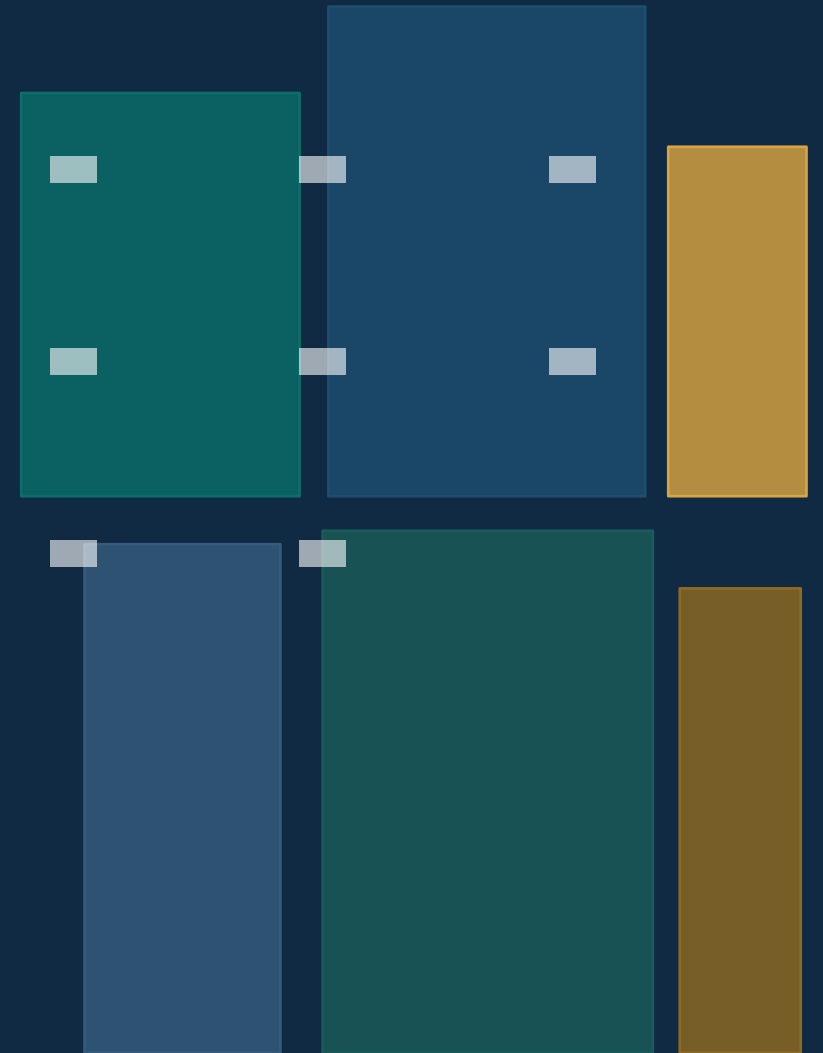


CHANGING LANDSCAPES OF RENTAL HOUSING

Accountability. Early intervention. Financial certainty.

Office of the Tenant Advocate
17th Annual Tenant Summit | September 19, 2026

Committee on Housing
Councilmember Robert C. White, Jr.



Building Conditions

Start with the basics: safe homes and accountable owners

BUILDING CONDITIONS

Tenants should not have to choose between paying rent and living in a safe home.

- Mold, leaks, pests, heat and utility failures are not “maintenance issues.” They are housing security issues.
- When violations go unabated, the costs are pushed onto tenants, neighbors, and the District.
- The District has to move from complaint-by-complaint enforcement toward earlier, targeted intervention.

SLUMLORDS

The problem is not just a bad building. It is a repeat pattern.

- We already know how to find high-risk properties. DOB’s proactive inspection program uses landlord history and building characteristics to target inspections.
- The next step is using repeated, unabated violations to change how the District treats repeat offenders.
- A landlord should not be able to reset the clock by changing an LLC, property manager, or paperwork while tenants remain in the same conditions.

Make repeated failure have consequences

We are building an accountability ladder: fix the violation → pay what you owe → lose access to tools of the District when you refuse.

Housing Provider Portfolio Accountability & District-Supported Housing Accountability Act (Incoming)

Tracks housing providers and their various LLCs, and requires agencies to review past performance before awarding contracts.

LIMIT ACCESS TO DISTRICT FUNDS

LIEN Act

B26-0591

Gives DOB more authority to record liens—including before hazardous housing code violations are fully abated.

MAKE DEBT ATTACHED TO THE PROPERTY

STRONG Homes Act

B26-0493

Strengthens receivership, cost recovery, liens, and tenant protections when owners fail to maintain properties.

