

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Office of the Attorney General**



**ATTORNEY GENERAL**  
**KARL A. RACINE**

**Public Interest Division**

June 21, 2019

Brad Owens, Esq.  
General Counsel  
Zillow Group  
1301 Second Avenue,  
Floor 31  
Seattle, WA 98101

Dear Mr. Owens:

The Office of the Attorney General for the District of Columbia (OAG) has learned that there have been several rental properties advertised on Zillow and Hotpads in the District that state that the poster does not accept rental payments through Section 8 or housing choice vouchers. Attached are a few of the advertisements that have been brought to our attention.

The District of Columbia Human Rights Act prohibits discrimination in housing based on an individual's source of income, including the use of Section 8 vouchers. D.C. Official Code § 2-1402.21(a), (e). Refusing to accept Section 8 vouchers as a rental payment is a facial violation of the statute, as is posting an advertisement stating that a landlord does not accept vouchers.

Ensuring that voucher recipients have access to high-quality housing throughout the District is a significant priority for OAG. We would thus like to set up a call or meeting to discuss how Zillow Group can help ensure that advertisements that violate the prohibition on source-of-income discrimination either do not appear on your platforms or are quickly removed.

Please contact Assistant Attorney General Vikram Swaruup at [vikram.swaruup@dc.gov](mailto:vikram.swaruup@dc.gov) or at (202) 724-6533 to set up a call or meeting or if you have any questions relating to this request.

Thank you for your attention, and we look forward to working with you on this important matter.

Sincerely,

KARL A. RACINE  
Attorney General

By: *Toni Michelle Jackson*  
TONI MICHELLE JACKSON  
Deputy Attorney General

Viewing 1 of 1

Remove border

More listings

5 of 5

# UNIVERSITY HEIGHTS

Brockland-CUA

1326 Kearny Street NE  
 4 beds: \$3,800



Gallery

Street view

**\$3,800** ~~\$4,000~~

4 beds 3.5 baths 2,338 sqft

Available 6/22

1326 Kearny Street NE  
Washington, DC 20017

House

Check availability

## Highlights

Updated 14 days ago

Laundry: In Unit

A/C

No Pets Allowed

Off Street

Dishwasher, Refrigerator, Micr...



Viewing 1 of 1

Remove border

More Listings

### Description

Beautiful 4 bedroom home with a master bedroom that has jacuzzi tub and separate stand alone shower. Addition added to the main dwelling with a separate room that can be used as another master bedroom because it contains a full bathroom or it can be used as a bonus room. This room also has a separate entrance way and is connected to a patio. All stainless steel kitchen appliances with granite countertops. Ideal home for college students !!

A MUST SEE Roommate Style Setting  
**(Vouchers Will Not be Accepted for this Property)**

### Amenities

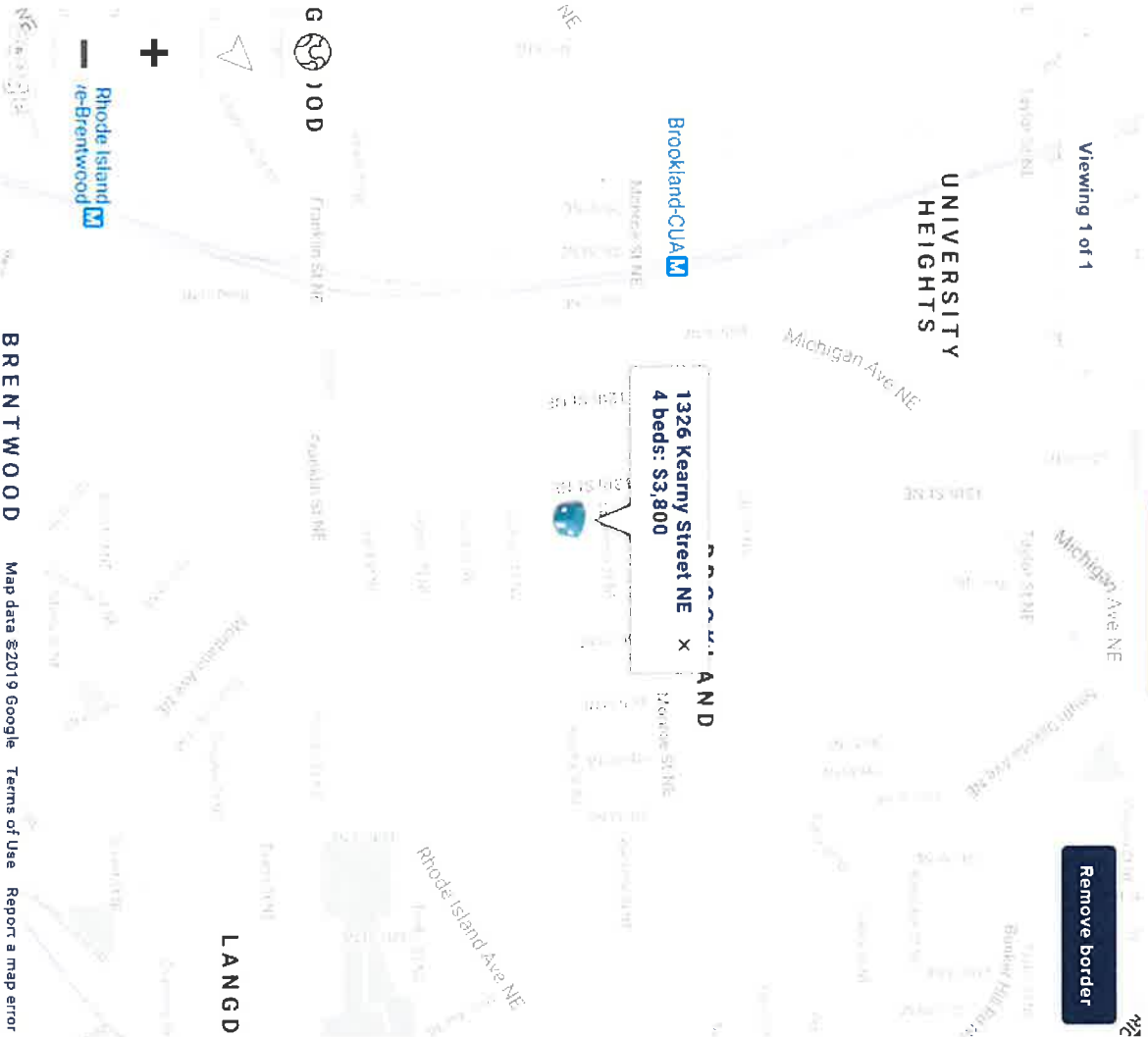
- Property amenities
- Air Conditioning
- Alarm
- Cable TV Ready
- Dining room
- Dishwasher
- Dryer
- Fireplace
- Flooring: Hardwood

Show more

BRENTWOOD

Map data ©2019 Google Terms of Use Report a map error

Competition for this pad



1326 Keary Street NE  
4 beds: \$3,800

LANGD

Rhode Island  
re-Brentwood

Washington, DC

All filters

Any price

All beds, all baths

Pets

Clear all filters

Get alerts

Viewing 1 of 1

Remove border

More Listings



### Competition for this pad

Viewed 29 times this past week.

