

needed, and (vii) demolition, repairs, and painting associated with the work. The housing regulations (14 DCMR 4210.8) provide that a capital improvement increase shall be granted if the administrative law judge finds the following:

- (a) That the capital improvement would protect or enhance the health, safety, and security of the affected tenants, or the habitability of the rental unit(s) or housing accommodation;
- (b) That the capital improvement is depreciable under the United States Internal Revenue Code;
- (c) If applicable, that the capital improvement will result in a net reduction in the amount of energy used by the rental unit or costs are passed on to the tenants; and
- (d) If improvements are being made to one (1) or more units within a housing accommodation, that the interests of the affected tenants are being protected.

Before scheduling a hearing, I will hold a status conference on **October 24, 2014** when the parties shall be prepared to discuss the following issues:

1. Whether the tenants have discussed this matter with a legal service provider or contacted any legal service providers on the list provided by this administrative court;
2. The factual and legal issues for the hearing;
3. Any legal issues that need to be resolved prior to the hearing;
4. The parties' need for prehearing subpoenas, if any;
5. Any procedural or evidentiary issues that the parties anticipate;
6. The hearing date and the amount of time necessary for the hearing;
7. Whether the parties will agree to submit the dispute to mediation before a neutral mediator to determine if settlement is possible; and
8. Any other matters that may facilitate the just and speedy resolution of this matter.

A copy of a list of legal service providers is attached to this CMO.

Therefore, it is this 15<sup>th</sup> day of September, 2014: