

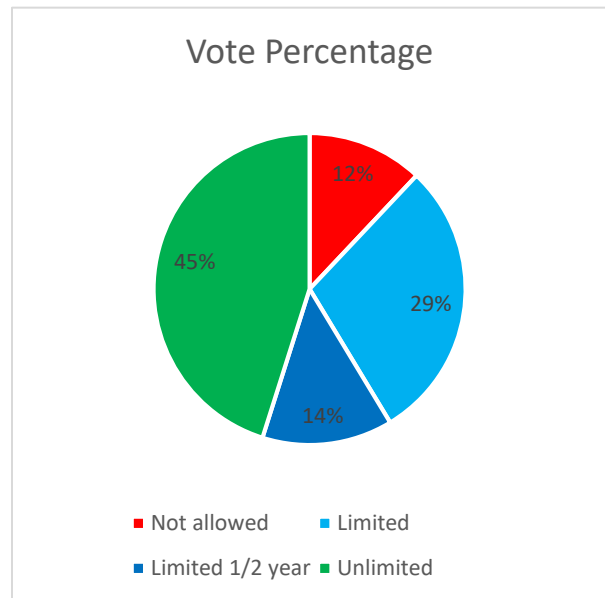
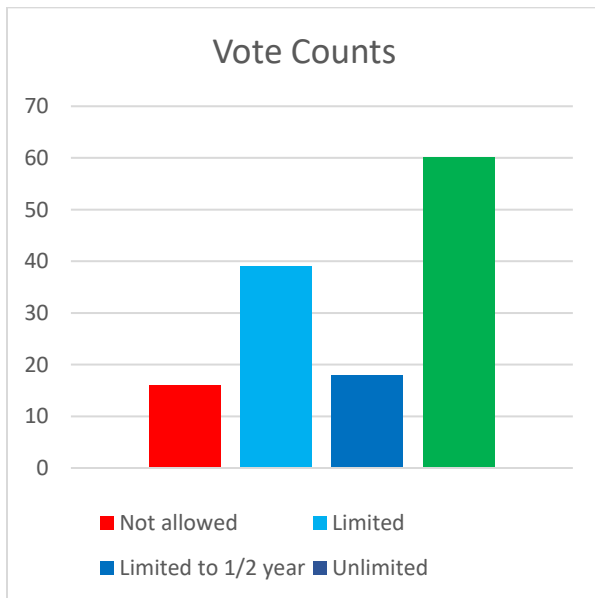
## Homestay Community Feedback from Dot Exercise and Online Survey.

This feedback does not represent a random sample. Responses are from voluntary participants at publicized community meetings and an online survey hosted on the County webpage.

In total 125 people attended one of the eleven community meetings. Fourteen people responded to the online questionnaire. Not all meeting attendees answered all questions; online participants were also able to skip questions.

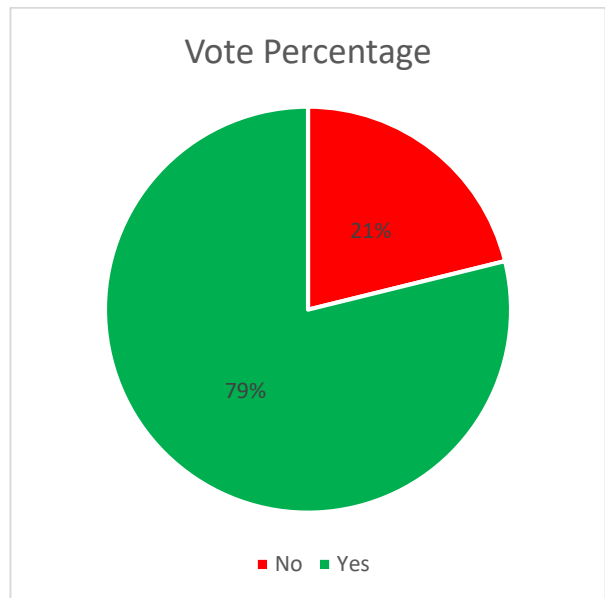
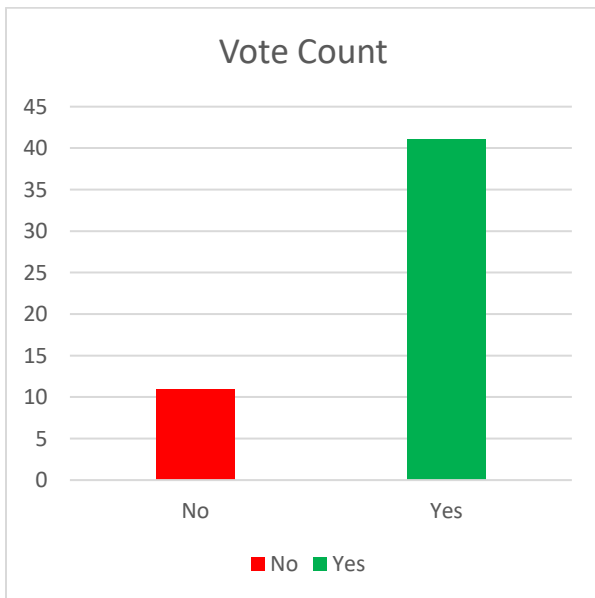
Question 1: How should whole house rentals in the Rural Areas be regulated?

