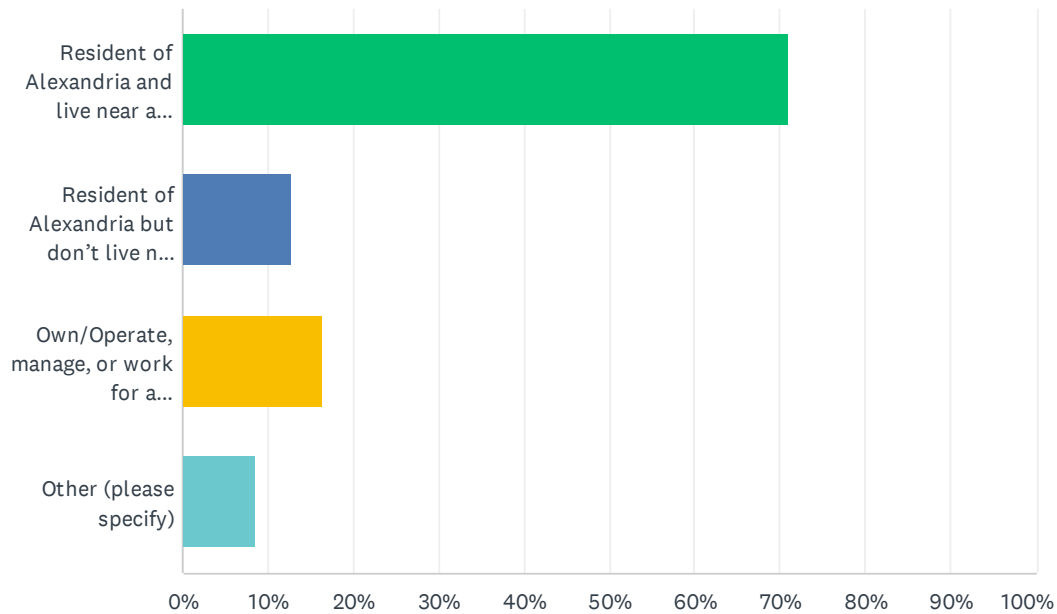


Q1 Please select all of the following that apply to you:

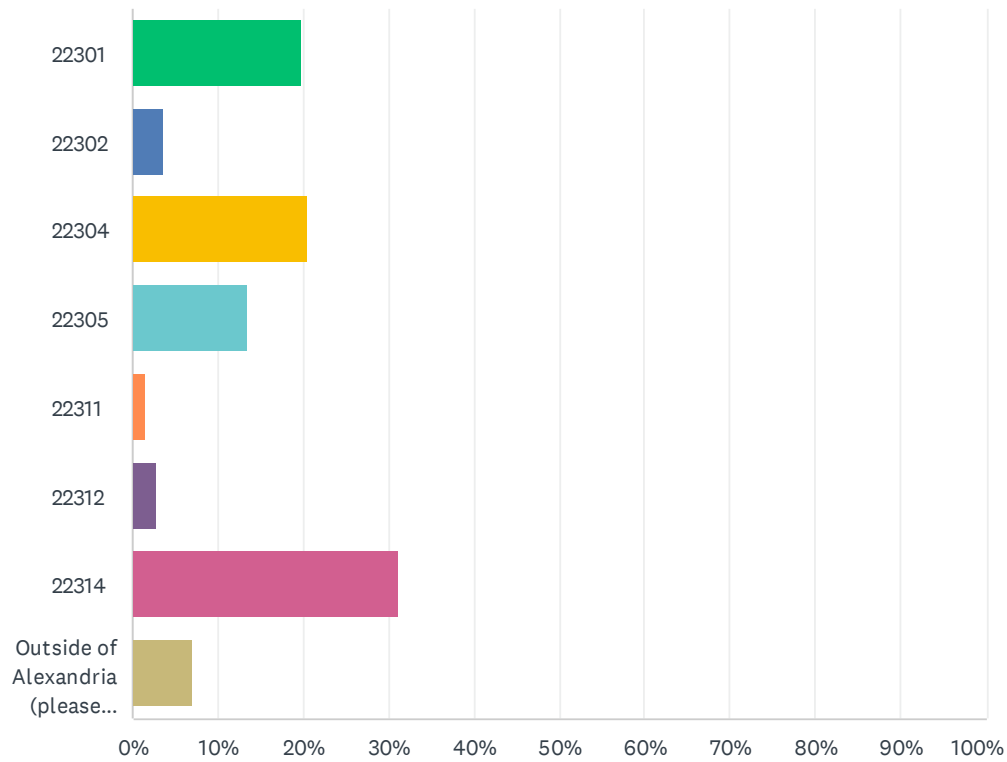
Answered: 141 Skipped: 0



ANSWER CHOICES	RESPONSES	
Resident of Alexandria and live near a short-term rental	70.92%	100
Resident of Alexandria but don't live near a short-term rental	12.77%	18
Own/Operate, manage, or work for a short-term rental operator	16.31%	23
Other (please specify)	8.51%	12
Total Respondents: 141		

Q2 What is your zip code?

Answered: 141 Skipped: 0



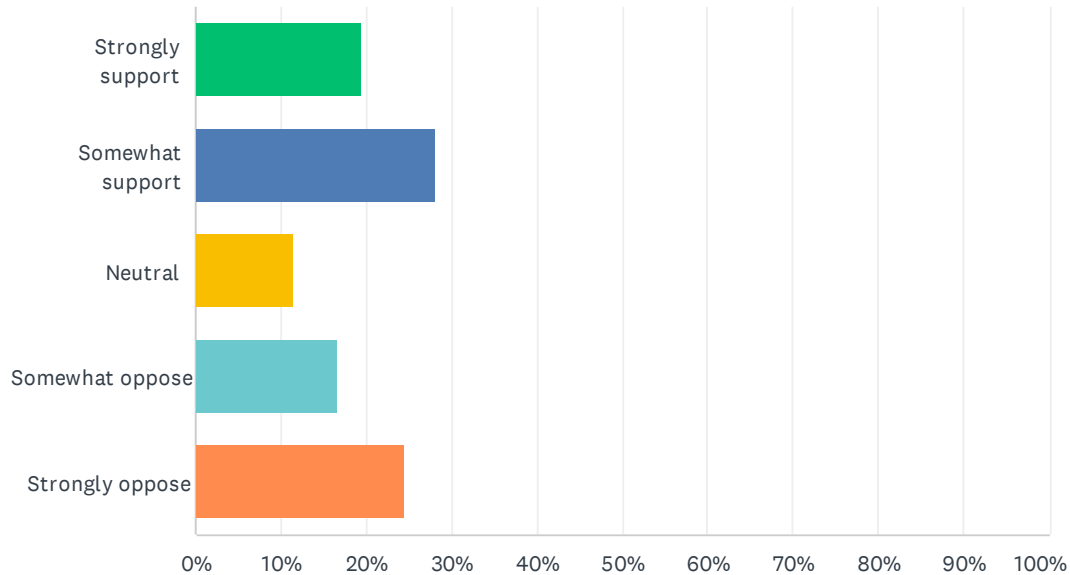
ANSWER CHOICES	RESPONSES	
22301	19.86%	28
22302	3.55%	5
22304	20.57%	29
22305	13.48%	19
22311	1.42%	2
22312	2.84%	4
22314	31.21%	44
Outside of Alexandria (please specify):	7.09%	10
TOTAL		141

Q3 What is your email address? If you choose to provide your email address, we may use it to follow up for more information and/or keep you informed on this topic.

