



ARLINGTON COUNTY TRANSPORTATION COMMISSION

2100 Clarendon Boulevard, Suite 900, Arlington, VA 22201  
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December 6, 2016

Ms. Libby Garvey, Chair  
Arlington County Board  
2100 Clarendon Boulevard  
Arlington, VA 22201

RE: Short-term Residential Rentals

Dear Chair Garvey,

I am writing to express the view of the Transportation Commission regarding the proposed ordinance regulating short-term residential rentals.

**The Transportation Commission, by a vote of 6-0 recommends that the County Board adopt the ordinance language that a) does NOT require an off-street parking space and b) prohibits the creation of new off-street spaces on a property with an accessory homestay.**

The Commission heard this item at its meeting on Monday November 21st. The Commission heard a presentation from County staff. There was one speaker, Jim Hurysz who spoke on the addition of accessory homestays in neighborhoods putting Arlington on a "more car diet".

Our Master Transportation Policy is to "Ensure that minimum parking needs are met and excessive parking is not built." It is also our policy to "Discourage off-street surface parking, particularly when it is located between the curb and the building face."

Requiring an off-street parking space for accessory homestay uses, even in our Metro corridors, would certainly result in excessive off-street surface parking being built. It would not be consistent with our transportation policies nor with our stormwater goals and it would subsidize and encourage car trips in our residential neighborhoods.

Prohibiting the creation of new off-street spaces on a property with an accessory homestay would be consistent with other accessory business uses and would help ensure that accessory homestay uses stay consistent with the character of their neighborhood.

Present and voting were commissioners Warren, Schroll, Perkins, Slatt, Price, and Weinstein

I am happy to answer any questions at 571-482-8454 or [chris@dodgersden.com](mailto:chris@dodgersden.com).

Best,

Christopher Slatt,  
Chairman



Holly Bray, Chair

CITIZENS ADVISORY COMMISSION ON HOUSING

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December 9, 2016

Hon. Libby Garvey, Chair  
Arlington County Board  
2100 Clarendon Boulevard, Suite 300  
Arlington, VA 22201

RE: Short-Term Residential Rentals

Dear Ms. Garvey:

At its December 1, 2016, public hearing, the Citizens Advisory Commission on Housing considered amendments to the Zoning Ordinance to allow for short-term residential rental use in a residential dwelling unit.

The Commission advises the County Board to support the Zoning Ordinance amendment to allow for short-term residential use. The Commission feels that it is important to have this use be permitted in the Zoning Ordinance with limitations that protect the character of residential neighborhoods and that ensure that basic health and safety measures are in place. The Commission also understands by getting regulations in place, Arlington has an opportunity to inform the State's decision in 2017.

While the Commission supported amending the Ordinance to allow for this use, we did have a couple of concerns with the amendment. The Commission agrees with the Planning Commission's recommendation to remove the owner occupancy requirement to allow renters to host accessory homestay when consistent with their lease but keeping the primary residency requirement of 185 days/year. Low-income residents in the County tend to be renters and the Commission feels that renters should have the same opportunities as homeowners to take advantage of this additional income. In addition, while the Commission understands there are issues with the Building Code, they feel that allowing short-term rentals in multi-family residential rentals should be looked at in the future. The Commission felt that the current proposal does not limit the supply of housing for long-term residential use due to the restriction that it must be your primary residence. The Commission feels strongly that should remain a requirement.

Since the proposal was developed so quickly and with limited public input, the Commission believes there are many unanswered questions. One such example includes questions regarding the ordinance and its compliance to the Fair Housing Act and the American's with Disabilities Act.

The Commission vote on the motion was 7-4. Members in favor are Mr. Borthwick, Mr. Blank, Ms. Bray, Mr. de Ferranti, Ms. Desai-Seltzer, Ms. Hogan and Mr. Withers with Mr. Berkey, Mr. Browne, Mr. Certosimo and Ms. Gee against.

Those voting against the ordinance felt that the process lacked adequate thought and study, did not include the typical Arlington process, was too quick, and was forced due to other reasons. It was stated that the short-term rental business is a disruptive business model and not enough thought has gone into the ordinance to put in place an ordinance that will properly regulate or monitor this business. They were concerned about many unanswered questions such as how this impacts Arlington's hospitality industry and the accessibility issues mentioned above.

We thank you in advance for considering our concerns.

Sincerely,



Holly Bray  
Chairman