

**TO: Mayor and City Council
City Manager**

DATE: August 2, 2002

SUBJECT: Housing Conservation Districts

Four housing conservation areas are recommended for consideration as a part of the City's proposed Rental Housing Registration and Inspection Program. Descriptions and statistics for these four Housing Conservation Districts are listed below, and a map of the four districts is attached.

CITY-WIDE STATISTICS

The 2000 Census shows a total of 3,880 housing units for Williamsburg, and a total of 3,619 occupied housing units. Of the occupied housing units, 1,602 (44.3%) are owner-occupied, and 2,017 (55.7%) are renter-occupied.

The City property tax records show a total of 3,964 housing units. Of these units, 1,649 (43%) are designated as owner-occupied, and 2,270 (57%) are designated as non-owner-occupied. These are very close to the 2000 Census figures.

Numbers for owner-occupied and non-owner-occupied dwelling units were derived from the City's property tax records. A property where the mailing address for the owner was the same as the street address for the property was considered an owner-occupied property. A property where the mailing address for the owner was different from the street address for the property was considered a non-owner-occupied property.

The City property tax figures can be broken down further:

Single-family dwellings

Total	1,759
Owner-occupied	1,181 (67%)
Non-owner-occupied	578 (33%)

Townhouse dwellings

Total	401
Owner-occupied	257 (64%)
Non-owner-occupied	144 (36%)

Condominium dwellings

Total	475
Owner-occupied	256 (54%)
Non-owner-occupied	219 (46%)

Apartments

Total	1329
Owner-occupied	0
Non-owner-occupied	1329 (100%)

Total for Williamsburg

Housing units	3,964
Owner-occupied	1,694 (43%)
Non-owner-occupied	2,270 (57%)

HOUSING CONSERVATION DISTRICTS

The original proposal for the Registration and Inspection of Rental Dwelling Units program had a single Housing Conservation Area. The new proposal has four Housing Conservation Areas, based on the statistics listed below for the individual areas, and on the following factors that are listed in the revised ordinance:

- Areas with a high proportion of rental units to total units
- Age of buildings and structures
- Areas that are associated with high levels of complaints and/or history of code compliance violations
- Areas with a history of excess trash, litter, and debris
- Proximity to the College of William and Mary and the Colonial Williamsburg Historic Area
- Areas with large numbers of nonconforming uses
- History of residential structures that lack facilities that provide the minimum levels of health, safety and welfare to the occupant including the dilapidation of buildings and other structures
- Overcrowded conditions
- Prevention of further deterioration of existing residential buildings

Housing Conservation District #1 – Richmond Road Area

This district includes covers the residential areas along the Richmond Road corridor from Monticello Avenue to College Corner, as well as the downtown residential areas centered on Scotland Street from Richmond Road to Nassau Street. The housing unit statistics are listed below:

<u>Neighborhood</u>	<u>Total units</u>	<u>Owner-occupied</u>	<u>Non-owner-occupied units</u>
West Williamsburg	54	16 (30%)	38 (70%)
Matoaka Court	32	17 (53%)	15 (47%)
College Terrace	36	31 (86%)	5 (14%)
West Williamsburg Hts.	60	28 (47%)	32 (53%)
Braxton Court	21	8 (38%)	13 (62%)
Crispus Attucks	18	14 (78%)	4 (22%)
Downtown area	117	11 (9%)	106 (91%)
<i>Richmond Rd. Totals</i>	338	125 (37%)	213 (63%)

This district is adjacent to the College of William and Mary and to the Colonial Williamsburg Historic Area. This area also provides housing to a substantial number of College students. The Sharpe Program study of off-campus housing identified 194 students being housed in this area, which was 17% of the 1,129 total off-campus student population living in the City.

This district is also made of several older neighborhoods identified by the Comprehensive Plan “Notable Features” of the Architectural Preservation District – Peacock Hill (originally developed between 1880 and 1900), West Williamsburg Heights (developed in the 1920s and 1930s), College Terrace (developed in the late 1920s and early 1930s) and West Williamsburg (platted in 1928).

Since 1993, the Building Division has responded to 170 property maintenance cases in Housing Conservation District #1 – this is 18% of the total cases (this area has 8.5% of the City’s housing units).

