

The Committee of 100

on the Federal City



Testimony to the
District of Columbia Committee on Housing and Neighborhood Revitalization Roundtable
September 24, 2020
David Marlin, Trustee

Chairperson Anita Bonds and Committee members,

I am David Marlin, a Trustee on the Committee of 100 on the Federal City. I wish to provide support for two of the bills being considered today, namely Bill 23-877 addressing landlord petitions seeking rent increases for substantial rehabilitation of rental units; and Bill 23-879 addressing landlord petitions seeking rent increases for capital improvements to rental units.

Substantial Rehabilitation

This provision at Section 42-3502.14 permits a landlord to apply to the Rent Administrator for approval to substantially renovate a building's rental units if in the interest of the tenants and permits temporary rent increases or surcharges to cover the improvement costs. This legislative reform will, in part, relate the period of amortization of the expenditure to the relevant IRS Code and spread out the tenants' surcharges in rent more evenly over the years and more fairly charge the costs to all tenant who will benefit over the years.

Capital Improvements

This provision at Section 42-3502.10 permits a landlord to apply to the Rent Administrator to make capital improvements to rental units followed also by temporary rent surcharges. The Committee seeks to relate charges to IRS amortization standards, reduce the surcharge permitted amounts and reduce delays by providing if the Rent Administrator doesn't decide a petition within 60 days the case is transferred to the Office of Administrative Appeals for decision.

Thank you for the opportunity to testify. The Committee of 100 is committed to the goal of affordable housing and considers the rent stabilization program a vital program to maintain and preserve stable rental accommodations with predictable and controlled rent increases.

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