

1 A PROPOSED RESOLUTION
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5 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA
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9 To declare the existence of an emergency with respect to the need to exempt from the Tenant
10 Opportunity to Purchase Act of 1980 the transfer of the real property that is located at
11 1395 Aspen Street, NW and known as Karin House from the District of Columbia to
12 SOME, Inc.

13 RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this
14 resolution may be cited as the “Karin House TOPA Exemption Emergency Declaration
15 Resolution of 2023”.

16 Sec. 2. (a) Karin House is a 40-unit building that has been developed on the former
17 Walter Reed campus to provide affordable housing and supportive services for seniors. Karin
18 House was developed and is operated by SOME, Inc.

19 (b) The District currently owns the land where Karin House is located (the “Parcel”). The
20 Parcel is subject to the Master Walter Reed Ground Lease, dated November 10, 2016, between
21 the District and TPWR Developer LLC (the “Master Developer”).

22 (c) In turn, the Master Developer entered into a Ground Sublease Agreement, dated April
23 24, 2020, with SOME with respect to the Parcel.

24 (d) Under the Ground Sublease Agreement, the District will transfer fee ownership of the
25 Parcel within 1 year of the date when Karin House reached 50% occupancy and obtained a

26 permanent certificate of occupancy. Those requirements were met on April 30, 2023, so the
27 transfer will occur by April 30, 2024.

28 (e) Generally, the transfer of fee ownership triggers tenants' rights under the Tenant
29 Opportunity to Purchase Act of 1980 ("TOPA"), and these rights can be assigned or sold to a
30 third party.

31 (f) Although there are no known efforts to exercise TOPA rights with respect to the
32 transfer of Karin House, the Council desires to exempt the transfer from TOPA in order to
33 facilitate the efficient transfer of Karin House from the District to SOME for use as long-term
34 affordable housing for seniors.

35 Sec. 3. The Council of the District of Columbia determines that the circumstances
36 enumerated in section 2 constitute emergency circumstances making it necessary that the Karin
37 House TOPA Exemption Emergency Act of 2023 be adopted after a single reading.

38 Sec. 4. This resolution shall take effect immediately.