Contacted 6 times in the past week.

### Terms

The minimum lease term is one year. The price does not include utilities. However, the utilities are minimal in cost.

### Pricing comparison

\$314

At \$3,800, this listing is priced **\$314** more than the current market rate for a 4 bedroom home in Brookland.

Other 4 bedroom homes...

- in Brookland go for \$3,486
- in Washington go for \$4,294
- in District of Columbia County go for \$4,294
- in 20017 go for \$3,486

### Nearby schools

5 3

Students who live in 1326 Kearny Street NE attend the following District of Columbia Public Schools (Unified School District) public schools:

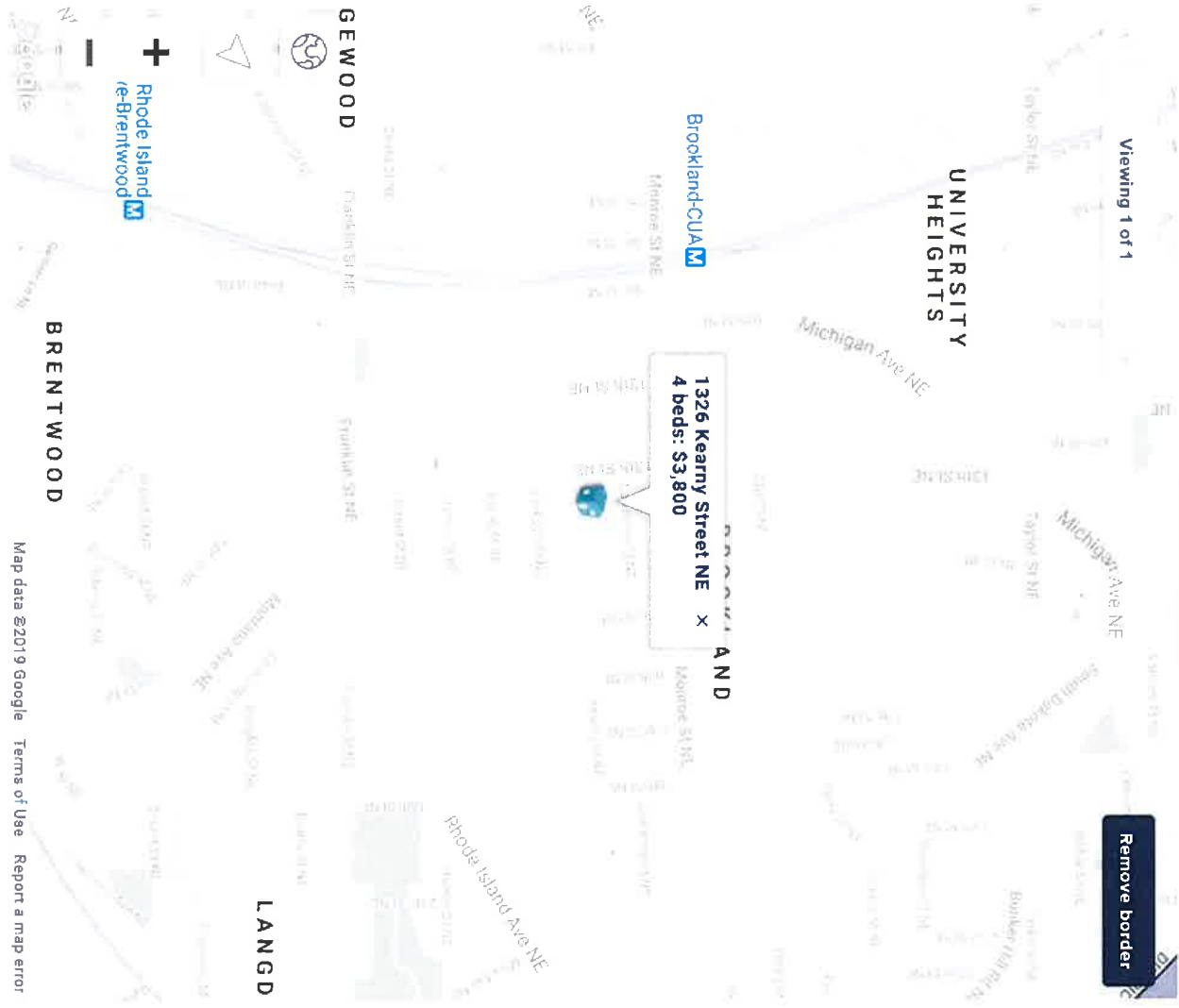
All

Primary

High

University

Noyes Education Campus



Viewing 1 of 1

Remove border

More listings

All

Primary

High

University

UNIVERSITY HEIGHTS

Brookland-CUA

1326 Kearny Street NE  
4 beds: \$3,800

Noyes Education Campus  
Public Grades PK - 8  
0.5 miles

Roosevelt High School at Macfarland  
Public Grades 9 - 12  
2.4 miles

Showing 2 of 2 schools.

**Disclaimer:** Historically, GreatSchools ratings have been based solely on a comparison of standardized test results for all schools in a given state. As of September 2017, the GreatSchools ratings also incorporate additional information, when available, such as college readiness, academic progress, advanced courses, equity, discipline and attendance data. GreatSchools ratings are designed to be a starting point to help parents compare schools, and they should not be the only factor used in selecting the right school for your family. [Learn more.](#)

Utilities

Estimated monthly utilities cost: \$324\*

Gas

\$70/mo

Electric

\$109/mo

Water

\$145/mo



\* These are estimated costs based on this listing's location and size. please contact for more information

You are contacting

BRENTWOOD

Map data ©2019 Google Terms of Use Report a map error



Washington, DC

4 All filters

Any price

All beds, all baths

Pets

Clear all filters

Get alerts

Viewing 1 of 1

Remove border

More listings



# UNIVERSITY HEIGHTS

Brookland-CUA

1326 Kearny Street NE  
4 beds: \$3,800



## You are contacting

**Joy Diggs**

202-276-4628

Member since Apr 2017

Your message

I'd like to schedule a viewing for 1326 Kearny Street NE, Washington, DC 20017. Please contact me with more information!

Your name: **Equal Rights Center**

Your email: **ercrsfeed@gmail.com**

Your phone:

Request an application

We'll let them know that you're like information regarding their application process. You are in no way obligated to apply.

