

**Government of the District of Columbia**  
**ADVISORY NEIGHBORHOOD COMMISSION 3F**  
*Van Ness • North Cleveland Park • Wakefield • Forest Hills*

3F01 – David Dickinson  
3F02 – Shirley Adelstein, Treasurer  
3F03 – Mary Beth Ray  
3F04 – Sally Gresham  
3F05 – Andrea Molod, Secretary  
3F06 – Malachy Nugent, Chair  
3F07 – Patrick Jakopchek, Vice Chair



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**RESOLUTION IN SUPPORT OF LEGISLATION TO ADDRESS RENT “CONCESSIONS”**

October 18, 2016

WHEREAS the Rental Housing Act of 1985 established rent control in the District of Columbia in order to stabilize rents and ensure access to affordable housing; and

WHEREAS the Rent Control Reform Amendment Act of 2006 abolished “rent ceilings” because this practice undermined the stability intended by rent control policy; and

WHEREAS rental housing prices in the District of Columbia remain among the highest in country; and

WHEREAS Ward 3 has the highest concentration of rent-controlled units in the District of Columbia; and

WHEREAS the documented practice of landlords using so-called rent “concessions” in Ward 3 and elsewhere has had the impact of creating de facto rent ceilings, effectively circumventing DC rent control laws; and

WHEREAS the practice of using rent “concessions” has allowed certain landlords to charge rent increases far in excess of what the law permits; and

WHEREAS de facto rent ceilings are antithetical to the goals of rent control policy and disproportionately impact the elderly and disabled;

THEREFORE, BE IT RESOLVED that ANC 3F appreciates the efforts of Councilmember Mary Cheh and the rent concessions working group to address this issue; and

BE IT FURTHER RESOLVED that ANC 3F strongly urges the City Council to pass legislation that reaffirms the intent of the Rent Control Reform Amendment Act of 2006, effectively prohibiting the use of “concessions” or other efforts to circumvent the laws of the District of Columbia; and

BE IT FURTHER RESOLVED that this legislation should adhere to policy principles consistent with the goals of the rent concessions working group, ensuring that, at a minimum:

- “Rent charged” and other key terms are clearly defined;
- Rent increases are only applied to the rent amount a tenant is actually paying;

- The rent reported by a landlord to the city reflects the rent amount a tenant is actually paying;
- The rent advertised by a landlord reflects the rent amount reported by a landlord to the city;
- Lease agreements include full transparency about any current or future rent increases;
- Discounts on rent cannot be used coercively or to the detriment of future tenants; and
- The practice of using "concessions" of any kind to create de facto rent ceilings is clearly prohibited.

BE IT FURTHER RESOLVED, that Commissioners Nugent and Adelstein are authorized to speak on behalf of ANC 3F regarding this matter.

ANC 3F approved this resolution at its meeting on October 18, 2016, which was properly noticed and at which a quorum was present, by a vote of 7 in favor, 0 opposed, and 0 abstaining.

  
Malachy Nugent  
Chair, ANC 3F