and get the residential properties up and running.

As for the business end of the corridor, Fengler said it is going to have no choice but to keep pace.

"There will be thousands of new residents, and there are people who have lived here for 25, 30 years who have been clamoring for these services," Fengler said. "Businesses will take notice, because it will be in their economic interest to do so.

"It's going to be better than Barracks Row, when we're done. It's really going to be amazing."

**H Street NE
 BID Assesment Scenerios**

1. Annual Tax Assessment Increase of 8%

| % | Year | Tax Assessment | Adjusted Base (100) | BID | | Delta |
|------------------------|------|----------------|---------------------|---------------|----------|--------------------------------------|
| | | | | Revenue (.15) | BID Cost | |
| | 2006 | 164,802,090 | 1,648,021 | 247,203 | 289,000 | |
| 108% | 2007 | 177,986,257 | 1,779,863 | 266,979 | 303,450 | 133,490 (second half revenue) |
| 108% | 2008 | 192,225,158 | 1,922,252 | 288,338 | 318,623 | (30,285) |
| 108% | 2009 | 207,603,170 | 2,076,032 | 311,405 | 334,554 | (23,149) |
| 108% | 2010 | 224,211,424 | 2,242,114 | 336,317 | 351,281 | (14,964) |
| 108% | 2011 | 242,148,338 | 2,421,483 | 363,223 | 368,845 | (5,623) |
| 108% | 2012 | 261,520,205 | 2,615,202 | 392,280 | 387,288 | 4,993 |
| Balance of Cash Corpus | | | | | | 64,462 |

2. Annual Tax Assessment Increase of 13%

| % | Year | Tax Assessment | Adjusted Base (100) | BID | | Delta |
|------------------------|------|----------------|---------------------|---------------|----------|--------------------------------------|
| | | | | Revenue (.15) | BID Cost | |
| | 2006 | 164,802,090 | 1,648,021 | 247,203 | 289,000 | |
| 113% | 2007 | 186,226,362 | 1,862,264 | 279,340 | 303,450 | 139,670 (second half revenue) |
| 113% | 2008 | 210,435,789 | 2,104,358 | 315,654 | 318,623 | (2,969) |
| 113% | 2009 | 237,792,441 | 2,377,924 | 356,689 | 334,554 | 22,135 |
| 113% | 2010 | 268,705,459 | 2,687,055 | 403,058 | 351,281 | 51,777 |
| 113% | 2011 | 303,637,168 | 3,036,372 | 455,456 | 368,845 | 86,610 |
| 113% | 2012 | 343,110,000 | 3,431,100 | 514,665 | 387,288 | 127,377 |
| Balance of Cash Corpus | | | | | | 424,601 |

3. Hybrid Assessment - high for the next few years than leveling off

| % | Year | Tax Assessment | Adjusted Base (100) | BID | | Delta |
|------------------------|------|----------------|---------------------|---------------|----------|--------------------------------------|
| | | | | Revenue (.15) | BID Cost | |
| | 2006 | 164,802,090 | 1,648,021 | 247,203 | 289,000 | |
| 125% | 2007 | 206,002,613 | 2,060,026 | 309,004 | 303,450 | 154,502 (second half revenue) |
| 120% | 2008 | 247,203,135 | 2,472,031 | 370,805 | 318,623 | 52,182 |
| 113% | 2009 | 279,339,543 | 2,793,395 | 419,009 | 334,554 | 84,456 |
| 110% | 2010 | 307,273,497 | 3,072,735 | 460,910 | 351,281 | 109,629 |
| 108% | 2011 | 331,855,377 | 3,318,554 | 497,783 | 368,845 | 128,938 |
| 105% | 2012 | 348,448,145 | 3,484,481 | 522,672 | 387,288 | 135,385 |
| Balance of Cash Corpus | | | | | | 665,091 |

Notes:

1. The amount in the black box for 2007 represents projected BID revenue from second half of the year.
2. Does not assume completion of pending developments: Abdo condominiums, residential / retail project at former BP site, recent sale of the government occupied building on the 600 block or the nine or ten restaurants and taverns ready to open this year on H Street. The completion of all these projects will cause a increase in assessed values as these projects move from construction to completion.
3. In all three cases, including H Street NE to the existing Capital Hill BID will not create a loss for the existing BID.