Send message

We value your privacy - see our [privacy policy and terms of use](#)

## Recommended for you



**\$3,900**

4 beds

1731 Taylor Street NW



**\$4,300**

4 beds

2310 Turlaw Road NW



Washington, DC

All filters

Any price

All beds, all baths

Pets

Clear all filters

Get alerts

Viewing 1 of 1

Remove border

More listings

Recommended for you



**\$3,900**  
4 beds  
1731 Taylor Street NW  
Crestwood, Washington, ...  
Home for rent



**\$4,300**  
4 beds  
2310 Tunlaw Road NW  
Glover Park, Washington, ...  
Home for rent

Recently viewed homes



**\$945**  
1 bed  
1235 Meigs Place NE #102  
Washington, DC 20002  
NO LONGER AVAILABLE



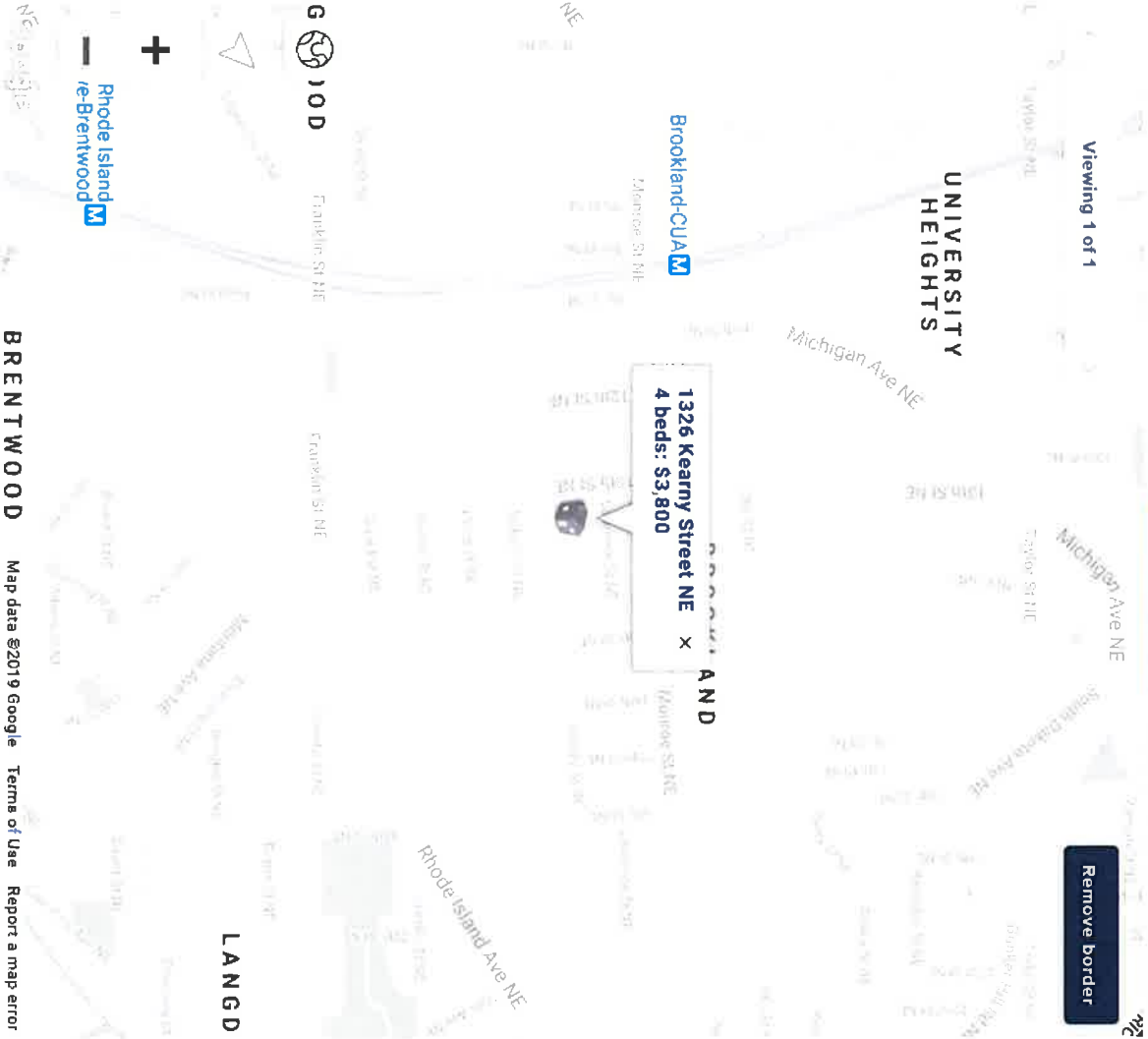
**\$2,950**  
1 bed  
1700 Kalorama Road NW ...  
Washington, DC 20009  
Apartment unit for rent



**\$4,950**  
3 beds  
1315 Massachusetts Aven...  
Washington, DC 20003  
Townhouse for rent



**\$1,999**  
1 bed  
1912 T Street NW #4  
Washington, DC 20009  
NO LONGER AVAILABLE



**1326 Keamy Street NE**  
4 beds: \$3,800

**2019 Jetta 1.4T S**

**\$0 Down | \$0 Security Deposit**

**\$0 1st Month Payment | \$0 Due at Signing**

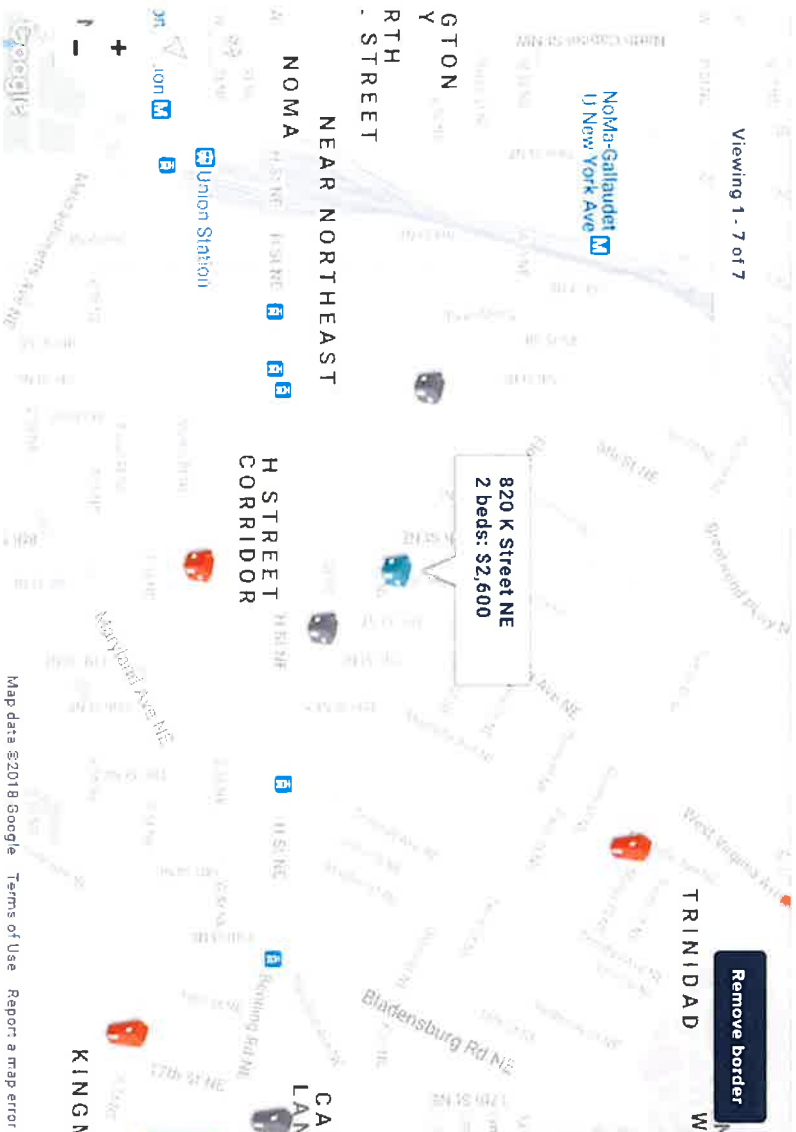
Example lease: \$249/mo. for 39-mos. \$0 Due at signing, excludes tax, title, license, options, and dealer fees. For highly qualified customers through Volkswagen Credit.

