

Rental Housing Commission FY2021

Agency Rental Housing Commission

Agency Code DRO

Fiscal Year 2021

Mission The mission of the Rental Housing Commission (RHC) is to ensure the fair and effective implementation of the District of Columbia's rent stabilization and tenant rights laws by publishing clear legal guidelines and resolving appeals in disputed cases.

Summary of Services The RHC is responsible for the interpretation and application of the Rental Housing Act of 1985, as amended (the Act). The RHC: (1) certifies and publishes the annual, general allowable rent adjustment; (2) issues, amends, and rescinds rules and procedures for the administration of the Act and for the resolution of disputes arising under the Act; and (3) in disputes under the Act, decides appeals from decisions of the Rent Administrator and the Office of Administrative Hearings. Disputes under the Act commonly include claims of illegal rent increases, requests for approval of special rent increases, repair of housing code violations, retaliation against tenants, and return of security deposits

2021 Accomplishments

Accomplishment	Impact on Agency	Impact on Residents
Issuance of second proposed notice of rulemaking and comment period as well as a public engagement meeting.	This afforded the agency the opportunity to engage the folks most impacted by its work; to think deep about the language and rules it would change; and to make sure the public understood the reasoning behind the changes it made.	Actual and prospective tenants, landlords, advocates and government partners had a voice in shaping comprehensive rules for the time in 35 years. In the past, the rules were not only outdated but sometimes legally invalid.

2021 Key Performance Indicators

Measure	Frequency	FY 2019 Actual	FY 2020 Actual	FY 2021 Target	FY 2021 Quarter 1	FY 2021 Quarter 2	FY 2021 Quarter 3	FY 2021 Quarter 4	FY 2021 Actual	Was 2021 KPI Met?	Explanation For Unmet KPI
1 - Resolve administrative appeals efficiently. (14 Measures)											
Percent of decisions reversed	Quarterly	New in 2021	New in 2021	New in 2021	No applicable incidents	No applicable incidents	No applicable incidents	No applicable incidents	No applicable incidents	New in 2021	
Percent of cases mediated	Quarterly	New in 2021	New in 2021	New in 2021	No applicable incidents	60%	100%	100%	84.6%	New in 2021	
Average number of calendar days between notice of appeal and receipt of certified record	Quarterly	New in 2021	New in 2021	New in 2021	No data available	No data available	No data available	No data available	No data available	New in 2021	
Average number of business days to complete adjudication	Quarterly	New in 2021	New in 2021	New in 2021	No data available	No data available	No data available	No data available	No data available	New in 2021	
Average number of calendar days between preliminary case review and staff assignment	Quarterly	New in 2021	New in 2021	New in 2021	No data available	No data available	No data available	No data available	No data available	New in 2021	
Average number of calendar days between initial case filing to filing of record (or receipt of transcript, if any)	Quarterly	New in 2021	New in 2021	New in 2021	No data available	No data available	No data available	No data available	No data available	New in 2021	
Average number of calendar days between filing of record (or receipt of transcript, if any) to oral argument	Quarterly	New in 2021	New in 2021	New in 2021	No data available	No data available	No data available	No data available	No data available	New in 2021	
Average number of calendar days between oral argument to disposition	Quarterly	New in 2021	New in 2021	New in 2021	No data available	No data available	No data available	No data available	No data available	New in 2021	
Average number of days between receipt of certified record and scheduled hearing date	Quarterly	New in 2021	New in 2021	New in 2021	No applicable incidents	No applicable incidents	No applicable incidents	No applicable incidents	No applicable incidents	New in 2021	
Average number of days between hearing and opinion	Quarterly	New in 2021	New in 2021	New in 2021	No data available	No data available	No data available	No data available	No data available	New in 2021	
Percent of cases awaiting decision that are more than 340 days old	Quarterly	New in 2021	New in 2021	New in 2021	80%	50%	28.6%	15.4%	35%	New in 2021	
Average number of days between initial case filing to mediation scheduling	Quarterly	New in 2021	New in 2021	New in 2021	No applicable incidents	30	40	40	36	New in 2021	
Percent of initial mediation held within 45 calendars day after notice of appeal being filed	Quarterly	New in 2021	New in 2021	New in 2021	No applicable incidents	No applicable incidents	No applicable incidents	No applicable incidents	No applicable incidents	New in 2021	
Percent of eligible cases resolved through mediation or mediator-involved settlement	Quarterly	New in 2021	New in 2021	New in 2021	No applicable incidents	33.3%	0%	No applicable incidents	16.7%	New in 2021	
2 - Issue, amend, and rescind rules and procedures for the administration of the Rental Housing Act (Act) and for the resolution of disputes arising under the Act. (1 Measure)											
Average number of calendar days to determine whether to issue, amend, and rescind rules and procedures, rescind regulations based on newly enacted legislation	Quarterly	New in 2021	New in 2021	New in 2021	No applicable incidents	No applicable incidents	No applicable incidents	No applicable incidents	No applicable incidents	New in 2021	

2021 Workload Measures

Measure	FY 2019 Actual	FY 2020 Actual	FY 2021 Quarter 1	FY 2021 Quarter 2	FY 2021 Quarter 3	FY 2021 Quarter 4	FY 2021 Actual
1 - Case Mediation (11 Measures)							
Number of appeals filed	New in 2021	New in 2021	2	2	2	0	6
Number of cases pending resolution	New in 2021	New in 2021	27	24	23	22	96
Number of orders rendered	New in 2021	New in 2021	7	3	5	1	16
Number of opinions rendered	New in 2021	New in 2021	1	1	0	0	2
Number of appeals hearings held	New in 2021	New in 2021	0	3	7	1	11

Measure	FY 2019 Actual	FY 2020 Actual	FY 2021 Quarter 1	FY 2021 Quarter 2	FY 2021 Quarter 3	FY 2021 Quarter 4	FY 2021 Actual
Number of cases resolved in 340 days or less.	New in 2021	New in 2021	7	3	3	1	14
Number of cases dismissed	New in 2021	New in 2021	1	1	3	1	6
Number of cases withdrawn	New in 2021	New in 2021	0	0	1	0	1
Number of eligible cases mediated	New in 2021	New in 2021	No applicable incidents	3	2	6	11
Number of eligible cases resolved through mediation	New in 2021	New in 2021	No applicable incidents	1	0	0	1
Number of opinions with reconsideration requested	New in 2021	New in 2021	2	0	0	0	2

2021 Operations

Operations Title	Operations Description	Type of Operations
1 - Resolve administrative appeals efficiently. (2 Activities)		
Case Mediation	Lead dispute resolution efforts to reduce time and cost associated with appeals and help reach mutually agreeable settlement for parties.	Daily Service
Appellate Resolution	Resolves appeals by tenants and housing providers to decisions from the Rent Administrator or the Office of Administrative Hearings through written, legal decisions-making.	Daily Service
2 - Issue, amend, and rescind rules and procedures for the administration of the Rental Housing Act (Act) and for the resolution of disputes arising under the Act. (1 Activity)		
Monitor statutory changes to the Rental Housing Act of 1985	Monitors statutory changes to the Rental Housing Act of 1985 and determines if corresponding rent stabilization regulations need to be issued, amended or rescinded.	Daily Service
3 - Determine allowable annual adjustments of rent charged. (1 Activity)		
Determine allowable rent increases	Determine the change, during the twelve months of calendar year and the Consumer Price Index for Urban Wage Earners and Clerical Workers ("CPI-W") for all items in the metropolitan statistical area that includes the District of Columbia adjust to other statutorily required calculations.	Key Project