

# DC Rent Stabilization

Michael Costa, Michael Schaerr, Katie Long  
Deloitte and Represently Hackathon



# Objectives

Scripts and datasets were provided by Open Data DC and Code for dc

1

Outline of goals, objectives, methods  
and obstacles.

2

Findings of impact of current law on  
housing market, and effect changes of  
the law might have.

3

Visualizations and stats to help  
understand need for targeted reforms.

4

Conclusions, next steps, take aways.



# An affordable rent for all

Current DC law stats all rental properties are rent controlled unless exempted.



## No complete data exists

There to date it no data source that tracks which building are rent controlled in dc. But thanks to some of the work from Code for DC and our team we can estimate.



## Review of current exemptions

Exemptions are provided for newer building. Investors owning less than 4 units and with written consent are also given exemptions.

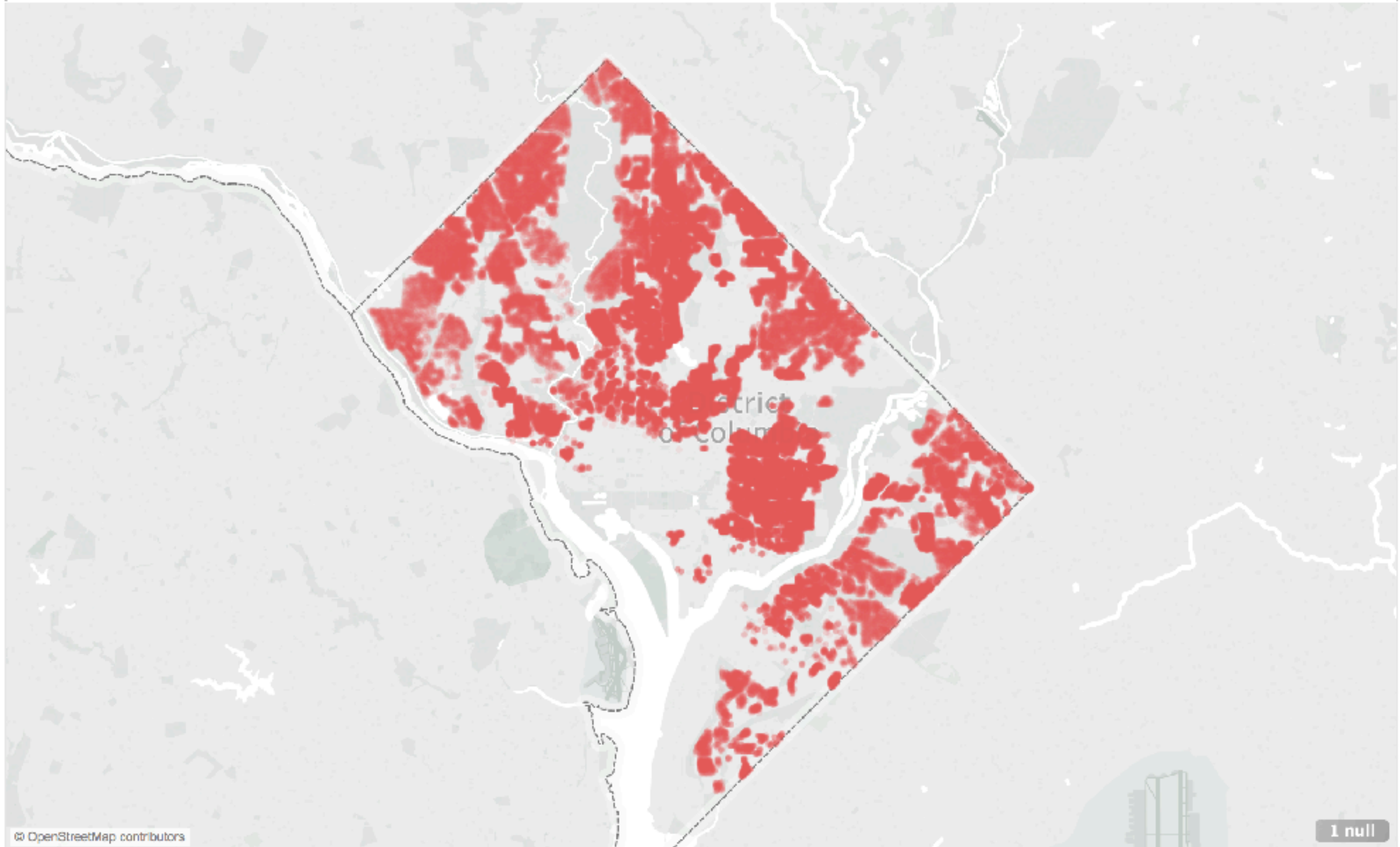


## Approach

Data generation, Data visualization, D3 work. Rent statistic research.