H Street NE
2006 Tax Assessment
(Listed by Value of Assessment)

| Owner's Name | 2006 Total | % Assmnt | Count | 100 | 0.15 |
|--|------------|----------|-------|---------|--------|
| CAPITAL COMPANY AMERICA LLC | 38,666,400 | 23.46% | 1 | 386,664 | 58,000 |
| ATLAS PERFORMING ARTS CENTER | 18,000,000 | 10.92% | 1 | 180,000 | 27,000 |
| CAPITAL CHILDRENS MUSEUM | 17,537,520 | 10.64% | 1 | 175,375 | 26,306 |
| BROADWAY CAPITOL LLC | 14,085,760 | 8.55% | 1 | 140,858 | 21,129 |
| PARCEL 7 ASSOCIATES | 6,518,300 | 3.96% | 1 | 65,183 | 9,777 |
| H STREET SELF STORAGE LLC | 3,537,640 | 2.15% | 1 | 35,376 | 5,306 |
| PACIFIC RESOURCES ASSOCIATE LLC | 3,100,050 | 1.88% | 1 | 31,001 | 4,650 |
| JOHN C FORMANT | 2,822,760 | 1.71% | 1 | 28,228 | 4,234 |
| STEUART- H STREET LLC | 2,581,070 | 1.57% | 1 | 25,811 | 3,872 |
| H STREET INVESTMENT CORPORATION | 2,327,300 | 1.41% | 1 | 23,273 | 3,491 |
| H STREET COMMUNITY DEVELOPMENT CORP | 1,754,980 | 1.06% | 1 | 17,550 | 2,632 |
| MILDRED K STERNBURG | 1,745,190 | 1.06% | 1 | 17,452 | 2,618 |
| SH HOLDINGS NO 777 LLC | 1,732,280 | 1.05% | 1 | 17,323 | 2,598 |
| PNC BANK NATIONAL ASSOC | 1,286,900 | 0.78% | 1 | 12,869 | 1,930 |
| LOCAL INITIATIVES SUPPORT CORPORATION | 1,167,640 | 0.71% | 1 | 11,676 | 1,751 |
| BISHOP S C MADISON TRUSTEE | 1,101,250 | 0.67% | 1 | 11,013 | 1,652 |
| HOSPITALITY HOUSE COMMUNITY FEDERAL CREDIT UNION | 1,080,760 | 0.66% | 1 | 10,808 | 1,621 |
| UOF H STREET LLC | 1,068,110 | 0.65% | 1 | 10,681 | 1,602 |
| AMERICAN RESCUE WORKERS INC | 1,046,930 | 0.64% | 1 | 10,469 | 1,570 |
| RAHIMI INVESTMENTS INC | 922,010 | 0.56% | 1 | 9,220 | 1,383 |
| ST JOHN CHURCH OF GOD | 845,710 | 0.51% | 1 | 8,457 | 1,269 |
| SYLVAN B BLECHMAN INTER VIVOS DECLARATION OF TRUST | 840,770 | 0.51% | 1 | 8,408 | 1,261 |
| DISTRICT OF COLUMBIA REDEVELOPMENT LAND AGENCY | 765,430 | 0.46% | 1 | 7,654 | 1,148 |
| MARYAM FATHI | 751,720 | 0.46% | 1 | 7,517 | 1,128 |
| BP PRODUCTS NORTH AMERICA INC. | 735,440 | 0.45% | 1 | 7,354 | 1,103 |
| EAST CHOP LLC | 681,230 | 0.41% | 1 | 6,812 | 1,022 |
