

DISTRICT OF COLUMBIA RENTAL HOUSING COMMISSION**2020 RESOLUTION****for****THE CHANGE IN THE REGIONAL CONSUMER PRICE INDEX –
URBAN WAGE EARNERS AND CLERICAL WORKERS (CPI-W), FOR
ALL ITEMS;****THE SOCIAL SECURITY COST-OF-LIVING ADJUSTMENT;
THE MAXIMUM ANNUAL RENT INCREASE FOR ELDERLY
TENANTS AND TENANTS WITH A DISABILITY; and
THE QUALIFYING INCOME FOR EXEMPTION FROM CERTAIN
RENT INCREASES**

It is hereby resolved by the Rental Housing Commission (“Commission”) this 20th day of February, 2020:

1. Whereas, effective January 1998, the United States Department of Labor, Bureau of Labor Statistics (“BLS”), eliminated the publication “Washington, D.C. Standard Metropolitan Statistical Area Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) for All Items,” which included the District of Columbia and parts of the states of Maryland and Virginia, and initiated the publication “Consumer Price Index – Urban Wage Earners and Clerical Workers (CPI-W), Washington-Arlington, D.C.-Md.-Va.-W.Va., All Items,” which includes the District of Columbia and parts of the states of Maryland, Virginia, and West Virginia in a consolidated metropolitan statistical area (“Washington-Baltimore CMSA”);
2. Whereas, effective April 2018, BLS eliminated the publication of the Washington-Baltimore CMSA and initiated the publication “CPI-Urban Wage Earners and Clerical Workers for All Items, Washington-Arlington-Alexandria, DC-VA-MD-WV,” which includes the District of Columbia and parts of Maryland, Virginia, and West Virginia in a core based statistical area (“Washington-Arlington-Alexandria CBSA”);
3. Whereas, pursuant to section 206(b) of the Rental Housing Act of 1985, effective July 18, 1985 (D.C. Law 6-10; D.C. Official Code § 42-3502.06(b)) (“Act”), the Commission is mandated to determine the change, during the twelve months of calendar year 2017 in the Consumer Price Index for Urban Wage Earners and Clerical Workers (“CPI-W”) for all items in the statistical area that includes the District of Columbia;
4. Whereas, pursuant to the requirements of section 206(b) of the Act, the Commission used the BLS publication of the CPI-W for all items for calendar year 2019 in the Washington-Arlington-Alexandria CBSA;
5. Whereas, the Commission determined the calendar year 2019 change in the CPI-W for all items for the Washington-Arlington-Alexandria CBSA was 1.0%;

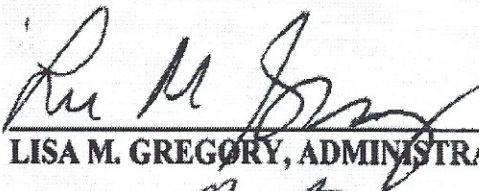
6. Whereas, pursuant to section 202(a)(3)(B) of the Act, the Commission shall additionally determine the current, annual cost-of-living adjustment (“COLA”) to the benefits of Social Security recipients as established pursuant to section 215(i) of the Social Security Act, approved August 28, 1950 (64 Stat. 506; 42 U.S.C. § 415(i));
7. Whereas, the Commission determined that the Social Security COLA established for calendar year 2020 is 1.6%;
8. Whereas, pursuant to section 202(a)(3)(C) of the Act, the Commission shall additionally determine the maximum annual adjustment in the rent charged for a rental unit occupied by an elderly tenant or a tenant with a disability that may be imposed by a housing provider in accordance with section 224(a) of the Act, which provides that the maximum rent adjustment shall be the least of: (a) the adjustment of general applicability, as determined by this resolution; (b) the Social Security COLA, as determined by this resolution; or (c) 5% of the current rent charged; and
9. Whereas, the Commission determined that, pursuant to section 224(a) of the Act, the maximum annual adjustment in the rent charged for a rental unit occupied by an elderly tenant or a tenant with a disability that may be imposed by a housing provider shall not exceed 1.0%;
10. Whereas, pursuant to section 202(a)(3)(D) of the Act, the Commission shall additionally determine the qualifying income for an elderly tenant or a tenant with a disability to be exempt from an adjustment in the rent charged as provided by section 224(b) of the Act, to include capital improvement surcharges, related service or facility increases, hardship surcharges, substantial rehabilitation surcharges, and voluntary agreement increases (“Qualifying Income”), based on the definition provided by section 2(1) of the Housing Production Trust Fund Act of 1988, effective March 16, 1989 (D.C. Law 7-202; D.C. Official Code § 42-2801(1)) (“HPTF Act”), as 60% of the area median household income for four persons, utilizing the calculation published by the U.S. Department of Housing and Urban Development (“HUD”);
11. Whereas, the Commission determined that HUD estimates the area median household income to be \$117,200 for a household of four people, and the HPTF Act increases or decreases that amount by 10% per person in the household;
12. Be it therefore resolved, that, pursuant to the requirements of section 202(a)(3) of the Act, the Commission hereby certifies that:
 - (a) The rent adjustment of general applicability, to become effective on May 1, 2020, shall not exceed **1.0%** of the legal rent charged for a rental unit on April 30, 2020;
 - (b) The annual adjustment in the rent charged for a rental unit occupied by an elderly tenant or a tenant with a disability shall not exceed **1.0%** of the legal rent charged on April 30, 2020; and

(c) The Qualifying Income for a household of four persons shall be \$70,320, plus or minus \$7,032 for each additional or fewer person in the household; and

13. Be it further resolved, that the Commission adopts the Certification and Notice of Rent Adjustment of General Applicability, effective May 1, 2020, in the form annexed hereto and directs its transmittal to the District of Columbia Office of Documents and Administrative Issuances for publication in the *District of Columbia Register*.



MICHAEL T. SPENCER, CHIEF ADMINISTRATIVE JUDGE



LISA M. GREGORY, ADMINISTRATIVE JUDGE



RUPA R. PUTTAGUNTA, ADMINISTRATIVE JUDGE