TAKE CONTROL WHEN OWNERS FAIL

Repeat violations



Financial leverage



Control / receivership

Eviction Mediation

The Shared Housing Agreements and Resolution Effort (SHARE) Act would establish a pilot eviction mediation program.

The mediation would conclude prior to an eviction hearing adding no additional time to eviction proceedings.

Agreements filed with the Court

Necessary to strengthen the enforceability of the agreement.

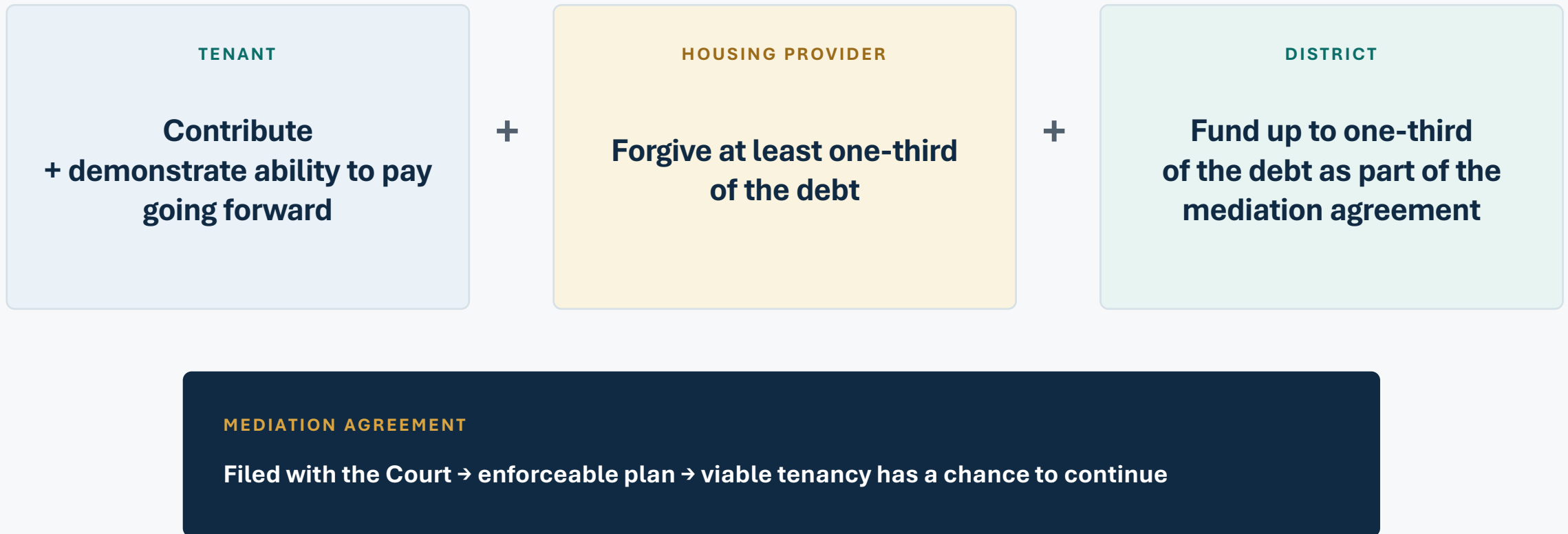
\$6,000 / 3 months rent maximum assistance

Most tenants owe less than \$5,000 when an eviction is filed, but after filing the debt continues to rise through the lengthy process

Reduce tenant debts and decongest the court

Debts remain solvable to address and the court docket shrinks allowing for more efficient courts where mediation isn't possible.

Additionally, the bill would establish a collaborative bailout approach which could be used in mediation discussions pending the availability of District funds



This is not a blanket eviction shield. It is a targeted early-intervention pilot.

Housing Investment Protection Act

Protect what works, fix what needs fixing

Where the Committee is aligned that more work is needed

- Define “new building” clearly so the rules are predictable.
- Clean up the definition of “tenant” so rights and obligations are clear.
- Reinsert DOPA in the first 15 years of a building’s sale so the District can preserve opportunities earlier.

WE WANT TO HEAR TESTIMONY

The Committee hearing is September 24. We are looking forward to hearing from tenants, housing providers, advocates, and agencies before determining what additional changes are needed.

The Committee's Outlook on the rental market

The rental landscape is changing. Our job is to make sure tenants are not the ones carrying the risk.

01

SAFE HOMES

Catch dangerous conditions early, make repeat violations matter, and do not give District funds to bad actors.

02

EARLY INTERVENTION

Keep tenants housed and property owners in business.

03

IMPROVED FINANCING

Clarify definitions (HIPA), create clear housing goals, and drive agency transparency and accountability (Housing Production Omnibus Act)

Tenant stability is not one program. It is a system.