Answered: 78 Skipped: 63

Q4 How do you feel about the proposed standards for operating a short-term rental in Alexandria?

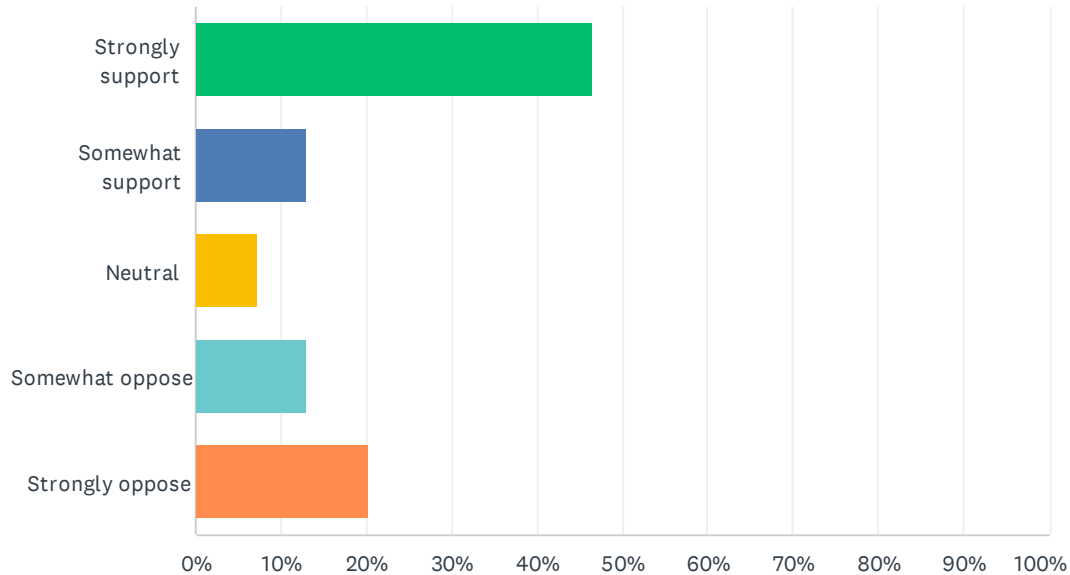
Answered: 139 Skipped: 2



ANSWER CHOICES	RESPONSES	
Strongly support	19.42%	27
Somewhat support	28.06%	39
Neutral	11.51%	16
Somewhat oppose	16.55%	23
Strongly oppose	24.46%	34
TOTAL		139

Q5 How do you feel about the proposed permit requirement to operate a short-term rental in Alexandria?

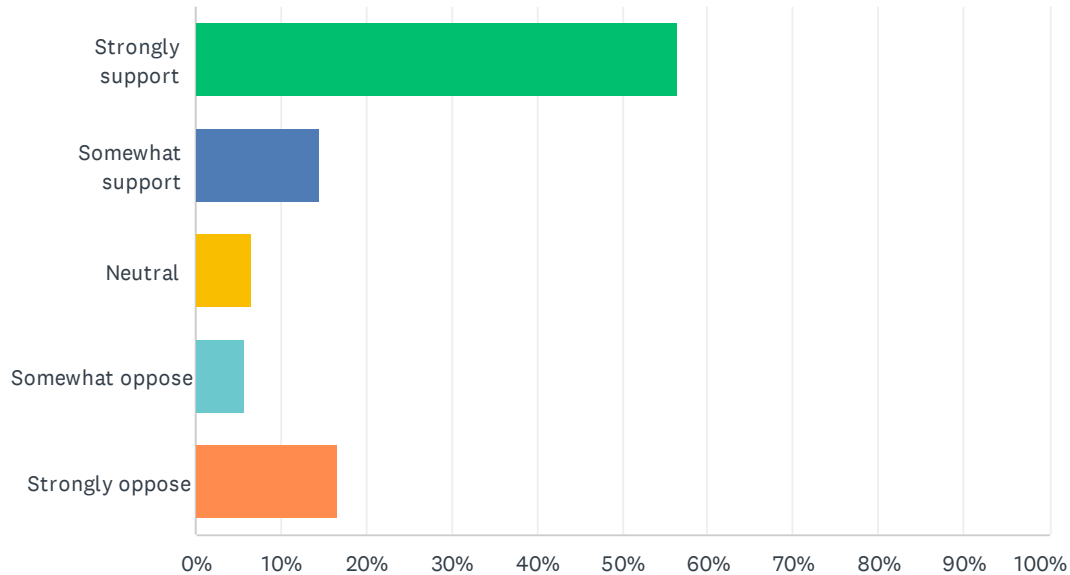
Answered: 138 Skipped: 3



ANSWER CHOICES	RESPONSES	
Strongly support	46.38%	64
Somewhat support	13.04%	18
Neutral	7.25%	10
Somewhat oppose	13.04%	18
Strongly oppose	20.29%	28
TOTAL		138

Q6 How do you feel about the proposed regulations that would allow the City to revoke or deny a short-term rental permit?

