



# 2018 Comp Plan Housing Forum

September 12, 2018

# Topics

- Short Term Rentals
- Rentals
- Affordability of Housing

# Proposed Short Term Rentals

## One Room Rentals – Requires Special Exception from BZA

- Owner Occupied Detached Single Family
- General Liability Insurance
- Property Management Plan
- Written HOA/POA Approval
- Business License with in 30 Days
- Limited to Two Persons in the Room (except minor children)
- No Meals
- One Off-Street Parking Space
- Meet All Codes and Regulations
- Maintain a Registry
- No Event Rentals
- No More Than 30 Days
- Inspections with 24 hour Notice
- May be revoked based on repeat violations

## Whole House Rentals – Requires Special Exception from BZA

Same as above with the addition of the following:

- Two transients per Room
- Number of transients limited to two times the number of rooms with the exception of minor children
- Smoke Detector and Carbon Monoxide Detector on each level of the house

# Short Term Rental Comment Period

# RENTALS

NEIGHBORHOOD & #	OWNER OCCUPIED 17-18	RENTER OCCUPIED 17-18	NOTES
<b>SINGLE-FAMILY NEIGHBORHOODS - 50+YEARS</b>			
BRAXTON COURT #17	10 (56%)	8 (44%)	
BURNS LANE #42	44 (75%)	15 (25%)	
CAPITOL HEIGHTS #33	32 (38%)	53 (62%)	
CARY/GRIFFIN/NEWPORT #39	44 (35%)	81 (65%)	INCLUDED CHANDLER, POLLARD & IDLEWOOD 2013/REMOVED 2018
CHANDLER COURT #75	9 (69%)	4 (31%)	
COLLEGE TERRACE #14	36 (88%)	5 (12%)	
COLONIAL EXTENSION #36	10 (25%)	30 (75%)	INCLUDED TYLER COURT 2013/REMOVED 2018
DOWNTOWN #38	28 (17%)	135 (83%)	
FOREST HILL AREA #31	18 (64%)	10 (36%)	INCLUDED COMMERCIAL AREA 2013/REMOVED 2018
HIGHLAND PARK #19	71 (50%)	72 (50%)	
INDIAN SPRINGS #41	50 (56%)	39 (44%)	
MATOAKA COURT #13	13 (32%)	27 (68%)	
MIMOSA #54	11 (23%)	36 (77%)	INCLUDED CAMPUS COURT 2013/REMOVED 2018
PINECREST #32	26 (52%)	24 (48%)	
POLLARD PARK #76	6 (50%)	6 (50%)	
POWHATAN PARK #35	18 (47%)	20 (53%)	INCLUDED COMMERCIAL AREA 2013/REMOVED 2018
RICHNECK HEIGHTS #45	24 (77%)	7 (23%)	
ROLFE ROAD #43	19 (13%)	129 (87%)	INCLUDES LUDWELL APARTMENTS (118 UNITS)
WALES #8	26 (51%)	25 (49%)	
WALNUT HILLS #44	82 (85%)	15 (15%)	
WEST WILLIAMSBURG #15	12 (19%)	53 (81%)	OCCUPANCY 2013 INCLUDED COMMERCIAL AREA/REMOVED 2018
WEST WILLIAMSBURG HEIGHTS #16	27 (34%)	53 (66%)	
<b>SINGLE-FAMILY NEIGHBORHOODS - NEWER</b>			
BRANDYWYNE #21	59 (73%)	22 (27%)	
CAPITOL LANDING GREEN #64	11 (85%)	2 (15%)	
CRISPUS ATTUCKS #18	13 (68%)	6 (32%)	
HOLLY HILLS #53	144 (94%)	10 (6%)	
IDLEWOOD #77	4 (50%)	4 (50%)	
LONGHILL WOODS #7	42 (93%)	3 (7%)	
PINEY CREEK #4	99 (94%)	6 (6%)	
PORT ANNE #57	92 (88%)	12 (12%)	
RICHMOND HILL #55	14 (93%)	1 (7%)	
SAVANNAH GREEN #5	34 (92%)	3 (8%)	
STRAWBERRY PLAINS #12	56 (83%)	11 (17%)	
THE COVES #56	32 (97%)	1 (3%)	
THE WOODS #51	22(100%)	0 (0%)	
YORKSHIRE #52	38 (90%)	4 (10%)	

# Rentals

## Comment Period

# Affordability of Housing



Source: Williamsburg Area Association of Realtors Report May 2018

# Affordability of Housing Comment Period



# Comprehensive Plan - Update

Please visit the website at:

[www.williamsburgva.gov/cp18](http://www.williamsburgva.gov/cp18)

**Next Work Session:**

**Short-Term Rentals &**

**Neighborhoods and Housing**

**October 24, 2018**