Meeting	Attendees		Not allowed	Limited to 30/60/90 days/year	Limited to half year	Unlimited
Roundtable 9/7	21		0	3	4	14
White Hall 9/11	12		4	1	0	6
Stony Point 9/12	7		0	1	0	6
Red Hill 9/14	5		0	1	0	4
PL29 Hydraulic 9/18	8		0	4	0	4
VOR 9/18	6		1	3	0	0
Crozet 9/20	26		6	5	12	3
PL29 North 9/21	8		0	1	0	7
5th & Avon 9/21	12		0	8	2	0
Pantops 9/25	9		0	3	0	6
PL29 Rio 9/28	11		4	5	0	1
Online Survey	14		1	4	0	9
<b>TOTAL</b>	<b>139</b>		<b>16</b>	<b>39</b>	<b>18</b>	<b>60</b>



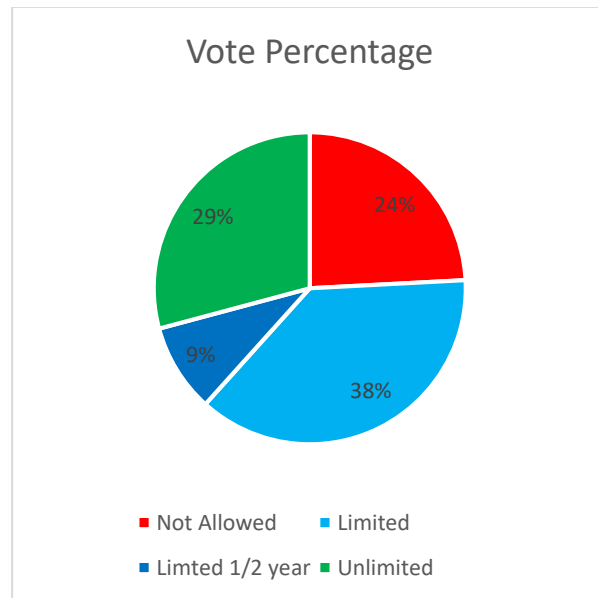
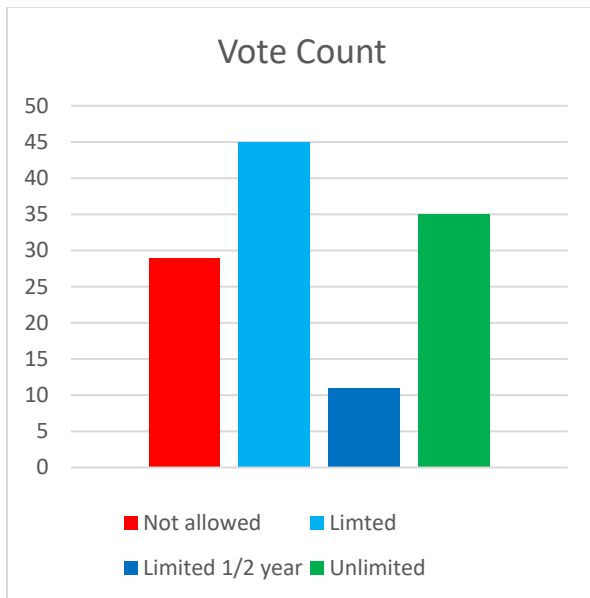
Supplemental Question: If a resident owns 2 rural area parcels that are adjacent to each other, should he/she be able to rent both properties as a single BnB (up to 10 rooms total) as if the lot lines were not present?