Answered: 138 Skipped: 3



ANSWER CHOICES	RESPONSES	
Strongly support	56.52%	78
Somewhat support	14.49%	20
Neutral	6.52%	9
Somewhat oppose	5.80%	8
Strongly oppose	16.67%	23
TOTAL		138

Respondent	Question #7: Do you have any additional comments regarding the proposed short-term rental regulations or permit requirements specifically?
1	Do these requirements also address property maintenance standards? We have large trees in our neighborhood and at one house that is a 365 day/year rental, an adjacent neighbor had issues about unkept/overhanging trees in the backyard. How can issues like that be rectified?
2	
3	The city needs to specify who is responsible for what. For example, with the neighbor notification, is the city going to do this or are they expecting the airbnb owner to. They should also give details on enforcement. How are they going to make sure every Airbnb owner has a Good Neighbor Guide, occupancy limits in place, etc?
4	More regulation the better. Short term rentals can be a neighborhood nuisance; not always, but regularly enough.
5	i am disappointed the banning of parties in short term rentals was removed was removed from the proposed regulations. i strongly support the city providing sufficient resources and staff to enforce the new regulations.
6	The proposed need to hold owners more accountable. It does not do enough to keep the short term rentals accountable for renters that litter, illegally park, are loud. Short term rentals need to also be more accountable for shoveling sidewalks in the winter. They don't do it.
7	Tired of insensitive and disrespectful STR owners, who have no stake or regard for the neighbors whose livelihoods are directly affected. Please do more to enforce. Also SO frustrated by the STR visitors who bring dogs and NEVER clean up after them! It's a health hazard and so disgusting!
8	All the regulations we can get are great. The rentals are getting out of hand! We're losing our neighborhoods.
9	Please make sure the regulations and enforcement have some teeth. The rentals in our neighborhood cause much angst and there is no accountability for the owners or the guests...
10	I fully support regulations, assuming there will be clear paths to enforcement. I live near multiple STRs and they are often a total nightmare for our block. Would also like to see regulations include pet policies for STR guests; we have recurring issues with visitors bringing dogs and failing to clear up after them. Thank you.
11	Being able to have autonomy while keeping fees low over short term rentals is peril to successfully managing them. Prefer the city to engage a little as possible
12	Leave homeowners with flexibility to Air bnb homes. I would like to be able to do this if I leave the area with my current property. Air bnb rentals have not caused any issues in Del Ray where I live.
13	
14	There are 9 STRs (full homes) within 300 yards of my home in warwick village. To my knowledge 8 are not on airBnB but operated by realtor/managers who are unresponsive. Parking, parties, trash, noise, are recurring issues. When we shared a wall with an adjacent STR (since sold to an occupant owner) there were 3-5 different cars parked in our parking every week and guests used our trash and recycling when theirs filled. Although we solved this issue, we see the piles of trash in front of the other STRs around us every week and it's a constant topic of discussion on Ancell and Kennedy Streets. This is unsustainable in the longterm.
15	Concerned about the fee for the permit. Would also like to see more about the process to reapply for a permit if revoked.
16	I think short term rentals should be regulated as it can impact residential life. I don't oppose them as they have market place, but is should not be every home on every block.
17	In addition to 311 - which can take over an hour to respond and limited to the tech savvy - include ALX PD non-emergency line as another option to capture complaints and respond
18	I wish short term rental was allowed in my area

Respondent	Question #7: Do you have any additional comments regarding the proposed short-term rental regulations or permit requirements specifically?
19	For a city making \$3M dollars in tax revenue for providing no services of its own, any permit fee should be negligible such as \$25.
20	I understand the need to regulate STRs, but the study has discounted the benefit to travelers who get to feel like a local. Also, the city is already gaining huge revenue boost from the operator and shopping taxes, plus revenue to restaurants and retail, why tax the operators again with fees, particularly residents, we're struggling small businesses.
21	Please clearly define the impact on the rental of Timeshare time units. I own vacation time with Wyndham Vacation Resorts. The resort is Wyndham Old Town Alexandria located at 1757 King Street Alexandria, VA 22314. I rent my units through the AirBnB platform but have none of the impacts addressed in the video with residents of Alexandria. What exceptions can be made for AirBnB hosts that rent out units that are part of a commercial entity? Sincerely, Jorge Garza
22	Not supportive. Don't over regulate.
23	
24	
25	
26	The proposed regulations and permit requirements do absolutely nothing to address the real and significant parking concerns caused by short-term rentals. I live on a street in the Taylor Run area. The building next to me is a small, 9 unit apartment building that was purchased by a developer two years ago and turned entirely into short-term rentals. Although the building has a parking lot that provides each unit one parking spot, there are no restrictions on the number of cars guests can bring. That has severely exacerbated parking issues on my street which does not have any other permitting requirements for parking. Prior to this unit being entirely short-term rentals we did not have any issues finding on-street parking. Now there are multiple cars parked on our street that do not get moved for days/weeks at a time and it is extremely difficult to find parking near my home. Even if each unit brought one additional car, that would still be nine new cars that need to find parking on my street. This is not an instance of one short-term rental mixed in among dozens of other units where the additional car can likely be facilitated. This is an entire building filled with short-term rentals, all of whom can bring as many cars as they'd like. At a minimum, the city should limit short-term rentals to two cars per unit and short-term rental operators should be required to collect car make/model information from their guests. Furthermore, these regulations do nothing to address the fundamental issue plaguing my neighborhood: an entire apartment building has been purchased by a developer and is now operating strictly as short-term rentals. This is no different than a hotel being right next door with transient guests coming and going at all hours of the day and night. The city should consider regulations that prevent such a situation in the future.
27	
28	1) You indicated having received extensive input expressing concern about the impact of additional vehicles into already tight street parking situations -- yet you then said one of your modifications has been to remove the proposed requirement for a parking plan. Does that not seem to be a disconnect? Parking is a real concern and rather than stepping away from this issue it would seem a topic meriting increased attention and control. 2) You note that the city can or might issue citations for violations -- but is that a matter of judgment left up to individuals? If part of the effort to seek support for these measures is rooted in the understanding that violators will be held to account, it risks damaging that trust and engendering discontent if it turns out reported violations do not in fact result in penalties. 3) For notifications to neighbors by short-term rental properties, when you note a shift from those within 200 feet to just abutting properties, do you in fact mean those properties that would be subject to notification for city hearing issues, as you mentioned? That is different than what "abutting" actually means to a layman according to the dictionary and would have to be explicitly defined to avoid confusion. 4) This survey unfortunately will not do a very good job of capturing respondent input given that it is structured in a way that, apart from this final opportunity for comment, simply asks three very broadly-focused questions without giving the chance for more nuanced differentiation. Individuals might be quite happy with some of the proposals and have issues with others -- but by allowing for just a generalized reply that might end up as neutral or somewhat support or somewhat oppose, you fail to capture this sentiment.
29	I am strongly opposed to short-term rentals in general, because we are in a housing shortage. These short-term rentals could and SHOULD be available for long-term housing. It also takes these units off the market for sale, which further adds to the housing shortage.
30	
31	
32	
33	Managing a short term rental is already extremely overwhelming and if I had to do it again at times I would greatly appreciate not having to go through more hassle. I have in the past always selected my short term tenants carefully and no neighbor ever had to complain. I want to keep things easy that way
34	Again, I am opposed to putting an additional burden on someone running a small business, a str, such as a yearly fee of around \$400.00. This is an unnecessary tax, when the city is collecting a sales tax already. It is costly to set up a site, and the city should encourage a business that brings more revenue thru restaurants, carry outs, and general spending