| IRVING ABRAHAM | 673,020 | 0.41% | 1 | 6,730 | 1,010 |
| WINBERG CARL O | 623,020 | 0.38% | 1 | 6,230 | 935 |
| AMERICAN SECURITY CORPORATION | 612,870 | 0.37% | 1 | 6,129 | 919 |
| BETTY HAMPTON TRUSTEES | 595,320 | 0.36% | 1 | 5,953 | 893 |
| STUART G BENNETT | 562,190 | 0.34% | 1 | 5,622 | 843 |
| JOHN M HUDSON | 556,600 | 0.34% | 1 | 5,566 | 835 |
| RALPH WILLIAMS | 540,180 | 0.33% | 1 | 5,402 | 810 |
| HOWARD MABRY | 537,830 | 0.33% | 1 | 5,378 | 807 |
| H STREET PLAYHOUSE LLC | 514,150 | 0.31% | 1 | 5,142 | 771 |
| ROBBIE L MASON | 489,080 | 0.30% | 1 | 4,891 | 734 |
| DBA TRANS TRANSPORT COMPANY & ROBERT L LEDBETTER | 473,320 | 0.29% | 1 | 4,733 | 710 |
| ROBIN MEWS LP | 456,640 | 0.28% | 1 | 4,566 | 685 |
| LISA ATKINS | 440,630 | 0.27% | 1 | 4,406 | 661 |
| IN-SU KIM | 438,730 | 0.27% | 1 | 4,387 | 658 |
| DAVID BERNHARDT | 395,840 | 0.24% | 1 | 3,958 | 594 |
| GERALD YUN | 385,410 | 0.23% | 1 | 3,854 | 578 |
| VAN TEASLEY | 375,670 | 0.23% | 1 | 3,757 | 564 |
| RUHANI SYED | 368,310 | 0.22% | 1 | 3,683 | 552 |
| CARL WILLIAMS | 358,580 | 0.22% | 1 | 3,586 | 538 |
| ANWAR S SALEEM | 354,090 | 0.21% | 1 | 3,541 | 531 |
| KAMBIZ ILCHI | 348,910 | 0.21% | 1 | 3,489 | 523 |
| KELLY A FORMANT | 332,840 | 0.20% | 1 | 3,328 | 499 |
| DARRYL POUNDS | 325,950 | 0.20% | 1 | 3,260 | 489 |
| WELCH FAMILY PARTNERSHIP TRUST | 325,320 | 0.20% | 1 | 3,253 | 488 |
| OUTLAW PHYLLIS J | 324,010 | 0.20% | 1 | 3,240 | 486 |
| E SEALANDER | 323,290 | 0.20% | 1 | 3,233 | 485 |
| 1200 H STREET NE PARTNERSHIP | 321,280 | 0.19% | 1 | 3,213 | 482 |
| BRINCEFIELD CAREY W AND CAREY W JR | 319,710 | 0.19% | 1 | 3,197 | 480 |
| UNITED HOUSE OF PRAYER FOR ALL PEOPLE | 318,870 | 0.19% | 1 | 3,189 | 478 |
| RODNEY G CURRY | 318,500 | 0.19% | 1 | 3,185 | 478 |
| SOON S CHOI | 309,630 | 0.19% | 1 | 3,096 | 464 |
| HOFFMAN MILTON NORMAN & EDYTHE | 304,970 | 0.19% | 1 | 3,050 | 457 |
| SU G LEE | 302,340 | 0.18% | 1 | 3,023 | 454 |
| 1245 H STREET LLC | 301,890 | 0.18% | 1 | 3,019 | 453 |
| RUTH I KING | 299,390 | 0.18% | 1 | 2,994 | 449 |
| BAGBY NATHANIEL | 289,340 | 0.18% | 1 | 2,893 | 434 |