Meeting	Attendees		No	Yes
Roundtable 9/7	21		na	na
White Hall 9/11	12		0	1
Stony Point 9/12	7		0	7
Red Hill 9/14	5		0	4
PL29 Hydraulic 9/18	8		0	0
VOR 9/18	6		3	2
Crozet 9/20	26		2	4
PL29 North 9/21	8		0	7
5th & Avon 9/21	12		1	2
Pantops 9/25	9		0	0
PL29 Rio 9/28	11		1	5
Online Survey	14		4	9
<b>TOTAL</b>	<b>139</b>		<b>11</b>	<b>41</b>



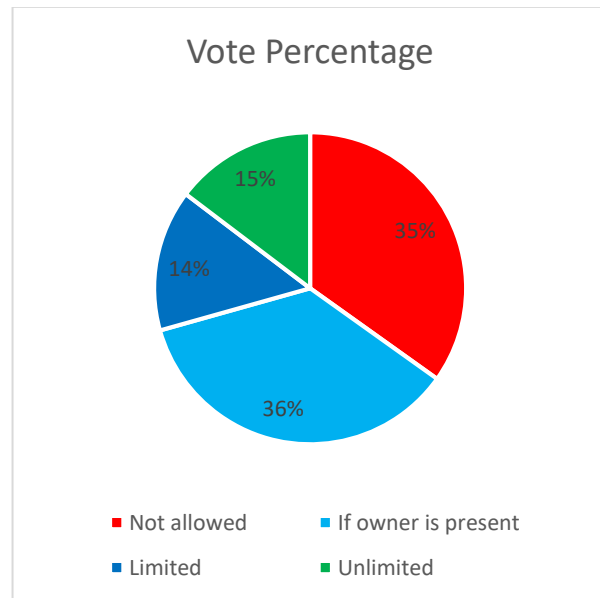
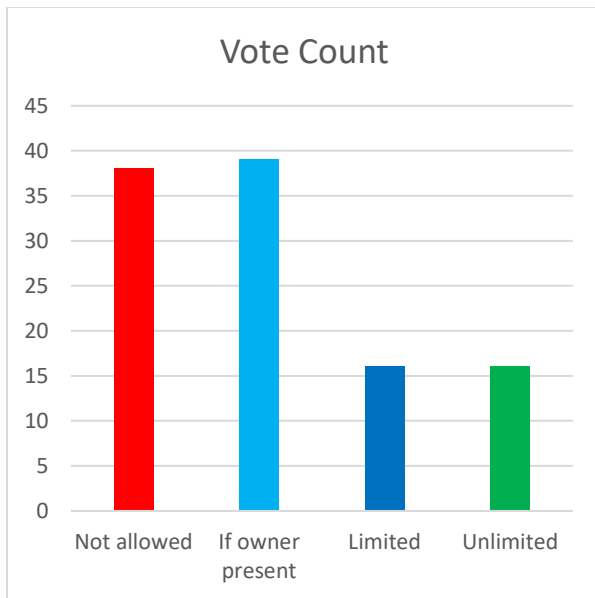
Question 2: How should whole house rentals be regulated in the Development Areas?

Meeting	Attendees		Not allowed	Limited to 30/60/90 days/year	Limited to half year	Unlimited
Roundtable 9/7	21		0	0	1	7
White Hall 9/11	12		2	0	2	6
Stony Point 9/12	7		0	1	0	6
Red Hill 9/14	5		0	3	0	0
PL29 Hydraulic 9/18	8		1	3	1	3
VOR 9/18	6		1	3	0	0
Crozet 9/20	26		6	15	4	1
PL29 North 9/21	8		0	6	1	1
5th & Avon 9/21	12		6	6	0	0
Pantops 9/25	9		0	5	1	3
PL29 Rio 9/28	11		9	2	0	0
Online Survey	14		4	1	1	8
<b>TOTAL</b>	<b>139</b>		<b>29</b>	<b>45</b>	<b>11</b>	<b>35</b>



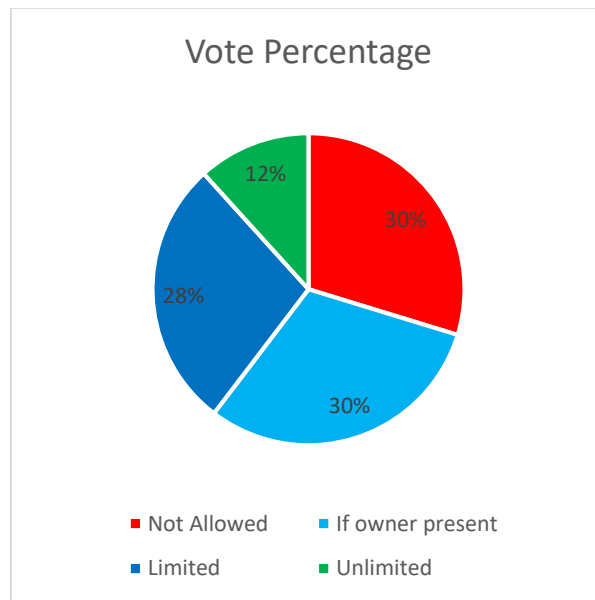
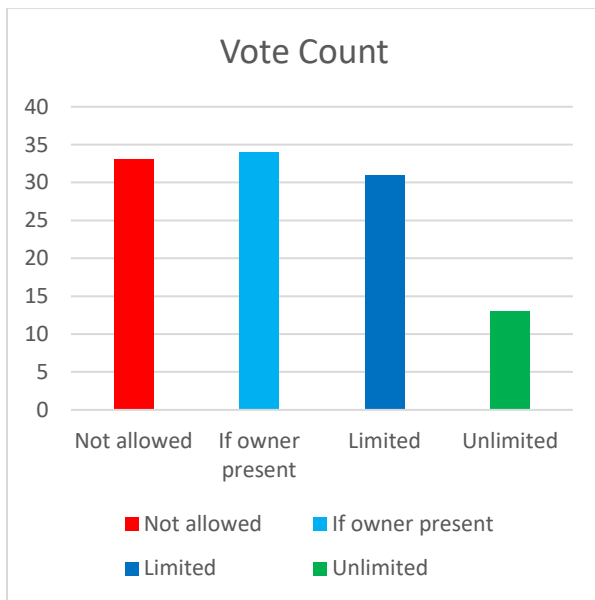
### Question 3: How should Apartments/Condos be regulated?