Respondent	Question #7: Do you have any additional comments regarding the proposed short-term rental regulations or permit requirements specifically?
35	This is too much regulation. I rent a room in my home and this could put be out of business. Don't any want more government interference and additional fees.
36	I don't think the City should regulate short-term rentals.
37	No
38	
39	Since 2018, Our Airbnb has brought thousands of dollars for Alexandria county. Guests loved it and the neighbors welcomed the dynamics of hosting home-away. So far so good. Don't change anything. Thank you!
40	I would not be able to afford my mortgage if I am unable to rent.
41	
42	I believe that the proposed changes are unnecessary as it seems the short term rentals that are operated today are well managed and bring tourists to the city
43	Please don't change our current rights as owners. This is our income and how we support our families.
44	The proposed regulations reduce notice of new permits to adjacent properties. The Lynhaven Civic Association asked that civic associations be given notice. This is important to encourage communication with STR operators and should be put back into the regulations.
45	
46	I would still like to see a mandatory regulation that the person operating the rental lives within 15 miles of the city.
47	Need to provide more information about what kind of violations would result in a citation.
48	Given the affordable housing issues in the city there should be limits on the number of STRs in the city and within a neighborhood
49	Is there a limit to how many short term rentals per block? My block has two and there is also one behind me.
50	We live next to a STR and share a porch with them. We have absolutely no way to get in contact with the actually owners of the house since the owners lease to a group who then Airbnbs. We have various pictures/videos of the guests on our property, breaking steps etc and it seems like there is nothing we can do about it. It's incredibly disruptive!
51	annual fee is too costly!!!
52	remove the STR registration exemption for real estate agents - they should abide by the same regulations
53	
54	
55	Residency requirements need to be in place for multiple short term rental owners. They are hoarding houses that folks could move into.
56	Dear Alexandria City. I read and saw the presentation of the results on potential changes to the short-term rentals here in Alexandria. It doesn't look like much has changed, but I suspect careful consideration went into the results. Considering Alexandria's age and beauty, we want to preserve it for those who want to add to the community and way of life here. Noise, pollution (garbage), and difficult parking (most of us park on the street) can add to the stress of life, and I have seen it/heard it firsthand from a short-term rental. I know that we cannot/should not remove short-term rentals. Still, responsible ownership, with the thought of keeping Alexandria's tax-paying, historic homeowners wanting to continue to live here, should be at the forefront of the government's mind. As this is considered in the future, please know that the people who live near/beside these short-term rentals are those ones who ultimately negatively pay for the decisions made.
57	Instead of only providing notification to directly adjacent neighbors of the STRP, all neighbors on the affected block should be given not only notification of a new permit issue, but contact information for the owner/rental agent for reporting issues regarding new and existing STRPs.
58	This effort seems to be a proposed solution in search of a problem. I would like the City to publish the exact number of complaints received regarding short term rentals in the City for the last year. I would also like the City to publish how many hours the staff has expended on this, what seems to me, non-problem. I don't plan to rent my house. But, I do object to what appears to me to be a total waste of city resources in evaluating this non-problem. Doesn't the existing noise ordinances cover any of these "problems"?

Respondent	Question #7: Do you have any additional comments regarding the proposed short-term rental regulations or permit requirements specifically?
59	Noise, trash and parking continue to be problematic with short term rentals in Old Town. And if you are not an abutting neighbor there is no way to notify violators without calling the police, a waste of precious resources. You need to address this.
60	
61	STR operators must be fined if they do not have a permit. It does not seem the current penalties are being enforced. However, there should be no permit fee since occupancy taxes are already significant. Residents should be able to find out if a unit is registered in their own.
62	Definitely need a parking plan to address occupancy of 3 or more bedrooms. Put a limit on number of vehicles permitted? By location? If a 4 or 5 bedroom unit is rented to 4 or 5 couples, each with a car, where will they all park in old town? Also worried about enforcement capability. Who will respond to a noise complaint lodged after quiet time expires?
63	
64	I like the slide with the online survey responses breakdown by zip code. It would be nice to also see the breakdown of STR locations by zip code. You may find that the STR impact some places in the city more than others -- which also impacts the "total housing stock" percentage in those specific neighborhoods. Your calculation on how many STRs are in the City appears to be low (just based on online searches in looking for STRs). Is that just the number of those that have registered? The presentation revealed that the people who live near the STR are the least favorable to them. This part of the population is impacted the most and should carry a greater weight than people who have no experience with them. Otherwise you risk the spread of this dissatisfaction as STRs become more pervasive. The slide covering the removed regulations is startling. All of the items listed for removal are good ideas; and the insurance and parking requirements should remain a must-have. The presentation basically said the City can't enforce, so it isn't going to require. The is not a good reason for why it isn't going to support residents that live near STRs. Regarding only requiring notifying abutting properties, if you live in a condo building, does this mean only the left & right attached units? What about above & below? What about across the hall? Diagonally across the hall? The 200 foot rule is much more inclusive of the people impacted. The Goals of the Regulations are not consistent with the impact of the proposed changes. The most of the changes in the regulations are deregulations of the issues that impact nearby residents the most. Thank you for looking into this important issue. Please keep in mind how you can best support Alexandrians over visitors as you move forward in planning.
65	Owners should be required to be present at the STR when guests are present... similar to DC and NYC. The home attached to mine has an absentee owner and unresponsive operator (Cozy Suites.) Last night, there were children screaming & running. Because the renovations done to the house are not up to code (the addition to the house is on stilts instead of an actual foundation) the running vibrates both houses and echos even louder into my bedroom since it's on the 1st floor. I contacted cozy suites, 311, Norris, and the police. The chaos finally a stopped around midnight but I did not get a response from Norris or Cozy Suites over the complaint. I can also hear the guests shouting again this morning. If the owners were present, this would not happen. I rent a room on Airbnb to offset the cost of living in the area. My guests are never this loud.
66	I live in a condo in Cameron Station. When my kids with grandkids come to visit, there is not enough room for them, and I'd like the rules to permit an easy low cost (i.e. not discouraging to owners) option for a condo or townhouse short term (week or less) rental to host them in Cameron Station.
67	These survey questions seem to only allow for varying degrees of supporting the City's proposal and not actually asking about resident feelings on STR regulations. Questions about notifications, permit fees and parking are all relevant to those of us living close to an STR. This plan seems watered down and weak. \$300-400 a year is an insignificant permit fee and should be increased significantly. If rooms are renting for \$300-400 per night, increasing the fee to a percentage of revenue or several hundred dollars a month is more than reasonable. Eliminating the controls for parking and notifications for residents is a miss for ensuring those actually affected have recourse. A "good neighbor guide" is meaningless and carries no weight in ensuring residents are not adversely affected by these for-profit businesses operating next door. Likewise, removing the insurance documentation requirement removes a safeguard that any damage caused by clients of the STR to neighboring property will be adequately covered. In all, this seems like it is heavily biased to STR operators and away from residents. Drastically increasing the permit fee can enable the City to better regulate these businesses operating in residential areas.
68	Thanks for continuing to regulate short term rentals.
69	
70	I want to better understand how the regulations will limit the use of short term rentals for parties. I want to know how many STRs are ADUs.
71	
72	Your proposal, including the proposed revisions, only increases favors to rental operators and developers (no surprise there), and it makes rentals and their users more of a nuisance for residents who have to live near them. You are taking advantage of your citizens and neighbors. Leave the policy and zoning requirements as is. Having a chipper AI generated presentation doesn't mask your true intentions. Listen to your residents first and foremost. Think about them and not just your developers. Thank you for asking.

