



**Government of the District of Columbia Advisory  
Neighborhood Commission 1D**

**RESOLUTION #1D-23-0223**

**Capping Rent Increases for Rental Year 2023**

**Proposed March 21, 2023**

Advisory Neighborhood Commission 1D (ANC 1D or the Commission) takes note of the following:

- The District of Columbia Rental Housing Commission has [announced](#) a rent increase cap of 8.9% for rent-controlled buildings in rental year 2023 (May 1, 2023-April 30, 2024).
- The proposed rental increase cap is the largest since 1982 and could substantially burden tenants already struggling with the high cost of housing. This is especially concerning since the main tool for DC renters struggling to pay rent, the Emergency Rental Assistance Program, abruptly closed to new applications for FY23 on March 10, with less than 72 hours' notice.
- ANC 1D is home to a large number of rent-controlled buildings, including the District's largest residential apartment building, the Woodner Apartments. 1D's rent-controlled buildings represent some of the most affordable housing in the neighborhood. When residents in these buildings can no longer afford rent, they are often forced out of the neighborhood entirely. This can have a disproportionate effect on Black and brown residents. In 2020, the DC Policy Center [found](#), "The presence of rent-controlled housing is positively correlated with longer tenure and a smaller loss of residents of color, suggesting that rent-controlled stock, at some level, could be playing a role in mitigating displacement."
- DC at large, and 1D specifically, is already seeing a spike in evictions after the end of the COVID-19 eviction moratorium. In the Woodner Apartments alone, there are 76 active eviction cases. A substantial increase in rent will put more residents at risk of eviction.
- Eviction is a traumatic process that puts tenants at high risk of homelessness and future evictions. In addition to losing their homes, tenants often lose wages, as they

must attend court hearings and search for new housing. [Eviction Lab](#) reports that 17.5 evictions are filed for every 100 renters in DC every year, over 9% higher than the national average.

- In DC, evictions already disproportionately affect Black and brown residents. A 2020 [study](#) by Georgetown University found “a strong positive correlation between the share of Black residents in a census tract and the eviction filing rate.”
- Nearby jurisdictions are addressing surging rents by capping rent increases, including Prince George’s County, which has passed a 3% cap, and Montgomery County, which is considering a proposed 3% cap. This is part of a larger, nationwide trend to preserve scant affordable housing through increased rent control measures.
- Capping rent increases at rent-controlled buildings at 3% for rental year 2023 would protect already struggling low-income residents and prevent displacement and evictions in 1D.

**RESOLVED:**

That Advisory Neighborhood Commission 1D calls upon the DC Council and Mayor to pass legislation capping rent increases for rent-controlled buildings in the District of Columbia to 3% for the 2023 rental year.

**FURTHER RESOLVED:**

That the Commission designates Commissioner Hannah Grigg, ANC 1D02, to represent the Commission in all matters relating to this resolution.

**FURTHER RESOLVED:**

That, in the event the designated representative Commissioner cannot carry out their representative duties for any reason, the Commission authorizes the Chair to designate another Commissioner to represent the Commission in all matters relating to this resolution.

**FURTHER RESOLVED:**

Consistent with DC Code, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions,

and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

**ADOPTED** by a voice vote at a regular public meeting (notice of which was properly given, and at which a quorum of seven of seven members was present) on March 21, 2023 by a vote of 7 yes, 0 no, 0 abstain.