H Street NE
2006 Tax Assessment
(Listed by Value of Assessment)

| Owner's Name | 2006 Total | % Assmnt | Count | 100 | 0.15 |
|-----------------------------------|------------|----------|-------|-------|------|
| EARNEST C SMITH | 288,050 | 0.17% | 1 | 2,881 | 432 |
| KI D PARK | 286,290 | 0.17% | 1 | 2,863 | 429 |
| RICHARD BOYCE | 284,220 | 0.17% | 1 | 2,842 | 426 |
| ARLENE P SMALLWOOD | 272,250 | 0.17% | 1 | 2,723 | 408 |
| SALVATION ARMY | 271,960 | 0.17% | 1 | 2,720 | 408 |
| MICHAEL NAIZGHI | 267,990 | 0.16% | 1 | 2,680 | 402 |
| AUSTIN C ALDRICH | 264,890 | 0.16% | 1 | 2,649 | 397 |
| MAKITA R WEAVER | 264,890 | 0.16% | 1 | 2,649 | 397 |
| REDDICK SUK I | 262,180 | 0.16% | 1 | 2,622 | 393 |
| ABDUL F RAHIMI | 261,720 | 0.16% | 1 | 2,617 | 393 |
| SON H CHU | 259,430 | 0.16% | 1 | 2,594 | 389 |
| OKPALA SYLVESTER C | 251,470 | 0.15% | 1 | 2,515 | 377 |
| BASILIKO GEORGE | 251,060 | 0.15% | 1 | 2,511 | 377 |
| BASIL C GOGOS | 249,310 | 0.15% | 1 | 2,493 | 374 |
| ROBYN M BINDER | 247,460 | 0.15% | 1 | 2,475 | 371 |
| H ST DEVELOPMENT GROUP LLC | 245,970 | 0.15% | 1 | 2,460 | 369 |
| BRIAN K HENRY | 244,440 | 0.15% | 1 | 2,444 | 367 |
| 502-504 H STREET GP | 243,910 | 0.15% | 1 | 2,439 | 366 |
| L W SEIDEN | 243,000 | 0.15% | 1 | 2,430 | 365 |
| LIBERTY DEVELOPMENT GROUP LLC | 242,810 | 0.15% | 1 | 2,428 | 364 |
| CHARLES A STEWART | 241,570 | 0.15% | 1 | 2,416 | 362 |
| PEGGY ROBBINS | 239,130 | 0.15% | 1 | 2,391 | 359 |
| ARUN DEV | 234,790 | 0.14% | 1 | 2,348 | 352 |
| JERRY GOLDKIND | 230,840 | 0.14% | 1 | 2,308 | 346 |
| IRENE V WALKER | 227,950 | 0.14% | 1 | 2,280 | 342 |
| BENJAMIN S JACOBS II | 226,970 | 0.14% | 1 | 2,270 | 340 |
| LEWIS ARCHER | 226,000 | 0.14% | 1 | 2,260 | 339 |
| EMES LP | 225,370 | 0.14% | 1 | 2,254 | 338 |
| IVAN R LEE | 224,330 | 0.14% | 1 | 2,243 | 336 |
| FRANK PERAZA | 223,230 | 0.14% | 1 | 2,232 | 335 |
| MIEKE J WEAVER | 223,230 | 0.14% | 1 | 2,232 | 335 |
| WAYNE TURNER | 219,290 | 0.13% | 1 | 2,193 | 329 |
| HEZEKIAH J EFFERSON | 218,770 | 0.13% | 1 | 2,188 | 328 |
| JAVR LLC T/A NAPA VALLEY CATERERS | 212,810 | 0.13% | 1 | 2,128 | 319 |
| CHARLES L HARPER SR | 211,650 | 0.13% | 1 | 2,117 | 317 |
| ZHOU A WU | 210,650 | 0.13% | 1 | 2,107 | 316 |
| TAE J RYU | 207,880 | 0.13% | 1 | 2,079 | 312 |
| SMG DEVELOPMENT GROUP LLC | 207,840 | 0.13% | 1 | 2,078 | 312 |
| COLIN SCARLETT | 203,940 | 0.12% | 1 | 2,039 | 306 |
| KATHERINE M KAUFER | 203,730 | 0.12% | 1 | 2,037 | 306 |
| MICHAEL D ZEHR | 203,730 | 0.12% | 1 | 2,037 | 306 |
| MOHAMMED YOUSEFI | 202,680 | 0.12% | 1 | 2,027 | 304 |
| A D GIAKOUMATOS | 201,910 | 0.12% | 1 | 2,019 | 303 |
| HYUK KWON | 200,840 | 0.12% | 1 | 2,008 | 301 |
| DUC T BUTCHER | 194,980 | 0.12% | 1 | 1,950 | 292 |
| JAI O KO | 193,840 | 0.12% | 1 | 1,938 | 291 |
| SANJAY KHANNA | 193,600 | 0.12% | 1 | 1,936 | 290 |
| DENIS DOBBINS | 193,500 | 0.12% | 1 | 1,935 | 290 |
| JESSICA ARDEN | 193,500 | 0.12% | 1 | 1,935 | 290 |
| JAYS TV & ELECTRONICS COMPANY | 188,880 | 0.11% | 1 | 1,889 | 283 |
| J LUTZKY | 188,830 | 0.11% | 1 | 1,888 | 283 |
| MASOMEH RADBOD | 186,230 | 0.11% | 1 | 1,862 | 279 |
| EDWARD A MOORE | 182,120 | 0.11% | 1 | 1,821 | 273 |
| GEORGE W WAGNER | 181,700 | 0.11% | 1 | 1,817 | 273 |
| IN H CHUNG | 181,620 | 0.11% | 1 | 1,816 | 272 |
| NANCY ROSS | 180,730 | 0.11% | 1 | 1,807 | 271 |
| 1360 H STREET NE LLC | 179,380 | 0.11% | 1 | 1,794 | 269 |
| OBIE S GAMBRELL | 178,110 | 0.11% | 1 | 1,781 | 267 |
| FATHI & ASSOCIATES INC | 177,750 | 0.11% | 1 | 1,778 | 267 |
| WOONG S SHIM | 177,370 | 0.11% | 1 | 1,774 | 266 |
| LAURA E CHALMERS | 173,990 | 0.11% | 1 | 1,740 | 261 |
| WALTER L FIELDS | 172,100 | 0.10% | 1 | 1,721 | 258 |