Respondent	Question #7: Do you have any additional comments regarding the proposed short-term rental regulations or permit requirements specifically?
73	
74	I think the number should be capped, and non-resident owners prohibited. We currently have at least 7 airbnbs w/in a block each direction- and those are just the ones we know about from observation. Most landlords who live locally are wonderful. Even so, we don't want all our 'neighbors' to be tourists or those working at the pentagon a couple weeks. Honestly it is a constant revolving door that gets old fast. The ones not locally overseen and often the ones that are problematic!
75	I don't have an issue with short term rentals because they bring revenue to our community. I understand they can impact the cost of housing but prices will grow in Alexandria regardless.
76	The proposed regulations seem to rely on operators and short-term renters to do the right thing. And it comes at the expense of residents. As we see with dockless scooters and bikes, this does not work. The proposed regulations need more teeth.
77	
78	Although I support shutting down nuisance STRs, quiet hours, educating guests and operators, among other suggestions, requiring operators to respond within one hour 24 hrs/day seems draconian.
79	There should only be one short-term rental allowed per each property. For example, I believe there is a duplex in the neighborhood which are both short-term rentals (or soon to be as one appears to still be undergoing renovation). They are currently adding accessory structures in the back yard that may also be short term rentals. This should not be allowed - especially since there is no offstreet parking for any of the units. Higher density should help people get housing - it should not be used for short-term rentals.
80	Anyone within a block of a STR should be notified of an STR. I didn't know that trash cans must be off the curb so quickly. In future I'll call 311.
81	I think the cost of the permit is overly burdensome, particularly for own-occupants who only occasionally rent their unit out. We should encourage as much flexibility of accommodations as we can (while enforcing rules against nuisances for neighbors). Our economy relies on tourism, and AirBnB stays are an important piece of this; we shouldn't make it overly burdensome to operate one as long as the property is not a nuisance. For on-site owners, the fee should be waived
82	
83	For the most part, the changes seem very reasonable and helpful to owners/agents/operators. Thank you. Please reduce the permit fee from \$300-\$400 to a much lower fee. Suggest \$200 or lower. Also, increase the time the operator/agent has to respond to infractions to 2 hours, rather than just one. Also, please change the operator/agent 24/7 rule to respect the health needs for sleep. Suggest that agents/operators be allowed a grace time of between midnight and 6:00 a.m. where they get a reprieve.
84	
85	There are 10+ short term rentals within one block of my house. Mostly OK although it would help if you limited guest parking passes to 2/property. And actually enforce the rules. The City relies on neighbors for enforcement really increases resentment.
86	This is unnecessary. Just enforce the existing Code regulations on noise, parking etc.
87	n/a
88	We should not allow the STRs when we have several hotels. STRs ruin neighborhoods and communities by having people coming through constantly and not providing roots in the community. It destroys the fabric of our community and makes this city less friendly.
89	I hate short term rentals and don't even want it anywhere in the city. We pay too much money for homes and taxes to have to deal with the chaos, confusion, and constant influx of new short-term guests in our neighborhoods. Short term rentals is a safety risk for home owners and their families in neighborhoods where there is a constant influx of people we don't know. I dislike the concept of short term rentals so much.
90	The city is adding unnecessary regulation and cost. The city must eliminate the permit requirement, permit cost, and neighbor notification. Additionally, the city needs to hold the actual renter, not the operator, accountable for many of these violations, such as noise and parking.
91	
92	
93	

