A RESOLUTION

23-521

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

September 22, 2020

To declare the existence of an emergency with respect to the need to amend the Rental Housing
        Act of 1985 to extend the deadline by which the Office of the Tenant Advocate must
        develop the Rent Control Housing Database and transfer administration and maintenance
        of the database to the Rental Accommodations Division.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this
resolution may be cited as the "Rent Control Housing Database Deadline Extension Emergency
Declaration Resolution of 2020".

Sec. 2. (a) On July 20, 2017, the Publicly Accessible Rent Control Housing
Clearinghouse Emergency Amendment Act of 2017 went into effect, tasking the Office of the
Tenant Advocate ("OTA") with the development of a user-friendly, Internet-accessible, and
searchable database for the submission, management, and review of all documents and relevant
data that housing providers are required to submit to the Rental Accommodations Division
("RAD") within the Department of Housing and Community Development pursuant to the Rent
Stabilization Program. The current statutory deadline by which OTA is required to complete the
database and transfer administration and maintenance to RAD is September 30, 2020.
        (b) To complete the database and transfer it to RAD by the statutory deadline, OTA
proposed and began implementation of a 6-phase process including assessment, design, vendor
selection, development, testing and modification, and demo completion, with an anticipated
completion date of July 20, 2019. OTA completed the assessment and design phases of the
project by April 30, 2018, and moved on to the vendor selection phase in coordination with the
Office of Contracting and Procurement ("OCP").
        (c) As of September 2020, the project is just entering the development phase due to
delays during the vendor selection phase that were beyond OTA's control. Initially, OCP
provided a timeline for vendor selection that anticipated the contract would be awarded by July
30, 2018. However, the contract was not awarded until August 7, 2020.
        (d) The selected vendor requires time to understand RAD's workflows and processes
associated with housing provider submissions. Taking this into account, along with the time
needed for the development itself, the vendor estimates that it will need 12 months to complete
its work on the database. This timeline would allow OTA to complete the final 2 phases of the

database project (testing and modification, and demo completion) and transfer the database to RAD by December 31, 2021, with an expected rollout of the demo version for internal testing by August 2021.

(e) The Rent Control Housing Database Deadline Extension Emergency Amendment Act of 2020 will extend the deadline by which OTA must develop the database from September 30, 2020, to December 31, 2021.

(f) It is important that the deadline be extended to accommodate the delays described herein and to provide OTA with a reasonable amount of time by which to complete the database project.

Sec. 3. The Council of the District of Columbia determines that the circumstances enumerated in section 2 constitute emergency circumstances making it necessary that the Rent Control Housing Database Deadline Extension Emergency Amendment Act of 2020 be adopted after a single reading.

Sec. 4. This resolution shall take effect immediately.