



**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Dupont Circle Advisory Neighborhood Commission 2B**

September 20, 2017

Councilmember Anita Bonds  
Chair, Committee on Housing and Neighborhood Revitalization  
Council of the District of Columbia  
1350 Pennsylvania Avenue NW, Suite 404  
Washington, DC 20004  
[abonds@dccouncil.us](mailto:abonds@dccouncil.us)

RE: DC Council Bill B22-0315 – the “TOPA Accessory Dwelling Unit Amendment Act of 2017”

Dear Councilmember Bonds:

At its regular meeting on September 13, 2017, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 8 of 8 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (8-0-0):

WHEREAS, there is proposed legislation in front of the Council of the District of Columbia to amend Tenant Opportunity to Purchase Act (TOPA) rules so that renters of accessory dwelling units of owner-occupied homes would not have TOPA protections,

WHEREAS, this change is being proposed in order to increase the rental housing supply because TOPA is a disincentive for homeowners to rent accessory dwellings,

WHEREAS, ANC 2B believes that there is a housing affordability crisis within the District of Columbia and that the District should incentivize the creation of new housing supply as well as the better utilization of existing buildings,

WHEREAS, the proposed change, while beneficial, should be amended to include neighborhoods like Dupont Circle,

WHEREAS, Dupont Circle has had many homes, for over one hundred years, which feature an owner-occupied home as well as an accessory rental unit, primarily in the RA and RF zones, but they are legally separate units rather than accessory dwelling units, and

WHEREAS, ANC 2B believes that if homeowners in other neighborhoods can rent out one accessory unit in their home without TOPA restrictions, homeowners in our

neighborhood and other neighborhoods across the District of Columbia should benefit from this change too.

THEREFORE, BE IT RESOLVED that ANC 2B urges the Council of the District of Columbia to amend TOPA so that it does not apply to renters in accessory units to primary housing units in the Dupont Circle neighborhood as well as the lower-density neighborhoods that the legislation is written for.

BE IT FURTHER RESOLVED that ANC 2B urges the Council of the District of Columbia to study whether owner-occupied homes with multiple accessory units, such as an owner-occupied row house with three or four total dwelling units, should be included in this amendment to TOPA as well.

Commissioners Daniel Warwick ([daniel.warwick@dupontcircleanc.net](mailto:daniel.warwick@dupontcircleanc.net)) and Nicole Mann ([nicole.mann@dupontcircleanc.net](mailto:nicole.mann@dupontcircleanc.net)) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole", with a long horizontal flourish extending to the right.

Nicole Mann  
Chair