Respondent	Question #7: Do you have any additional comments regarding the proposed short-term rental regulations or permit requirements specifically?
94	I strongly oppose any/all overreach by the City of Alexandria with regard to short-term rentals. This is another way for the CoA to make revenue off the back of hard working City of Alexandria home owners. It is unacceptable and a gross overreach. I am vehemently opposed to any/all permits which require landlords to pay the CoA, if they choose to rent out their homes on a short-term basis. My neighborhood has short-term renters and we have never encountered any negative incidents with the landlords or the short-term renters. It's been a positive experience.
95	We would rather not have airbnbs in our residential neighborhoods. I think they could work better in commercial areas.
96	since these are a business, I feel they should be regulated to include having inspections to address safety and compliance adherence, for example uncut grass, etc.
97	Ydjgsjgsjts
98	Once again the reporting is on those who live next to the offenders. That does not add to one's enjoyment. Of course this causes friction. Will the city do unannounced spot checks? I think this should be part of the process. If damage is done to an adjoining property what process is in place to have the damaged repaired, EXACTLY as it was, and paid for? We have already had a fence issue. Luckily we were home and my husband put an end to it. Hitting balls off of our brand new expensive fence and climbing on the fence to retrieve a ball that had been hit into our yard. This had never happened while the original owner lived there for 60 years. This is detrimental to our quality of life. Makes life living in Alexandria not much fun.
99	
100	The homes in my neighborhood are considered starter homes. I would say 4 out of 20 duplexes on my block are short term rentals. One short term rental is actually being perpetrated by a long term renter. So the people Airbnb-I get the duplex aren't even the owner of the house. I think it's a scam and making starters homes unaffordable for the next generation. The market has made it impossible for my family to move to a bigger home in Alexandria. I think that is, in part, due to short term rentals. It also ruins a neighborhood. We don't know who are neighbors are anymore and luckily I'm not sharing a wall with airbnbers it'd be pretty miserable if I did.
101	1) You did not state in the video about revisions whether or not you still want to charge \$400 for a permit. What do you want to charge? I believe that there should either be no charge, or the city should charge a percentage fee or tax based on STR revenues to scale with the level of operation. 2) It's still not clear to me why owners/operators of STRs need a new set of regulations when it seems to be that the biggest complaint is that existing regulations (noise, trash, parking, etc.) are simply not being enforced well. If the city isn't already issuing citations to property owners for code infractions, how does adding new items to the code help? 3) How does requiring a 1 hour response time to city citations compare to requirements of owner occupants? If an ordinary homeowner violated any given city code, how quickly are they expected to respond? Within 1 hour? What if I have a neighbor who is renting, and they commit infractions. What are the requirements for that property owner? I believe there should be parity of availability and response requirements between home owners, ordinary landlords, and STR operators. 4) I support closing down nuisance STRs. But is such a large proposal necessary to achieve this? If the only way to prohibit the operation of a business like an STR is to revoke a permit, couldn't the permit application process be simple and uninvolved (e.g., like getting a library card) and then just wait to see if any given STR operator becomes a nuisance? 5) I'm not sure I've ever visited an STR that didn't already have a binder with information about the neighborhood and about relevant local rules. I don't know why this needs to be required by regulation when so many guests already expect it. Also, when I purchased my home in Alexandria, neither the city, nor the former occupants, nor anyone else provided me with documents—but this is essential for temporary guests? 6) I don't support notifying any neighbors (it's not like I have contact info for any of the small-time landlords renting out their houses as LTRs, nor do I think they are required to do it), but I at least appreciate reducing the requirement for notifying neighbors from 200ft to only abutting properties. But I would like clarification on what counts as an abutting property. If a condo owner decides to operate their high rise unit as an STR, do they notify neighbors they share walls with? Or also across the hall? What about upstairs and downstairs? Or diagonal neighbors? What if your neighbor is a business and you don't know how to reach the building owner? What if your neighbor is an apartment building—do you notify every resident? This will need to be spelled out, as I hope it's clear that some versions of this are much easier to comply with than others. My general feedback remains the same as it was when I previously contacted the city: This seems like a whole lot of regulation to solve a problem that, by the numbers you've provided, doesn't really exist. I have very little idea why the city is spending time on this, particularly when the legitimate complaints sound actionable under existing code enforcement. I think the city needs to justify these proposals by explaining exactly how current code enforcement cannot accomplish the goals of these regulations—otherwise, it's hard to see why this is necessary. And if regulations truly are necessary to avoid problems, they should be minimally burdensome on good faith STR operators. And the regulations should not require anything from them that is not also required from other types of residents in similar situations, whether that be homeowners or landlords. There should be equal treatment between groups to the greatest extent possible.
102	it is still important to NOT allow parties or large gatherings - if you crack that door even a little, renters will definitely take advantage. that is what directly leads to noise violations, parking problems, and excessive trash. please do not allow parties or large gatherings at all - that is the number one problem with STR's nationwide.
103	Short term rental should not be allowed.
104	I'm disappointed that the city will not require a parking plan, particularly for STRs in Old Town. There are 2 STRs on my block of N Columbus. I favor a 1 per block limit.
105	

Respondent	Question #7: Do you have any additional comments regarding the proposed short-term rental regulations or permit requirements specifically?
106	
107	<p>The insurance requirement should be reintroduced to the regulations. I believe it IS the city’s responsibility to protect third-parties and consumers by confirming operators have appropriate liability insurance. A guest should not have to establish that the owner has the ability to make them whole in the event of a mishap. An example of this type of government intervention is the requirement that car owners carry insurance. The city should require an inspection of STRs to ensure the facility meets building and fire safety code requirements. The city has a duty to ensure STRs provide a safe environment for guests. A hotel or apartment building has to meet code; to do so is not left up to the building owner’s discretion. The maximum occupancy formula of 2/BR + 2 likely works well for most STRs. However, the STR on my street claims it has 7 bedrooms. Yes, it is a large house, but it isn’t sitting on farm land. Our neighborhood has sub-standard lots so the impact of potentially 16 guests is acute. Parking and noise* become an issue for nearby residents, not the crowding inside the house. The regulations should have some provision to place constraints in exceptional cases such as this. *I understand that the regulation addresses noise. In this case I’m not referring noise such as a party on the patio. Rather, a large occupancy STR presents unique noise issues such as multiple arrivals and departures of vehicles and guests (with and without luggage) at various hours of the day. Reinstate the annual fee for permits. Rather than a flat fee, it could be pro-rated based on expected or historical occupancy rates. The fees collected could be used to off-set the expense of enforcement. My family frequently use STRs when we travel. It’s been my experience that hosts are more responsive to guests needs as well as diligent in communicating behavior expectation for guests in those jurisdictions where there is appropriate regulation of STRs.</p>
108	<p>Short term rentals (Air BNBs) should not be allowed in 22304 residential neighborhoods with single-family houses. A major problem is that “improvements” are being made to these rental properties by developers that drive up the assessed value & taxes on surrounding properties. This could be a tactic to drive out single family resident owners. 8 renters could mean 8 extra cars to exacerbate parking concerns. Extra noise could further destroy the quiet of our peaceful neighborhood. The needs of tax-paying residents are being ignored for the sake of this commercial venture benefiting developers. The assessed value of the improved and upgraded Air BNBs should not impact or increase the amounts of property taxes paid by residential owners. For one house a block away, the total rent sought was over twice the cost of my highest mortgage payment. \$100 extra cost for parking in the driveway. This was fir a longer term rental. Senior homeowners are being badgered through calls, letters, and emails trying to get them to sell their homes so that more Air BNBs can be run. I opposed the proposed regulations and revocation rules because I do not want Air BNBs at all. The City has gained several new hotels. Tourists have plenty of places to stay without the Air BNBs which cut into hotel industry profits. We should be reading and evaluating the text of the actual proposed regulations, not being intertwined by the video with “Alex” and “Andrea.” The Virginia state legislature needs to impose statewide strict laws and regulations on Air BNBs.</p>
109	<p>I live across from one and the amount of trash generated and left on the curb is a constant issue. No one deals with it or corrects the owner and it's a hazard.</p>
110	<p>The city needs to prohibit parties at Air BnB’s. Occupants come in for a weekend, and cause chaos with little recourse for residents. Air BnB permits should be revoked when a noise ordinance violation occurs. Furthermore, the city needs to establish maximum amount of weekends you’re able to rent a property to prevent the purchase of affordable real estate solely for this purpose. It’s also critical that you’re required to have a local area representative so large out of town firms are restricted in their ability to purchase properties. Finally, apartment complexes should not be allowed to operate their non-rented apartments as long term Air BnB’s. Carlyle Mill is doing this, and it impacts the availability of market rate housing in the city. It should be a prohibited practice.</p>
111	
112	<p>I think there should be a list of landlords that allow short term rentals in their properties provided to interested parties. Searching for properties and landlords has been challenging.</p>
113	<p>I think more regulations should be put into whether these are not the primary residence of the owner. Housing is already limited and short term rentals, in other than primary residences, are essentially removing those options for the renters/owners that live in those communities.</p>
114	<p>It would be nice if rental companies had to let tenants know that the building they live in is also being regularly used for short-term rentals if that is indeed the case. Specifically, The Foundry at 2470 Mandeville Lane. Residents have expressed curiosity over whether this is happening, would just like to know either way.</p>
115	<p>I am opposed to lifting the prohibition on parties at short term rentals. By doing so, you encourage more large gatherings. The 24-hour mass occupancy rule is not enough. There is a short term rental across the street from us and it is the only house in the neighborhood that is constantly having 10+ people gather, which is loud and disruptive. Removing the party rule will make this worse. However, after watching the informative video you all made, I am now aware that this STR on French Street, Alexandria is in violation of several ordinances (overflowing trash every week; failure to bring trash bins back in every week), which suggests to me that residents are simply not aware of current regulations and are not reporting these violations. I would encourage ALX to more broadly advertise (by snail mail) the current rules and regulations, and how residents can report violations. People specifically use STR in non-respectful ways that they would not use their own properties, and I hope that ALX takes enforcement of regulation seriously and reconsiders the party rule.</p>
116	
117	<p>Strongly opposed to allowing parties and events for numerous reasons- noise, parking, trash, security, etc.</p>