**SEL Premium priced higher**

Volkswagen **ADDITIONAL Sign them Drive Event**

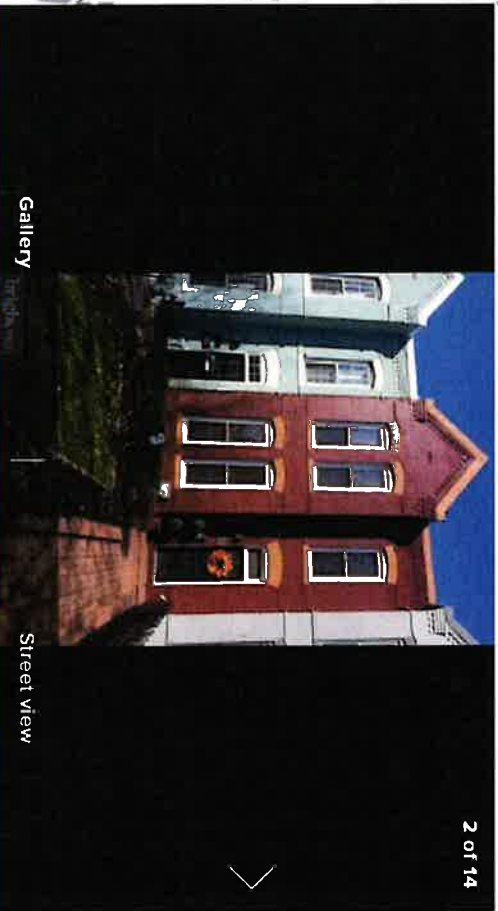
View here [View near me](#) Washington DC





Remove border

Back to search results



2 of 14

Gallery

Street view

Contact

Favorites

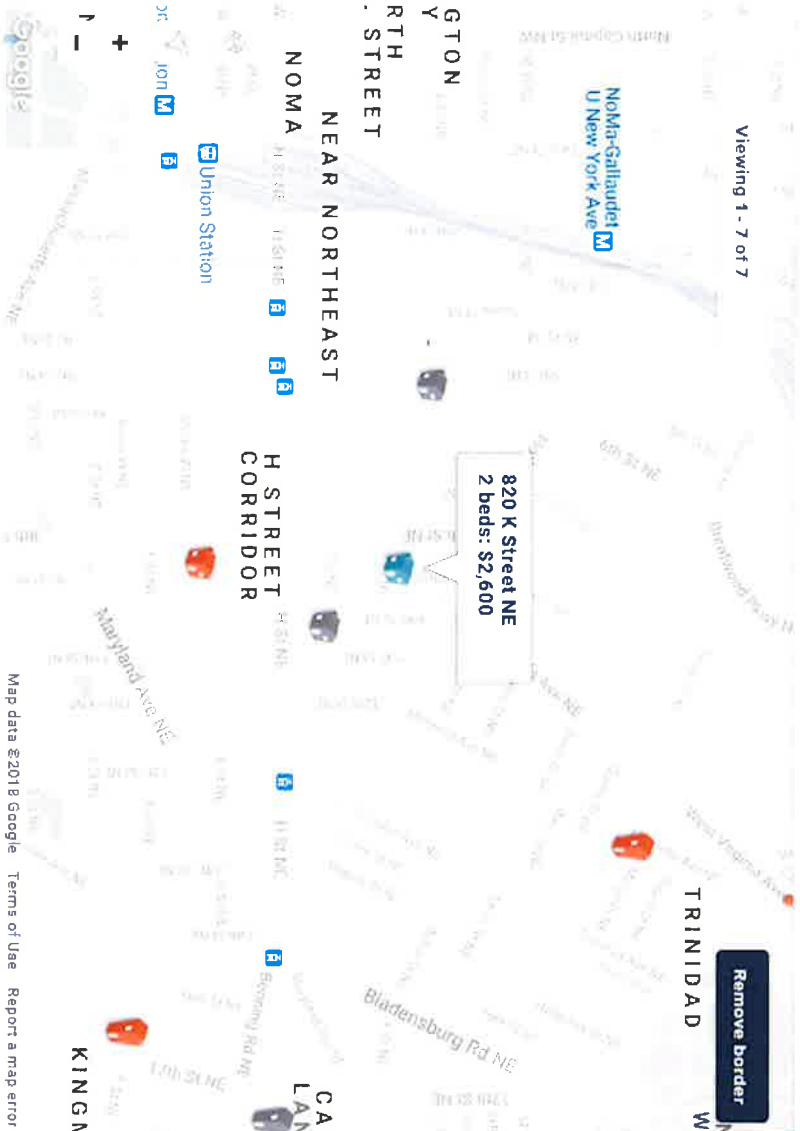
Share

\$2,600

2 beds 1.5 bath sqft

Find apartments in... Go Any price All beds. All baths Pets Property types More Get alerts

