DISTRICT OF COLUMBIA RENTAL HOUSING COMMISSION CERTIFICATION AND NOTICE OF RENT ADJUSTMENT OF GENERAL APPLICABILITY

EFFECTIVE MAY 1, 2012

1. Pursuant to Section 206(b) of the Rental Housing Act of 1985, D.C. Law 6-10, the Rental Housing Commission shall determine an adjustment of general applicability in the rent of the rental units established by Section 206(a), which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA)[1] Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) for All Items.

2. Pursuant to Section 206(b) of the Rental Housing Act of 1985, the Commission determined that the Washington-Baltimore (SMSA) CPI-W for All Items increased by 3.6% during the previous calendar year.

3. Accordingly, the Rental Housing Commission determined that the change during calendar year 2011, in the Washington-Baltimore SMSA CPI-W for All Items was 3.6%.

4. Pursuant to the requirements of Section 202(a)(3) of the Rental Housing Act of 1985, D.C. Law 6-10, the Rental Housing Commission hereby certifies and gives notice that the rent adjustment of general applicability to become effective on May 1, 2012, shall not exceed 3.6% of the rent in effect on April 30, 2012.

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1. The Rental Housing Commission and the Rent Administrator are mandated by the Rental Housing Act of 1985 (Act), D.C. OFFICIAL CODE § 42-3501.01-3509.07 (2001), to annually calculate and publish in the D.C. Register the percentage change in the Washington, D.C., Standard Metropolitan Statistical Area Consumer Price Index for All Items. D.C. OFFICIAL CODE §§ 42-3502.02(a)(3), 3502.04(k), 3502.06(b) (2001).

The Act does not comply with two changes in the publication by the Department of Labor (DOL), Bureau of Labor Statistics (BLS), which publishes the CPI-W statistics and determines what areas will be in the Standard Metropolitan Statistical Area. First, DOL/BLS enlarged the geographical areas included with Washington, D.C., in the local Standard Metropolitan Statistical Area and second, the name of the DOL/BLS statistical document was changed. Originally, the Standard Metropolitan Statistical Area included only three jurisdictions, which were Washington, D.C., Maryland, and Virginia. The statistical document issued by DOL/BLS, and used by both the Rent Administrator and the Rental Housing Commission was named "Consumer Price Index, Urban Wage Earners and Clerical Workers – (CPI-W), Washington, DC-MD-VA, All Items." That publication was discontinued, and now the DOL/BLS publication is the "Consumer Price Index, Urban Wage Earners and Clerical Workers-(CPI-W), Washington-Baltimore, DC-MD-VA-WV, All Items." The difference is the inclusion of the state of West Virginia and the city of Baltimore, Maryland into the Standard Metropolitan Statistical Area with Washington, D.C.

THE RENTAL HOUSING COMMISSION 2012 RESOLUTION

for

THE CHANGE IN THE CONSUMER PRICE INDEX, URBAN WAGE EARNERS AND CLERICAL WORKERS – (CPI-W), WASHINGTON-BALTIMORE, DC-MD-VA-WV, ALL ITEMS

It is hereby resolved by the Rental Housing Commission this 3rd day of February, 2012

1. Whereas, effective January 1998, the United States Department of Labor eliminated the "Washington, D.C. Standard Metropolitan Statistical Area Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) for All Items," which was published bi-monthly in odd numbered months ending with November each year, and initiated the "Consumer Price Index, Urban Wage Earners and Clerical Workers – (CPI-W), Washington-Baltimore, DC-MD-VA-WV, All Items," which includes the city of Washington, D.C., and the states of Maryland, Virginia, and West Virginia, hereinafter referred to as Washington-Baltimore, that is published bi-monthly in odd numbered months ending in November each year;

2. Whereas, pursuant to Section 206(b) of the Rental Housing Act of 1985, D.C. Law 6-10, the Rental Housing Commission is mandated to determine the change, during the twelve months of calendar year 2011 in the Washington-Baltimore Standard Metropolitan Statistical Area Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) for All Items;

3. Whereas, pursuant to the requirements of Section 206(b) of the Rental Housing Act of 1985, D.C. Law 6-10, the Rental Housing Commission used the reported CPI-W for calendar year 2011 in the Washington-Baltimore Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) for All Items;

4. Be it resolved that the Commission determined the 2011 change in the CPI-W for the Washington-Baltimore SMSA was 3.6%.

5. Pursuant to the requirements of Section 202(a)(3) of the Rental Housing Act of 1985, D.C. Law 6-10:[2]

    (a) The Rental Housing Commission hereby certifies that the rent adjustment of general applicability, to become effective on May 1, 2012 shall not exceed 3.6% of the rents in effect on April 30, 2012; and

    (b) The Rental Housing Commission adopts the Certification and Notice of Rent Adjustment of General Applicability, effective May 1, 2012, in the

[2] As amended by D.C. Law 16-145, the "Rent Control Reform Amendment Act of 2006." See 53 D.C. Register 6688 (Aug. 18, 2006)

form annexed hereto and directs its transmittal to the District of Columbia Office of Documents for publication in the District of Columbia Register.

PETER B. SZEGEDY-MASZAK, CHAIRMAN

RONALD A. YOUNG, COMMISSIONER

MARTA W. BERKLEY, COMMISSIONER