Respondent	Question #7: Do you have any additional comments regarding the proposed short-term rental regulations or permit requirements specifically?
118	<p>Once again, the city staff put forward an arbitrary and capricious proposal that is not supported by the very data it collected. As I recommended in the prior iteration of these regulations, the city should not impose this new penalty of \$400 annually on the admittedly small number of owner occupied homes that operate a STR in their home. As the city repeatedly stipulates in its videos, these STR operators are not the problem. The issues of trash, parking, and noise are at what the city calls “party houses,” those non owner occupied STRs that rent out the entire home. Simply stated, the owner occupied homes that have a STR within them are not the problem and should not be punished at the expense of the others. The simple and data supported compromise, if any changes are made, is to exclude owner occupied homes operating STRs from these new penalties. Beyond this obvious exception, the city should make clear the following points before it proposes adding any more restrictions on a property owner’s use of their own private property: 1. If enforcement is lacking now under the existing rules, how does it expect enforcement to increase with only ~1FTE (\$400/yr x 700 units = 280,000/yr). The police simply don’t respond timely or consistently to existing issues. The city admits this. Adding one non enforcement (non police) staff will simply not address the issue. 2. Why is the current registry, and existing 3 strikes penalty (see City code 3-2-152(e)) is ineffective, or how these new regulations will suddenly make a three strikes policy effective? Once again, we have the laws on the books. Penalizing residents who simply want to be able to afford to live in this increasingly expensive area is bad policy. And the city’s own data doesn’t support it. This seems to be an example of doing something for the sake of doing something. We should never enact new policy unless it is supported by data; otherwise, we are legislating based on guess and emotion. Meanwhile, real people will be penalized for this facially appearing “good idea.” I applaud staff for conducting this study and making the data available. This is important information. But proposing these new rules, without excepting owner occupied homes with STRs in them, doesn’t make sense.</p>
119	It doesn’t go far enough.
120	Have the City Council members and Mayor been paid a kickback to revoke all of the initial improvements they were looking to make? This is a disgrace to the residents who live in close proximity or are attached to these properties. There is zero denotation in these policies to address people who live in Old Town and have serious light, noise and historic property issues. My neighbors who have on several occasions asked for historic properties to have different regulations have completely been ignored. It is time to segment different regulations for these properties.
121	The majority of short term rentals that I am aware of (including the two directly next to me) are inconsiderate and unreachable. Their cleaning folks utilize my yard, trash, parking, etc. and they take away from my community by denying other families or people like us to live here and enjoy what we have. The short term rentals devalue the neighborhood.
122	The risk of weekly loud parties is TOO HIGH at short term rentals. They need stringent, enforceable regulation. Noise ordinances do NOT protect us from invasive noise now. occupancy limits may relieve parking but NOT NOISE. Noise comes primarily from loud SPEAKERS. I should not have to cope with the weekly visitors who smoke in my air and blast their music into my private home. They wouldnt behave this way in their own neighborhoods. There is no recourse Short term rentals are the worst, most frequent offenders of good-neighbor behavior.
123	Proposal to change from 200 feet for notification to "abutting" properties is a mistake. I live on a corner and directly across the street is an STR. I presume that my property would not be considered an "abutting" property, but I can directly see it, hear it, and am affected by parking etc. I should be notified as if my property is "abutting". Also, I would support a scaled licensing fee based on number of days per year of operation, and whether it is a 'mom and pop' property owner, as compared to a corporate entity (as the case of the STR by my house).
124	You have removed the biggest issue which is parking plan.We currently live where permits are required but no enforced. We have three STRs on our street and they tend to park in front of our house at the end of the street, leaving us without parking near our home. Parking permits are needed after 5pm - not before. The permits do not help in anyway. The STR parking has been very difficult and reduced our quality of life.
125	
126	I do not think think the 200 foot neighbor notification should be revoked as in OT narrow lots mean close proximity even if not abutting. I also strongly believe that the continuous “small” celebrations that are likely by changing sets of guests are disruptive as this exceeds typical resident practice. Stronger regulations should be promulgated and enforced.
127	Prohibit multiple str’s within 100yds of each other
128	Tour video doesn't explain the current standard. Only that it's not going to change.