Viewing 1 - 7 of 7



820 K Street NE  
2 beds: \$2,600

Remove border

\$2,600

2 beds 1.5 bath sqft

820 K Street NE  
Washington, DC 20002

Townhouse

Contact

Favorite

Share

Check availability

Highlights

- Updated 1 day ago Central A/C

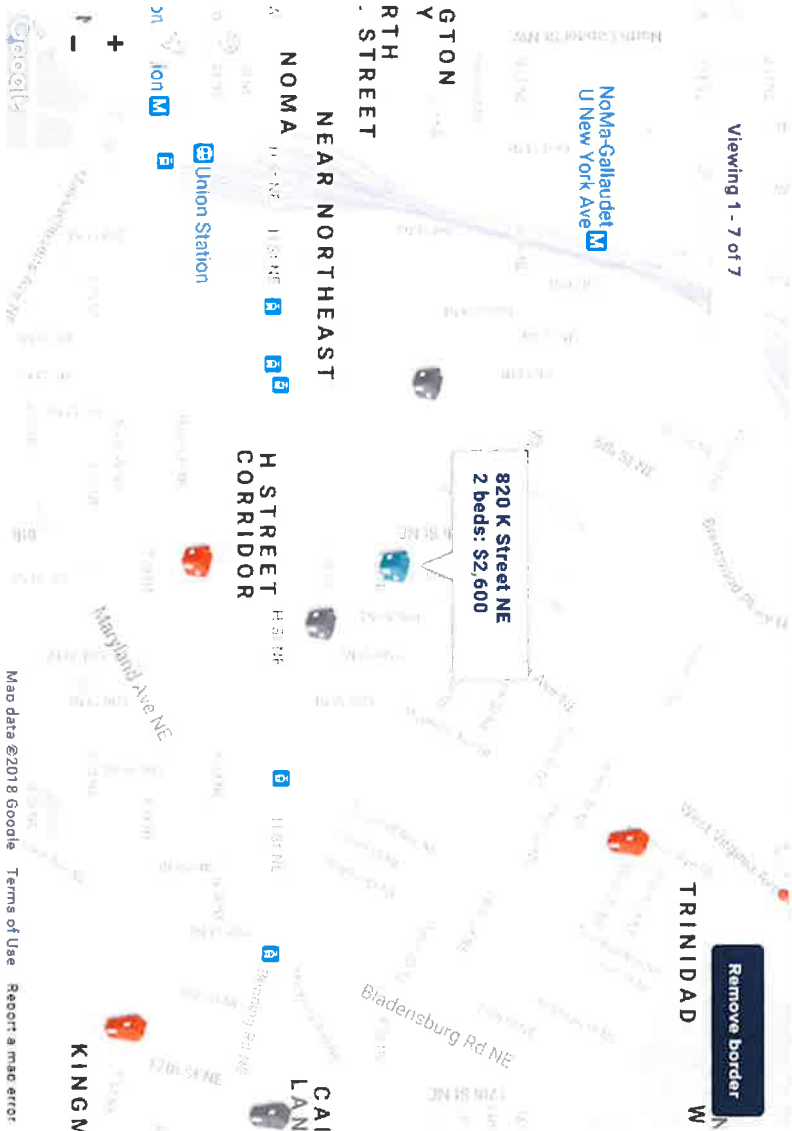
Add destination for commute times

Description

2 Level Rowhouse Near H Street! This beautiful 2 BR 1.5 BA home includes granite counters, hardwood floors, fenced in private backyard, jacuzzi style tub, washer and dryer, and much more. Peaceful neighborhood located just 3 blocks from all that the restaurants and entertainment H Street has to offer. Walking distance to metro. Will be available September 1st. No housing vouchers accepted.

Find apartments in... Go Any price All beds. All baths Pets Property types More Get alerts

Viewing 1 - 7 of 7



820 K Street NE  
2 beds: \$2,600

housing vouchers accepted.

### Amenities

#### Property amenities

- Central Air Conditioning
- Heating system: Forced Air
- MLS Listing ID: 1002261674
- School District: District Of Columbia Public Schools
- Year Built: 1908

### Competition for this pad

- Viewed 8 times this past week.
- Contacted 1 time in the past week.

### Pricing comparison

▼ \$572

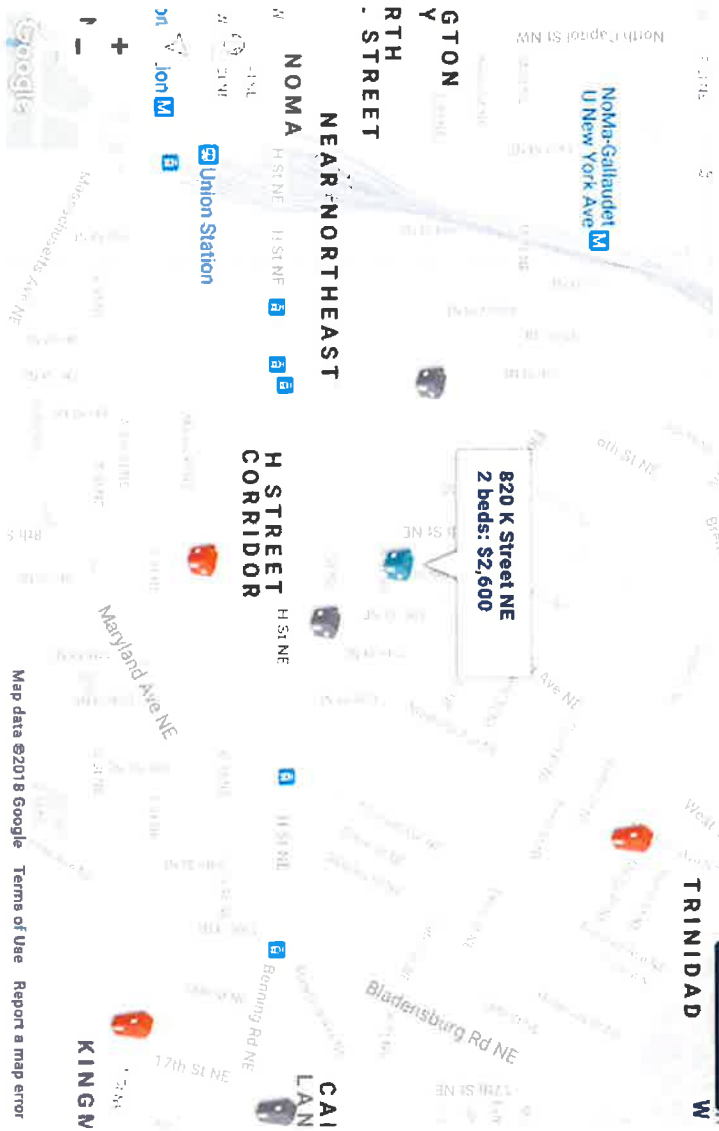
At \$2,600, this listing is priced **\$572** cheaper than the current market rate for a 2 bedroom home in Near Northeast.

Other 2 bedroom homes...

Find apartments in... Go Any price All beds All baths Pets Property types More Get alerts

Contacted 1 time in the past week.

Viewing 1 - 7 of 7



820 K Street NE  
2 beds: \$2,600

Remove border

### Pricing comparison

▲ \$572

At \$2,600, this listing is priced **\$572** cheaper than the current market rate for a 2 bedroom home in Near Northeast.

Other 2 bedroom homes...