H Street NE
2006 Tax Assessment
(Listed by Value of Assessment)

| Owner's Name | 2006 Total | % Assmnt | Count | 100 | 0.15 |
|--|-------------------|-----------------|--------------|------------|-------------|
| CEVERN INC | 168,760 | 0.10% | 1 | 1,688 | 253 |
| CHAE W SHIN | 167,750 | 0.10% | 1 | 1,678 | 252 |
| SHARP CLINTON AND SHARP SARAH | 165,670 | 0.10% | 1 | 1,657 | 249 |
| CHIHARU KINOSHITA | 162,130 | 0.10% | 1 | 1,621 | 243 |
| 705 H STREET NE LLC | 161,380 | 0.10% | 1 | 1,614 | 242 |
| 1017 H STREET LP | 159,690 | 0.10% | 1 | 1,597 | 240 |
| JOSEPH HOFFMAN | 158,510 | 0.10% | 1 | 1,585 | 238 |
| SOL GOLDBERG | 158,400 | 0.10% | 1 | 1,584 | 238 |
| BRENDA HILLMAN | 157,950 | 0.10% | 1 | 1,580 | 237 |
| MORTON H PRESS ESQ FOR ELIZABETH WHITE | 157,180 | 0.10% | 1 | 1,572 | 236 |
| CHO M KIM | 156,450 | 0.09% | 1 | 1,565 | 235 |
| BERNETTE POWELL JR | 150,140 | 0.09% | 1 | 1,501 | 225 |
| JOSEPH A ENGLERT | 149,850 | 0.09% | 1 | 1,499 | 225 |
| JOHN M MITCHELL | 149,350 | 0.09% | 1 | 1,494 | 224 |
| 331 H STREET LLC | 147,830 | 0.09% | 1 | 1,478 | 222 |
| FREDDIE HART JR | 147,080 | 0.09% | 1 | 1,471 | 221 |
| T L NELSON | 145,320 | 0.09% | 1 | 1,453 | 218 |
| JAMES W WALLACE | 145,250 | 0.09% | 1 | 1,453 | 218 |
| MAMIE D AKPENYEY | 145,200 | 0.09% | 1 | 1,452 | 218 |
| KAZEM KAZEMZADEH | 143,530 | 0.09% | 1 | 1,435 | 215 |
| A D MAIZELS | 141,930 | 0.09% | 1 | 1,419 | 213 |
| MOMENIAN ATAOLLAH H | 140,890 | 0.09% | 1 | 1,409 | 211 |
| A JAMIL | 138,990 | 0.08% | 1 | 1,390 | 208 |
| DAIMLER INC | 138,840 | 0.08% | 1 | 1,388 | 208 |
| WELCH FAMILY LTD PTRNSHP | 136,930 | 0.08% | 1 | 1,369 | 205 |
| TAX SERVICE CENTER INC | 136,510 | 0.08% | 1 | 1,365 | 205 |
| ADONAI MINISTRY INTERNATIONAL INC | 135,740 | 0.08% | 1 | 1,357 | 204 |
| TREATS LTD | 135,680 | 0.08% | 1 | 1,357 | 204 |