Respondent	Question #7: Do you have any additional comments regarding the proposed short-term rental regulations or permit requirements specifically?
129	<p>Why are parties back on the card!?! This is total insanity. If you add the majority who wish to revise regulations and those who want it banned entirely THEY are the majority. You are driving any families completely out of the city. As you know I live next to an Airbnb and it has been complete hell—I elected Aliya and the city council based on the fact that the city seemed to care about all of the issues true residents face and I am unsure how we are going backwards? Come visit my residence if you wish to see how me, my husband and daughters are affected or reference all of my zoning commission and mayor late night 3 am emails. 305 N Washington. You all have completely ignored separate regulations for historic properties which is ruining old town. Please at least revise the occupancy difference for historic districts so they don't destroy our joined beams and properties. I am begging you at this point..... Any violations must be resolved within one hour," staff said. —this is a pipe dream if you think that passing short term rental owners to do their job is effective. And if good neighbor guides worked we wouldn't have these problems to begin with. I feel the "all are welcome" approach you are trying to convey is instead isolating all of the people who want to truly have a life in Alexandria, not just a holiday. I am so severely disappointed that all of my cries of desperation have fallen on deaf ears. Please please please listen to us and represent us—the excruciatingly worn out and tired residents who now have no voice. Who made this??? I will happily throw a party outside their home at 3 am and see how well they sleep. I this is totally untrue and the source of all problems that have tortured old town residents—"The prohibition on parties and special events removed," staff said. "The 24-hour per day maximum occupancy limit will be enough to control and enforce against the large parties residents are concerned about. It would be a bit of overreach to stop guests from having small celebrations."</p>
130	<p>Our ADU is on our property where we reside, and we take great care in managing it and ensuring that it does not impinge on our neighbors or their daily ongoings, because we care about being great neighbors which I believe is probably the case for anyone else who manages an ADU on their property where they reside. It is explicitly stated in our ADU site on Airbnb to respect our neighbors and their properties, and we have already instituted quiet hours from 10pm-8am which we feel is reasonable and honor ourselves. I do not feel it is reasonable to burden those in this same situation who take great care of the ADUs and emphasize positive neighbor relations. Nearly all of the neighbors on our block have my phone number, including those directly adjacent to our property on all corners. I would appreciate the city making some differentiation in these regulations between those who live on site as opposed to owners who are not resident/within a specified range. Those who live on site are more invested in ensuring minimal disturbance and positive neighbor relations. Certainly a neighbor should have the ability to file a complaint to the city, and the city should make that available. But for individuals who live on site with an ADU, it is a great overreach to make individuals jump through these hoops just to operate a short term rental. Perhaps, non-residents and residents with a certain number of complaints should be subject to these regulations, not those who are already doing a good job. Thank you for considering and for asking for feedback.</p>
131	<p>Parking plans should NOT have been removed. Have you all not heard the city residents complain we don't have enough parking as it is in the places these short-term rentals are most prevalent! These are non-residents which means they will more often than not come with vehicles. We just keep adding to the problem with no solutions offered by the city.</p>
132	<p>I do not support an annual fee that is quite large. Owners already pay real estate tax. The quiet time is a bit much. 10 pm is sufficient. And we already have noise ordinances. Seems like this is a bit of overkill on everything. And is there a limit on guests? This was not clear? Two per bedroom and then again a total of four? I have 4 bedrooms, and limit guests to 8. Are you proposing a limit of 4 guests per night in a STR? I would suggest that the city encourage STRs, not inhibit them. The city could create a map of restaurants and museums for STRs to encourage guests to spend money in the city. Highlight what is attractive to guests. I thought the city already had a permit requirement, in the form of registration with the city? Have there been problems with STRs? thank you</p>
133	<p>I want the ability to easily check if a house is permitted (if the neighbor notification thing doesn't go through). The house behind me is a STR but I don't believe it has a permit on the books. I want to make sure it's fixed but I don't know who or what to contact. 311?</p>
134	<p>The number of STR rentals should be limited so blocks do not become over burdened by them. Issuing parking permits should be limited. Parking enforcement needs to be more frequent.</p>
135	<p>NO Short-Term-Rentals in neighborhoods. Period.</p>
136	<p>Short-term rentals should not be allowed as they create nuisances for neighbors.</p>
137	
138	<p>As a resident with 2 short-term rental properties as direct neighbors, I feel that there needs to be an even higher bar set for operators. One operator of a fairly new short term rental knowingly deceived our family and "acted" as if they were going to be moving in when in fact they were operating the property as a short term rental. There was outright deception by the operator thus setting up a scenario for animosity from the start because the operator mislead multiple neighbors. I believe written notification to property owners directly abutting the property AND directly across the street should be provided notification (if that is not currently in the regulations). Since this property has begun short term rentals, there have been some family friendly renters but there have been 2 occasions where there were late night parties and I had to contact Airbnb as I was unsure of who/how to contact the city to report these violations. That is why alerting the close in neighbors is critical to create a successful outcome for these short term rental property operators. If I had been aware that I should also report these late night parties to the city, this operator would have 2 strikes against them based on our experience in the last year since this property began operation.</p>

Respondent	Question #7: Do you have any additional comments regarding the proposed short-term rental regulations or permit requirements specifically?
139	<p>If you are looking for more unregistered short term rentals, I think you will be successful. I have considered renting part of my residence but am totally turned off by the overstep of the City government (and, for the record, I'm a liberal). You are using a ridiculous example of San Bernandino County where the percentage of STRs must be greater than 1%. They worry about STR impacting the housing market because rich people are buying in lower cost areas and then renting to people who are also likely wealthy. In our high cost area, having a STR may actually make housing stock more affordable. I have lived here all my life and my father was helped to remain here until his death because of the income from renting part of his house. Aren't there already regulations regarding noise and trash? Can I park my car on the grass in the front yard? I hope not. I always that this was so Fairfax County. You are giving grouchy neighbors (who might not even be owners) the power to make other homeowners (and City staff) miserable with potentially frivolous complaints. I wish there was something to protect my tenants from such a tenant in a neighboring unit who complains he can hear the people push the chairs under their dining table and that he can hear the kids during bath time. I'm sure the hotel lobby would enjoy further restrictions on STR but I believe STRs bring more tourism to our City and the hotel tax is not the only benefit. With less than 1% of housing stock in this category you are proposing solutions in search of a significant problem. If Old Town people are most grumpy about it make sure you are enforcing the current laws which likely apply to all residents of Alexandria. Thanks to the outsourcing of parking enforcement, your parking regulations are finally being enforced so that should go a long way in solving the parking issues.</p>
140	<p>The City is short on housing as it is. The last thing we need is short term housing.</p>
141	<p>After living through too many parties hosted by short-term rental people resulting in noise, trash, and drunken participants, I strongly oppose ANY short-term rentals in my community (Dowden Terrace). The dearth of police officers on the West End has resulted in NO follow-ups.</p>