- in Near Northeast go for \$3,172
- in Washington go for \$3,146
- in District of Columbia County go for \$3,146
- in 20002 go for \$3,042

### Nearby schools

6 5 3

Students who live in 820 K Street NE attend the following District of Columbia Public Schools (Unified School District) public schools:

- All Primary Middle High
- Jo. Wilson Elementary School
- Public Grades PK - 5
- 0.2 miles

6 out of 10

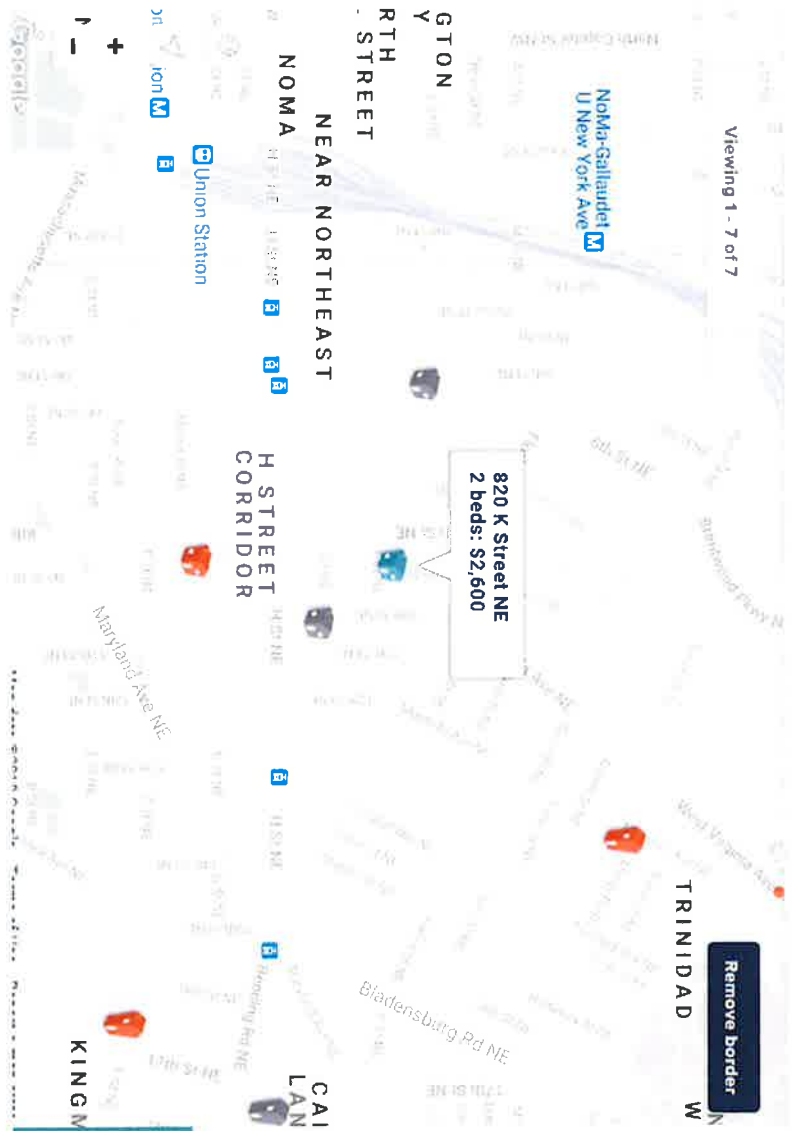


Apartments Houses Favorites Alerts

Post a listing smcclannahan@equasightcenter.org

Find apartments in... Go Any price All beds, All baths Pets Property types More Get alerts

Viewing 1 - 7 of 7



820 K Street NE  
2 beds: \$2,600

Remove border

Public Grades PK - 5

0.2 miles

Stuart-Hobson Middle School  
Public Grades 6 - 8

0.5 miles

Dunbar Senior High School  
Public Grades 9 - 12

1.1 miles

9 out of 10

5 out of 10

3 out of 10

Showing 3 of 3 schools.

Disclaimer: Historically, GreatSchools ratings have been based solely on a comparison of standardized test results for all schools in a given state. As of September 2017, the GreatSchools ratings also incorporate additional information, when available, such as college readiness, academic progress, advanced courses, equity, discipline and attendance data. GreatSchools ratings are assigned to be a starting point to help parents compare schools, and they should not be the only factor used in selecting the right school for your family. Learn more

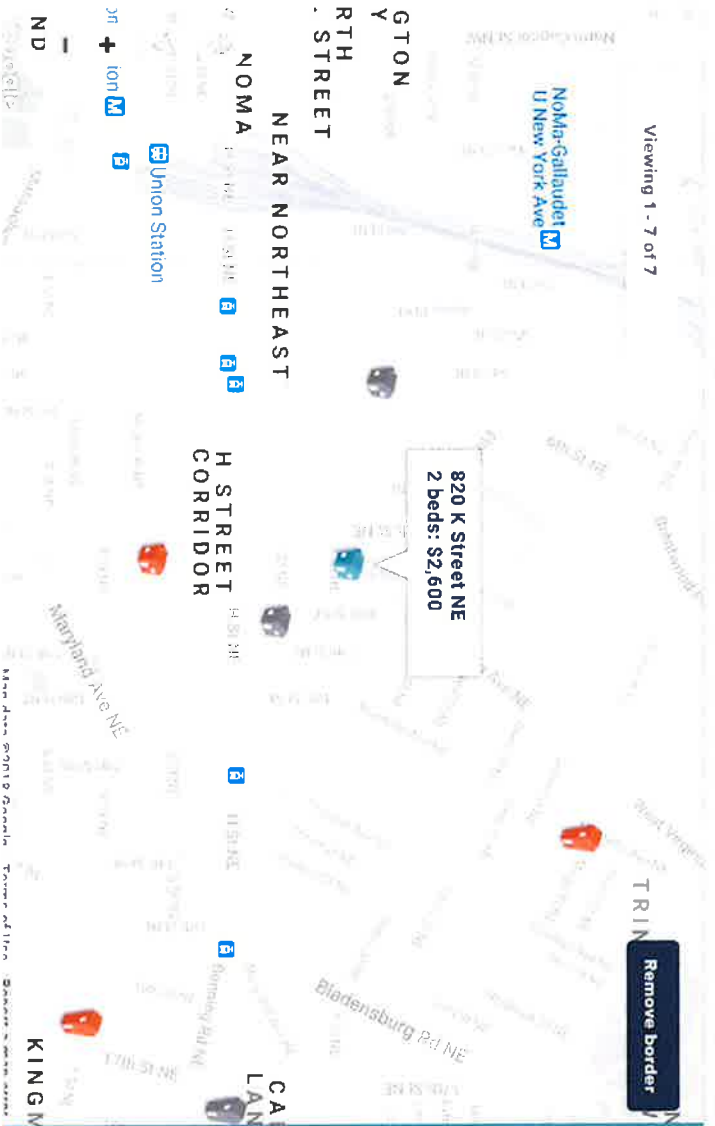
**You are contacting**  
**Patrick Joy**  
240-351-3686



Apartment Houses Favorites Alerts

Post a listing smcclannahan@equairightscenter.org

Find apartments in... Go Any price All beds. All baths Pets Property types More Get alerts



### You are contacting

**Patrick Joy**  
240-351-3686  
Member since Dec 2016  
Response rate: **25%**  
Response time: **within an hour**

Your message  
I'd like to schedule a viewing for 820 K Street NE, Washington, DC 20002.  
Please contact me with more information!