| ANTOINETTE J MAYE | 134,600 | 0.08% | 1 | 1,346 | 202 |
| CURTIS Q ELLISON | 134,210 | 0.08% | 1 | 1,342 | 201 |
| ANDREA J CANNON | 129,690 | 0.08% | 1 | 1,297 | 195 |
| RUTH G KING | 128,280 | 0.08% | 1 | 1,283 | 192 |
| EVANS WILLOUGHBY | 128,090 | 0.08% | 1 | 1,281 | 192 |
| CHAD M ERNST | 123,420 | 0.07% | 1 | 1,234 | 185 |
| ALULA ABERA | 123,100 | 0.07% | 1 | 1,231 | 185 |
| HORACE C THOMPSON | 121,000 | 0.07% | 1 | 1,210 | 182 |
| H STREET DEVELOPMENT GROUP LLC | 120,690 | 0.07% | 1 | 1,207 | 181 |
| KOURA GIBSON | 119,250 | 0.07% | 1 | 1,193 | 179 |
| YVETTE FOLKENBERG-GREEN | 118,710 | 0.07% | 1 | 1,187 | 178 |
| ROBERT L MURRAY | 118,620 | 0.07% | 1 | 1,186 | 178 |
| LINDA A YOUNG | 117,310 | 0.07% | 1 | 1,173 | 176 |
| DARRYL D ROSE | 115,630 | 0.07% | 1 | 1,156 | 173 |
| ABDUL S FAROOK | 115,290 | 0.07% | 1 | 1,153 | 173 |
| CLIFTON D HUMPHRIES SR | 113,480 | 0.07% | 1 | 1,135 | 170 |
| LOIS A JONES | 111,080 | 0.07% | 1 | 1,111 | 167 |
| T C HARPER | 109,270 | 0.07% | 1 | 1,093 | 164 |
| WILLIAM D AHIALE | 108,480 | 0.07% | 1 | 1,085 | 163 |
| MARTHA A AKERS | 107,990 | 0.07% | 1 | 1,080 | 162 |
| 1210 H STREET LLC | 106,690 | 0.06% | 1 | 1,067 | 160 |
| DELORES B MONTGOMERY | 105,880 | 0.06% | 1 | 1,059 | 159 |
| KELVIN ADEKUNLE | 105,880 | 0.06% | 1 | 1,059 | 159 |
| CHRIS TIMI | 105,500 | 0.06% | 1 | 1,055 | 158 |
| WHEELER LLC | 102,260 | 0.06% | 1 | 1,023 | 153 |
| JOY T ARTIS | 101,340 | 0.06% | 1 | 1,013 | 152 |
| NATHANIEL HORTON | 100,740 | 0.06% | 1 | 1,007 | 151 |
| JUNE T WILSON | 98,650 | 0.06% | 1 | 987 | 148 |
| HUNG B NJUYEN | 96,780 | 0.06% | 1 | 968 | 145 |
| DAVID BAILEY | 96,430 | 0.06% | 1 | 964 | 145 |
| IVAN RUSSELL | 93,610 | 0.06% | 1 | 936 | 140 |
| ALEX SALLAH | 93,230 | 0.06% | 1 | 932 | 140 |
| ANAOLLAH H MOMENIAN | 90,910 | 0.06% | 1 | 909 | 136 |
| JAMES T METCALF | 90,880 | 0.06% | 1 | 909 | 136 |

