



**RENTAL HOUSING COMMISSION  
PROPOSED FY 2025 PERFORMANCE PLAN**

**APRIL 3, 2024**

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# 1 RENTAL HOUSING COMMISSION

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*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.

*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

## 2 PROPOSED 2025 OBJECTIVES

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### Strategic Objective

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Resolve administrative appeals efficiently.

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.

Determine allowable annual adjustments of rent charged.

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### 3 PROPOSED 2025 OPERATIONS

Operation Title	Operation Description	Type of Operation
<b>Resolve administrative appeals efficiently.</b>		
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
<b>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.</b>		
Update and clarify Rental Housing Act implementing regulations	Monitors legislative changes to the Rental Housing Act of 1985 and determines if corresponding rent stabilization regulations need to be issued, amended, or rescinded. Follow administrative procedure for public notice and comment rulemaking. Assure regulations are legally sufficient and understandable for stakeholders.	Key Project
<b>Determine allowable annual adjustments of rent charged.</b>		
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

## 4 PROPOSED 2025 KEY PERFORMANCE INDICATORS AND WORKLOAD MEASURES

### Key Performance Indicators

Measure	Directionality	FY 2022	FY 2023	FY 2024 Target	FY 2025 Target
<b>Resolve administrative appeals efficiently.</b>					
Average number of business days between hearing and decision	Down is Better	New in 2024	19.3	New in 2024	Not Yet Available
Percent of cases awaiting decision that are more than 340 days since hearing	Down is Better	New in 2024	New in 2024	New in 2024	Not Yet Available
Percent of RHC decisions reversed or remanded by DCCA	Down is Better	New in 2024	New in 2024	New in 2024	Not Yet Available
Average number of days from receipt of case record to agreement or rejection of mediation by parties	Neutral	New in 2024	New in 2024	New in 2024	No Target Set
Average number of business days between filing of appeal and preliminary case review	Neutral	New in 2024	126	New in 2024	No Target Set
<b>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.</b>					
Average number of days from effective date of new legislation necessitating rulemaking to publication of notice of proposed rulemaking.	Neutral	New in 2024	New in 2024	New in 2024	No Target Set

Workload Measures

Measure	FY 2022	FY 2023
<b>Appellate Resolution</b>		
Number of orders rendered	New in 2024	New in 2024
Number of opinions rendered	New in 2024	New in 2024
Number of cases awaiting decision	New in 2024	New in 2024
Number of open cases total	New in 2024	New in 2024
Number of case hearings held	New in 2024	New in 2024
Number of cases dismissed without hearing	New in 2024	New in 2024
Number of cases voluntarily withdrawn	New in 2024	New in 2024
Number of motions filed (all types)	New in 2024	New in 2024
Percent of parties without an attorney	New in 2024	New in 2024
<b>Case Mediation</b>		
Average number of mediation sessions per case mediated	New in 2024	New in 2024
Average days from parties' agreement to mediate to completion of mediation	New in 2024	New in 2024
Number of cases mediated	Not Available	Not Available
<b>Update and clarify Rental Housing Act implementing regulations</b>		
Number of Bills enacted Necessitating Rulemaking	New in 2024	New in 2024
Number of Public Comments Received to Notice(s) of Proposed Rulemaking	New in 2024	New in 2024
Number of emergency/proposed/final rulemakings published	Not Available	Not Available