Your email  
smcclannahan@equairightscenter.org

Your name

Your phone number (optional)

Required on confirmation

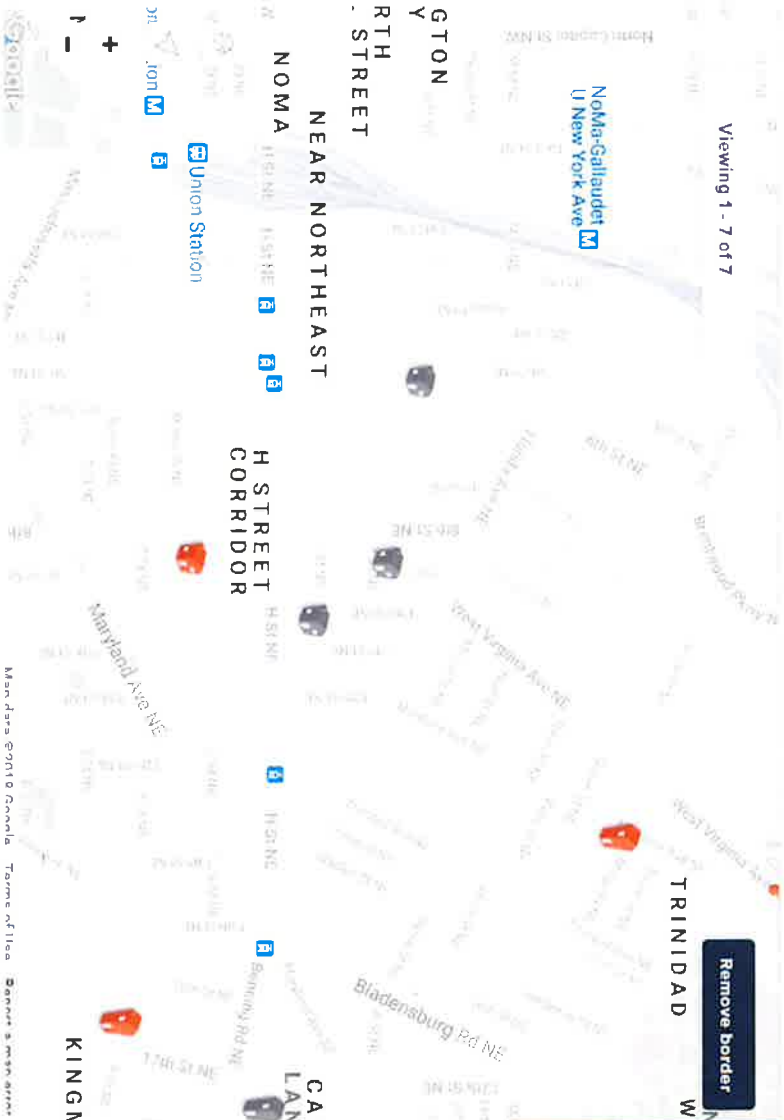


hotpads Apartments Houses Favorites Alerts

Post a listing [submitlisting@equi.com](https://www.hotpads.com/submitlisting)

Find apartments in... Go Any price All beds All baths Pets Property types More Get alerts

Viewing 1 - 7 of 7



Remove border

We'll let them know that you'd like information regarding their application process. You are in no way obligated to apply.

Send message

We value your privacy - see our [privacy policy](#) and [terms of use](#)

Report

Hide

### Recommended for you

- 


**\$2,515**  
2 beds  
Hawthorne Drive NE  
Catholic University, Wash-  
Apartment unit for rent
- 

**\$2,100**  
2 beds  
1226 47th Place NE  
Deanwood, Washington, DC  
Townhouse for rent
- 

**\$2,950**  
2 beds  
1039 5th Street NE  
Near Northeast, Washing-  
Townhouse for rent
- 

**\$2,400**  
2 beds  
1749 Willard Street NW #B  
Dupont Circle, Washing-  
Townhouse for rent



City, State, or Zip 

150 Uhland Ter NE, Washington, DC 20002




## 150 Uhland Ter NE, Washington, DC 20002

3 beds · 2 baths · 1,608 sqft


FOR RENT  
**\$3,250** /mo  
Rent Zestimate: \$2,950 /mo

Great Location! Two bedrooms and a den upstairs with one full bath. Finished basement with full bath. Large front porch, private rear deck and small garden. Practical interior space offers foyer entry, living room, separate dining room, and galley kitchen. Just blocks from NOMA & RI subways. Rent includes monthly cleaning service. (No Section 8 vouchers accepted.)

### Facts and Features

 **Type**  
Townhouse

 **Laundry**  
In Unit

 **Heating**  
Baseboard

 **Cooling**  
Central

 **Pets**  
No

 **Parking**  
On street

#### RENTAL FACTS

Deposit & fees: 3250

Date available: 9/1

Laundry: In Unit

Pets: No

Posted: 33 days ago

Rent/sqft: \$2.02

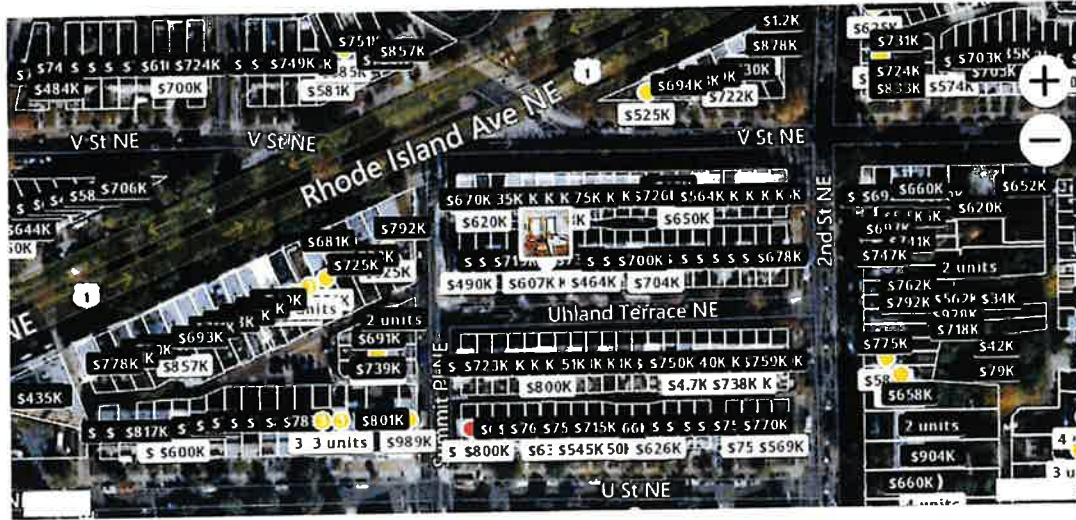
**Neighborhood: Eckington**

MEDIAN ZESTIMATE

**\$688,500**

 13.0%  
Past 12 months

NEIGHBORHOOD MAP



NEARBY HOMES

Sold 10/02/2015



**SOLD:**  
Price/sqft -- 4 bds 2 ba 1080 sqft  
152 Uhland Ter NE, Washington, DC

Sold 08/16/2017



**SOLD:**  
Price/sqft -- 3 bds 2 ba 1152 sqft  
148 Uhland Ter NE, Washington, DC

## Home Value

Rental Zestimate

**\$2,950/mo**

RENT ZESTIMATE RANGE  
\$1,600 - \$3,800/mo

LAST 30 DAY CHANGE  
+\$0/mo (+0.0%)

ZESTIMATE  
\$699,118

## Owner Dashboard



Do you own this home? See your Owner Dashboard.