H Street NE
2006 Tax Assessment
(Listed by Value of Assessment)

| Owner's Name | 2006 Total | % Assmnt | Count | 100 | 0.15 |
|---|--------------------|-----------------|--------------|------------------|----------------|
| JOWAST GROUP INC | 90,710 | 0.06% | 1 | 907 | 136 |
| ADRIENNE S WILLIS | 87,690 | 0.05% | 1 | 877 | 132 |
| JENKINS HILL PROPERTIES | 87,450 | 0.05% | 1 | 875 | 131 |
| T K LOUIE | 84,410 | 0.05% | 1 | 844 | 127 |
| NOSRATOLAH CHINIAN | 83,160 | 0.05% | 1 | 832 | 125 |
| MICHAEL G WILLIAMS | 83,040 | 0.05% | 1 | 830 | 125 |
| DAVID P STERN | 81,150 | 0.05% | 1 | 812 | 122 |
| CLIFFORD UTLEY | 80,860 | 0.05% | 1 | 809 | 121 |
| WONDWOSEN ABDI | 80,500 | 0.05% | 1 | 805 | 121 |
| LAH01 LLC | 75,920 | 0.05% | 1 | 759 | 114 |
| STEVEN M CUMMINGS | 72,600 | 0.04% | 1 | 726 | 109 |
| AHMADOU B DIOP | 71,210 | 0.04% | 1 | 712 | 107 |
| 1224 H ST LLC | 65,270 | 0.04% | 1 | 653 | 98 |
| 1016 H STREET LP | 61,340 | 0.04% | 1 | 613 | 92 |
| VULTURE LLC | 59,760 | 0.04% | 1 | 598 | 90 |
| ABBAS FATHI | 59,040 | 0.04% | 1 | 590 | 89 |
| NHAN LUU | 55,500 | 0.03% | 1 | 555 | 83 |
| CELIA STEIN | 52,800 | 0.03% | 1 | 528 | 79 |
| CHARLES KELLY | 49,670 | 0.03% | 1 | 497 | 75 |
| 1242 H STREET PARTNERSHIP | 41,580 | 0.03% | 1 | 416 | 62 |
| ALICE V JACKSON | 41,090 | 0.02% | 1 | 411 | 62 |
| WILLIAM J ZIEGLER | 40,000 | 0.02% | 1 | 400 | 60 |
| GEORGES PLACE LTD | 35,910 | 0.02% | 1 | 359 | 54 |
| Total | 164,802,090 | 100.00% | 209 | 1,648,021 | 247,203 |
| Number of owners that would pay under \$200 a year | 5,058,820 | 3% | 55 | 50,588 | 7,588 |
| Number of owners that make up 51% of total assessed value | 88,289,680 | 53.57% | 4 | 882,897 | 132,435 |