



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

April 25, 2017

Chairman Phil Mendelson
Chair, Committee of the Whole
Council of the District of Columbia
1350 Pennsylvania Avenue NW, Suite 504
Washington, DC 20004
pmendelson@dccouncil.us

RE: DC Council Bill B22-0092 – the “Short-Term Rental Regulation and Affordable Housing Protection Act of 2017”

Dear Chairman Mendelson:

At its regular meeting on April 12, 2017, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 9 of 9 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (9-0-0):

WHEREAS, ANC 2B represents a dense urban area with a diverse mix of business and residential uses,

WHEREAS, ANC 2B residents have observed an increase in short-term rentals in recent years,

WHEREAS, ANC 2B recognizes the need to maintain a sufficient supply of long-term housing in the neighborhood; the need to provide residents flexibility on the use of their private property while minimizing negative impacts on the surrounding neighborhood; and the need to end the operation of illegal hotels that utilize multi-unit residential buildings that are subject to DC rent control provisions,

WHEREAS, ANC 2B recognizes that there are a variety of property owners who offer short-term rentals including but not limited to:

1. Hosts who share their primary residence by frequently renting out a guest room while they are present.
2. Hosts who list their primary residence during extended absences for work travel.
3. Hosts who list a basement apartment adjoining their primary residence.
4. Hosts who are not subject to rent control (own fewer than 4 units) who list one or more of their units.

5. Hosts who are subject to rent control (own 4 or more units) who list one or more of these rent controlled units.

WHEREAS, ANC 2B residents have expressed concerns regarding the proposed “Short-Term Rental Regulation and Housing Protection Act of 2017” and the significant constraints and burdens it places on homeowners, and

WHEREAS, ANC 2B believes that the proposed legislation is overly restrictive, does not take into account the unique living situations of local residents living in the nation’s capital and the needs of visitors, and does not address its stated goal of increasing affordable housing in the neighborhood.

THEREFORE, BE IT RESOLVED that ANC 2B opposes the Short-Term Rental Regulation and Housing Protection Act of 2017 as it is currently proposed.

BE IT FURTHER RESOLVED that ANC 2B further urges the DC Council to significantly revise short-term rental regulations after working with ANC 2B, the Dupont Circle Citizens Association, and our constituents who are concerned with the potential loss of property rights from legitimate businesses.

As part of this process of better engaging with the community, ANC 2B believes that the following need to be well managed and regulated:

1. Ensuring that short-term rentals are licensed to the same safety standards as any residential rental unit.
2. Ensuring that hosting platforms list only short-term rentals that have the appropriate business licenses.
3. Ensuring that such regulation does not unduly restrict residents’ ability to rent out their permanent residence while they are away and while they are at home.
4. Avoiding unduly restricting residents’ ability to earn income from their private property.

Commissioners Nick DelleDonne (nick.delledonne@dupontcircleanc.net) and Nicole Mann (nicole.mann@dupontcircleanc.net) are the Commission’s representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,



Nicole Mann
Chair