## Price History

DATE	EVENT	PRICE	AGENTS
08/06/18	Price change	Unlock full rental history	▼
07/06/18	Listed for rent		▼
11/27/16	Listing removed	\$x,xxx/mo	▼
10/14/16	Listing removed	\$x,xxx/mo	▼
08/31/12	Sold	\$334,000 +6.0%	▼
08/22/12	Listing removed	\$315,000 +494%	▼
05/09/00	Sold	\$53,000	▼

## Comparable Rentals

Homes like this rent for \$2,300-4,700.



## Popularity on Zillow

257 Views in the last 30 days

7 Shoppers saved this home to their favorites in the last 30 days

## Nearby Schools in Washington

GREATSCHOOLS RATING

GRADES DISTANCE

3 out of 10 Dunbar High

9-12 0.8 mi

2 Langley Education Campus PK-5 0.2 mi  
out of 10

5 Noyes Education Campus PK-8 0.9 mi  
out of 10

Data by [GreatSchools.org](#)

**About the ratings:** Historically, GreatSchools ratings have been based solely on a comparison of standardized test results for all schools in a given state. As of September 2017, the GreatSchools ratings also incorporate additional information, when available, such as college readiness, academic progress, advanced courses, equity, discipline and attendance data. GreatSchools ratings are designed to be a starting point to help parents compare schools, and should not be the only factor used in selecting the right school for your family.

**Disclaimer:** School attendance zone boundaries are provided by a third party and subject to change. Check with the applicable school district prior to making a decision based on these boundaries.


## Listing Created by the Landlord on Zillow

Brigitte Anders-Kraus, District Equities


Source: [created using Zillow Rental Manager](#)


### Similar Homes for Rent

 2016 N Capitol St NW, Washington, DC 20002  
**FOR RENT**  
**\$2,300/mo**  
2 beds, 2.0 baths, 1500 sqft  
2016 N Capitol St NW, Washington, DC 20002

 33 Todd Pl NE # 1, Washington, DC 20002  
**FOR RENT**  
**\$2,395/mo**  
2 beds, 1.0 baths, 1400 sqft  
33 Todd Pl NE # 1, Washington, DC 20002

 42 R St NE, Washington, DC 20002  
**FOR RENT**  
**\$2,800/mo**  
2 beds, 2.0 baths, 942 sqft  
42 R St NE, Washington, DC 20002

 314 Channing St NE, Washington, DC 20002  
**FOR RENT**  
**\$2,800/mo**  
3 beds, 2.0 baths, -- sqft  
314 Channing St NE, Washington, DC 20002

 40 T St NW, Washington, DC 20001  
**FOR RENT**  
**\$2,900/mo**  
2 beds, 1.0 baths, 1922 sqft  
40 T St NW, Washington, DC 20001



**\$2,300/mo**

**2 bd1.5 ba1,000 sqft**

**1517 Queen St NE, Washington, DC 20002**

House for rent Rent Zestimate®: \$2,300

- **Overview**
  - Days listed

15

- Contacts

69

- Applications

1

- Newly renovated, spa bathroom, and wood floors throughout this 2 bedroom DC historic Row House! The house features: -Central Air -Ginormous Granite Kitchen Island -Stainless Steel Suite of Appliances -Front loading in-home washer/dryer -Outdoor room with horizontal fenced yard -Double Closet in Master Bedroom -Very responsive landlord -Ample Street Parking on Quiet One-way Street -Just steps from H Street Club District, -Walkable to CVS, Whole Foods, Giant, Trolley, buslines, Union Station and much much more! \*\*This property is not eligible for housing voucher assistance at this time. \$2300 month, NEED RENTER NOW!
- Read less
- Listed by property owner
- - Name undisclosed
  - Call: (202) 607-8160

## ● ● Facts and features

- Type:Single Family
- Laundry:In Unit
- Heating:Forced air
- Cooling:Other
- Pets:Cats, large dogs, small dogs
- Parking:No Data

See more facts and features

## ● Home value

**\$2,300/mo**

Rent Zestimate®

Zestimate® range

\$2,000 - \$2,500/mo

Last 30-day change

-\$92/mo (-3.8%)

Zestimate®

\$497,756

Zestimate® history

This home --

Trinidad --

Washington --

Forecast 2010 2012 2014 2016 2018 2020 \$200K \$300K \$400K \$500K \$600K \$700K

The Zestimate® is Zillow's best estimate of how much a home will sell for based on available data.

See more home value estimates

## ● Price and tax history

Price history

Date	Event	Price
4/15/2019	Price change	\$2,300(-6.1%)
3/25/2019	Price change	\$2,450(-5.8%)
3/15/2019	Listed for rent	\$2,600--
2/13/2019	Listing removed	\$2,600--
12/9/2018	Listed for rent	\$2,600--

See more price history

---

Tax history

Year	Property Taxes	Tax Assessment
2018	\$1,274(+9.3%)	\$344,360(+11.7%)
2017	\$1,165(+9.4%)	\$308,190(+14.6%)
2016	\$1,065(+9.7%)	\$268,980(+15.6%)
2015	\$971(+8.7%)	\$232,690(+32.8%)
2014	\$893(-2.4%)	\$175,230(-0.8%)

See more tax history

Find assessor info on the [county website](#)

## ● Nearby schools in Washington

GreatSchools rating

3/10

[Wheatley Education Campus](#)

- Grades:PK-8
- Distance:0.4 mi



3/10

[Dunbar High School](#)

- Grades:9-12
- Distance:2 mi

About GreatSchools

GreatSchools ratings based on test scores and additional metrics when available.

Read more

[See more schools in washington](#)

## ● **Neighborhood: Trinidad**

Neighborhood home value

[Trinidad home values](#) have risen 3.1% over the past 12 months.

One-year prediction

Zillow predicts the home values in Trinidad will increase 4.4% in the next year.

Median home comparison

This home is valued 99.6% lower than the median home in Trinidad

Median Zestimate®

\$580,100

[See more neighborhood details](#)

## ● **Similar homes**

[See all](#)