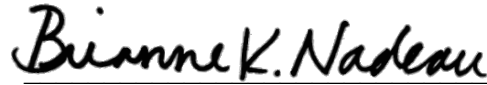


1
2
3 

4 Chairman Phil Mendelson

5
6 

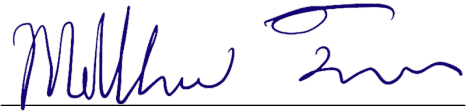
7 Councilmember Brianne K. Nadeau

8
9
10 

11 Councilmember Anita Bonds

12
13
14 

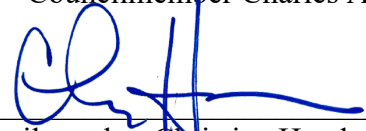
15 Councilmember Janeese Lewis George



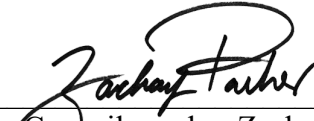
Councilmember Matthew Frumin



Councilmember Charles Allen



Councilmember Christina Henderson



Councilmember Zachary Parker



Councilmember Brooke Pinto

22
23 A BILL

24
25 _____
26
27
28 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

29
30
31
32
33 To amend the Rental Housing Act of 1985 and the District of Columbia Housing Authority Act
34 of 1999 to require that the District of Columbia Housing Authority abide by rent
35 stabilization requirements when determining the amount of a rent subsidy to be paid to a
36 housing provider.

37
38 BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this
39 act may be cited as the “Rent Stabilization Protection Amendment Act of 2023”.

40 Sec. 2. The lead in text of section 205(a) and section 205(a)(1) of the Rental Housing Act
41 of 1985, effective July 17, 1985 (D.C. Law 6-10; D.C. Official Code § 42-3502.05(a)), are
42 amended to read as follows:

43 “(a) Except as provided in subsection (e) of this section, sections 205(f) through 219 shall
44 apply to each rental unit in the District; provided, that the following rental units shall be exempt
45 from subsections (g) and (h)(2) of this section and sections 206 through 216, 218, and 219,
46 except that the reporting requirement in subsection (g)(1) of this section shall apply to units that
47 are exempt pursuant to Paragraph (1) of this subsection:

48 “(1) Any rental unit in:

49 “(A) Any federally- or District-owned housing accommodation or any
50 housing accommodation with respect to which the mortgage or rent is federally or District-
51 subsidized, except units subsidized under subsection III of this chapter, or any unit rented by a
52 home and community-based services waiver provider and occupied by a tenant with a disability
53 without regard to income but otherwise as defined in section 206(f)(2)(A), or co-leased by a
54 home and community-based services waiver provider and occupied by a tenant with a disability
55 without regard to income but otherwise as defined in section 206(f)(2)(A);

56 “(B) Provided, that if the lease for a housing unit that is subject to a
57 federal or District subsidy is entered into after the effective date of the Rent Stabilization
58 Protection Amendment Act of 2023, and the unit would otherwise be subject to the rent
59 stabilization program under Title II of the Rental Housing Act of 1985, effective July 17, 1985
60 (D.C. Law 6-10; D.C. Official Code § 42-3501.01 et seq.), the total amount of rent to be paid to
61 the housing provider by the tenant and the Authority shall not exceed the lesser of:

62 “(i) The amount of rent that would be charged for the unit but for
63 the exemption set forth in sub-paragraph (A) of this paragraph, plus any subsequent rent
64 adjustment allowable under section 208(h), sections 210 through 212, section 214, or section 224
65 of this act; or

66 “(ii) The rent reasonableness limit as determined by the Authority
67 pursuant to 24 C.F.R. §§ 982.507 and 509 and Section 26c(h) of the District of Columbia
68 Housing Authority Act of 1999, effective May 9, 2000 (D.C. Law 13-105; D.C. Official Code
69 §6–228(h)).

70 “(C) Provided further, that the housing provider shall file with the Rent
71 Administrator the amount of rent charged for the unit at the outset of the exemption and each
72 subsequent rent adjustment for so long as the exemption applies pursuant to subsection (g)(1) of
73 this section.”.

74 Sec. 3. Section 26c of the District of Columbia Housing Authority Act of 1999, effective
75 May 9, 2000 (D.C. Law 13-105; D.C. Official Code § 6–228), is amended by adding a new
76 subsection (h) to read as follows:

77 “(h) When determining the total rent to be paid for a housing unit leased under this
78 section, the Authority shall ensure that the rent does not exceed that which would be paid if the
79 same housing unit were being leased on the private market, in accordance with 24 C.F.R. §§
80 982.507 and 509. If the lease for a housing unit is entered into after the effective date of the Rent
81 Stabilization Protection Amendment Act of 2023 and the housing unit is covered by the Rental
82 Housing Act of 1985, effective July 17, 1985 (D.C. Law 6-10; D.C. Official Code § 42-3501.01
83 *et seq.*), the rent to be paid shall comply with section 205(a)(1)(B) of the Rental Housing Act of
84 1985.”.

85 Sec. 4. Fiscal impact statement.

86 The Council adopts the fiscal impact statement in the committee report as the fiscal
87 impact statement required by section 4a of the General Legislative Procedures Act of 1975,
88 approved October 16, 2006 (12 Stat. 2038; D.C. Official Code § 1-301.47a).

89 Sec. 5. Effective date.

90 This act shall take effect following approval by the Mayor (or in the event of veto by the
91 Mayor, action by the Council to override the veto), a 30-day period of congressional review as
92 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December
93 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of
94 Columbia Register.