Housing Conservation District #2 – Jamestown Road Area

This district includes covers the residential areas along the Jamestown Road corridor from Lake Matoaka to College Corner, as well as the residential area on the west side of South Henry Street from Ireland Street to Mimosa Drive. The housing unit statistics are listed below:

<u>Neighborhood</u>	<u>Total units</u>	<u>Owner-occupied</u>	<u>Non-owner-occupied units</u>
Jamestown Road	24	18 (75%)	6 (24%)
Rolfe Road	131	12 (9%)	119 (91%)
Burns Lane	52	46 (88%)	6 (12%)
Indian Springs	77	53 (69%)	24 (31%)
Cary/Griffin/Idlewood	52	24 (46%)	28 (54%)
Chandler/Pollard	22	15 (68%)	7 (32%)
Newport/Boundary/ Idlewood	53	27 (51%)	26 (49%)
Counselors Close	54	40 (74%)	14 (26%)
S. Henry Street	35	7 (20%)	28 (80%)
Mimosa Drive	30	7 (23%)	23 (77%)
<i>Jamestown Rd. Totals 530</i>		<i>249 (47%)</i>	<i>281 (53%)</i>

This district is adjacent to the College of William and Mary and near the Colonial Williamsburg Historic Area. This area also provides housing to a substantial number of College students. The Sharpe Program study of off-campus housing identified 508 students being housed in this area, which was 45% of the 1,129 total off-campus student population living in the City (this includes 352 students in the Rolfe Road apartments, which are privately owned but leased by the College).

This district is also made of several older neighborhoods identified by the Comprehensive Plan “Notable Features” of the Architectural Preservation District – Williamsburg Business Annex and Rollo Subdivision Area (platted in several stages in the early twentieth century – this includes the Cary Street/Griffin Avenue/Newport Avenue area), Chandler Court (platted in 1925 and developed in the late 1920s – now listed on the National Register of Historic Places), Pollard Park (platted in 1930 and developed in the 1930s – now listed on the National Register of Historic Places), Indian Springs (platted in 1939 and primarily developed in the 1940s and 1950s), and the upper portion of Burns Lane (the upper portion was platted in 1929 through the 1940s, and the lower portion outside of the Architectural Preservation District was developed in the 1950s and 1960s).

Since 1993, the Building Division has responded to 122 property maintenance cases in Housing Conservation District #2 – this is 13% of the total cases (this area has 13% of the City’s housing units).

Housing Conservation District #3 – Capitol Landing Road/Page Street Area

This district includes covers the residential areas along Capitol Landing Road and Page Street from the CSX Railroad to the Colonial Parkway. The housing unit statistics are listed below:

<u>Neighborhood</u>	<u>Total units</u>	<u>Owner-occupied</u>	<u>Non-owner-occupied units</u>
Capitol Heights area	73	44 (60%)	29 (40%)
Pine Crest	50	20 (40%)	30 (60%)
<i>Capitol Landing Rd./ Page St. Area</i>	123	64 (52%)	59 (48%)

This district is adjacent to the Colonial Williamsburg Historic Area. This area also provides housing to a number of College students. The Sharpe Program study of off-campus housing identified 25 students being housed in this area, which was 2% of the 1,129 total off-campus student population living in the City.

This district is also made of several older neighborhoods identified by the Comprehensive Plan “Notable Features” of the Architectural Preservation District – Capitol Heights (platted in 1916 with houses dating from the 1920s through the 1950s) and Pine Crest (platted in 1939 and developed in the 1940s).

Since 1993, the Building Division has responded to 52 property maintenance cases in Housing Conservation District #3 – this is 5.5% of the total cases (this area has 3% of the City’s housing units).

Housing Conservation District #4 – York Street

This district includes covers the residential areas along York Street. The housing unit statistics are listed below:

<u>Neighborhood</u>	<u>Total units</u>	<u>Owner-occupied</u>	<u>Non-owner-occupied units</u>
Powhatan Park	36	21 (58%)	15 (42%)
Roses Trailer Court	42	27 (64%)	15 (36%)
<i>York Street Totals</i>	<i>78</i>	<i>48 (62%)</i>	<i>30 (38%)</i>

This district is adjacent to the Colonial Williamsburg Historic Area. This area also provides housing to a small number of College students. The Sharpe Program study of off-campus housing identified 6 students being housed in this area, which was 0.5% of the 1,129 total off-campus student population living in the City.

The Powhatan Park subdivision houses average 37 years of age.

Since 1993, the Building Division has responded to 124 property maintenance cases in Housing Conservation District #4 – this is 13% of the total complaints (this area has 2% of the City’s housing units).

Housing Conservation Districts #1 to #4 Totals

<u>District</u>	<u>Total units</u>	<u>Owner-occupied</u>	<u>Non-owner-occupied units</u>
#1 - Richmond Rd.	338	125 (37%)	213 (63%)
#2 - Jamestown Rd.	530	249 (47%)	281 (53%)
#3 - Capitol Landing Rd./Page St.	123	64 (52%)	59 (48%)
#4 - York Street	78	48 (62%)	30 (38%)
<i>Conservation Districts Total</i>	<i>1,069</i>	<i>486 (45%)</i>	<i>583 (55%)</i>

Since 1993, the Building Division has responded to 468 property maintenance cases in the four Housing Conservation Districts – this is 50% of the total cases (these areas have 27% of the City’s housing units).

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