

COMMITTEE ON HOUSING

ROBERT C. WHITE, JR., CHAIR
COUNCIL OF THE DISTRICT OF COLUMBIA

MEMORANDUM

TO: Chairman Phil Mendelson
FROM: Councilmember Robert C. White, Jr.
Chair, Committee on Housing
DATE: January 2, 2025
RE: Requests for January 7, 2025



I request that the following legislation be placed on the agenda for the legislative meeting of the Council on January 7, 2025:

Emergency and Temporary Legislation

- **Rent Stabilized Housing Inflation Protection Continuation Emergency Declaration Resolution of 2025**
- **Rent Stabilized Housing Inflation Protection Continuation Emergency Amendment Act of 2025**
- **Rent Stabilized Housing Inflation Protection Continuation Temporary Amendment Act of 2025**

The District's rent stabilization system limits rent increases for certain older rental homes that are owned by larger-scale housing providers. Absent special circumstances, a landlord can only increase rent for a rent stabilized home by up to the Consumer Price Index inflation measure plus 2 percentage points. The Rental Housing Act further caps the annual increase at 5% for seniors and people with disabilities, and 10% for other tenants, to protect tenants from extremely high inflation.

In early 2023, record-high inflation led to a formal announcement that owners of rent stabilized units would be permitted to raise rents by up to 8.9% for residents other than seniors and people with disabilities. In response, the Council passed emergency and temporary measures setting a special short-term limit: seniors and renters with disabilities in rent stabilized units would face no more than 4% increases for the first affected year and 8% cumulative over 2 years, while other renters in rent stabilized units would face no more than a 6% increase the first year and 12% cumulatively over 2 years.

The temporary rent stabilization protection legislation is about to expire. This legislation is therefore necessary to follow through on the Council's 2-year plan.