# Housing Exempt by year built

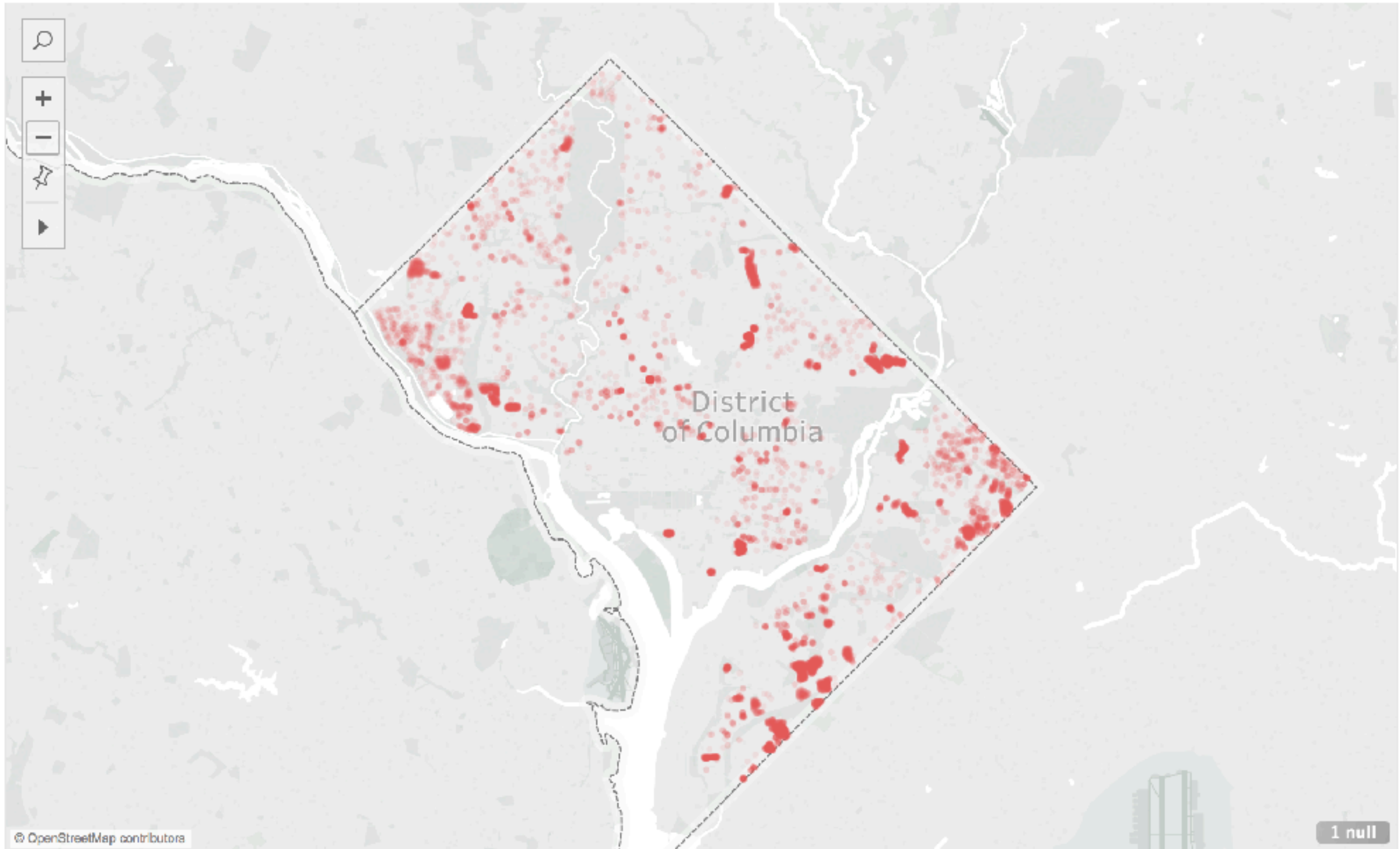
Residential Buildings Built Before 1975





# Housing Exempt by year built

Residential Buildings Built After 1975



# Conclusions

Current proposals to change the exemption requirements would only add 4% more housing within the rent controlled rules.



## **A MAXIMUM HOUSEHOLD INCOME**

Currently almost 40% of households are under 50K a year. We would recommend setting a maximum household income between 50k and 70k a year to have access to rent controlled housing. further research would be needed.



## **BETTER DATA COLLECTION NEEDED**

There currently is no maintained database on rent controlled housing. The ownership exemption might be easily manipulated as a result.



## **CURRENT LAWS INEFFECTIVE**

Despite the cities attempts since the 80's with the rent control program DC still saw 65% increase in rent prices since 2005.