



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA
CLEVELAND PARK • MASSACHUSETTS AVENUE HEIGHTS •
WOODLAND-NORMANSTONE • WOODLEY PARK

Single Member District Commissioners

01-Samuel Littauer (Secretary); 02-Adam Prinzo (Vice Chairperson);
03-Janell Pagats (Chairperson); 04-Erin Beard; 05-Zach Shaben;
06-Jay Bose; 07-Gawain Kripke (Treasurer); 08-Rick Nash

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ANC 3C Resolution 2025-CONSENT
Preserve Housing Affordability through TOPA

WHEREAS housing affordability is critical for the District of Columbia to be a thriving city;

WHEREAS DC's Tenant Opportunity to Purchase Act (TOPA) gives tenants the right of first refusal when their building is sold, allowing them to potentially purchase the building themselves or assign their purchase rights to a developer;

WHEREAS TOPA allows for nonprofit developers and tenants to preserve housing as affordable when they may not otherwise have the opportunity to leverage a financially competitive proposal in the free market; This power has enabled the preservation of thousands of affordable units in DC;

WHEREAS protecting access to TOPA, and ensuring there are funds available for tenants to use the rights endowed by TOPA, is an essential way to preserve affordable housing in DC and is a critical way for residents in DC to have self-determination in the ownership of their buildings when put up to sale;

WHEREAS the RENTAL Act, as written by the office of the Mayor, disenfranchises tenants by stripping them of their TOPA rights based on where they live. It takes away the right to negotiate from tenants who live in all buildings constructed or renovated since 2000, all buildings with affordability covenants, and all buildings where the majority of units produce an average rent above 80% of AMI (market rate buildings);

WHEREAS opposing the RENTAL Act and removing the RENTAL Act from the FY25 budget language would preserve the protections of TOPA and allow it to continue its critical protections.

THEREFORE BE IT RESOLVED, that Advisory Neighborhood Commission 3C calls upon the Council of the District of Columbia to vote NO on the RENTAL Act, and remove the RENTAL Act and all anti TOPA provisions in the budget language;

BE IT FURTHER RESOLVED, ANC3C designates Commissioner Jay Bose, ANC 3C06, to represent the Commission in all matters relating to this resolution;

BE IT FURTHER RESOLVED, in the event the designated representative Commissioner cannot carry out their representative duties for any reason, the Commission authorizes the Chair to designate another Commissioner to represent the Commission in all matters relating to this resolution;

BE IT FURTHER RESOLVED, Consistent with DC Code, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions, and opinions of individual commissioners, insofar as they may be contradictory to or otherwise

inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

Attested by

A handwritten signature in black ink, appearing to read "Janell Pagats", written in a cursive style.

Janell Pagats
Chair, on July 21, 2025

This resolution was approved by voice vote on July 21, 2025, at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 8 commissioners) was present.