Meeting	Attendees		Not allowed	If owner is present	Limited to 30/60/90 days/year	Unlimited
Roundtable 9/7	21		na	na	na	na
White Hall 9/11	12		2	6	0	1
Stony Point 9/12	7		0	0	1	6
Red Hill 9/14	5		3	0	0	0
PL29 Hydraulic 9/18	8		0	6	0	2
VOR 9/18	6		1	2	1	0
Crozet 9/20	26		10	12	2	1
PL29 North 9/21	8		2	1	5	0
5th & Avon 9/21	12		8	2	2	0
Pantops 9/25	9		1	8	0	0
PL29 Rio 9/28	11		10	0	0	1
Online Survey	14		1	2	5	5
<b>TOTAL</b>	<b>139</b>		<b>38</b>	<b>39</b>	<b>16</b>	<b>16</b>



Question 4: How should rentals of Townhouses/Attached Units be regulated?

Meeting	Attendees		Not allowed	If owner is present	Limited to 30/60/90 days/year	Unlimited
Roundtable 9/7	21		na	na	na	na
White Hall 9/11	12		2	8	0	0
Stony Point 9/12	7		0	0	4	3
Red Hill 9/14	5		0	1	2	0
PL29 Hydraulic 9/18	8		0	5	1	2
VOR 9/18	6		2	2	0	0
Crozet 9/20	26		8	6	10	1
PL29 North 9/21	8		1	2	5	0
5th & Avon 9/21	12		7	4	1	0
Pantops 9/25	9		1	4	3	1
PL29 Rio 9/28	11		11	0	1	0
Online Survey	14		1	2	4	6
<b>TOTAL</b>	<b>139</b>		<b>33</b>	<b>34</b>	<b>31</b>	<b>13</b>



## Community Comments.

What are some potential benefits for the County or homeowners if the regulations are changed?

Homeowners can more freely rent out rooms in any capacity or mode therefore allowing for another source of income to the renters and shelter for the renters.

We should have less regulations let the property owner use their properties.

Opening up the opportunity for transient lodging to more people.

The ability to have the freedom to use their property, any part of their property, for transient lodging.

Having lodging opportunities beyond motels in the rural areas.

The regulations would help families keep their properties. If the regulations are changed so that it allows whole house rental without a manager living on site it would make it a lot more doable. That factor if kept would kill our business. We need this regulation removed. This will also bring more money into the county. It will give people places to stay in all areas of the county.

The percentage of the money they would be receiving and just the same for the homeowners.

I just don't want any family loss their home from having to pay higher taxes.

Expands cottage industry opportunities.

Allow residents to make some additional income with their houses/apartments.

Should allow for whole house rental without homeowner. Additional income available to residents.

Rental income for homeowners- especially retirees on fixed income. Increase variety of rentals-not everyone wants to stay at a hotel/motel.

Make noise and parking rules, not one [illegible] usage rules. If I Live there, I can (should) be able to utilize my own home as part of my livelihood.

Get on the bandwagon of growing AirBnB business to claim some income/ revenue for the County. Keep some of the "abusers" at bay.

County and residents should benefit from the assets here. Unless problems are reported, residents should be able to use their property as they wish. And the County should tax. Everyone benefits. If noise or crowding complaints occur, then rules should be invented to solve those problems.

If regulations are relaxed it allows for the market to determine the economic need. Right now the County is flying blind and losing the ability to regulate an unregulated market.

Safety, tax revenue, service for tourism

Tax revenue, tourism

Increase tax revenue from both the AirBnB rental as well as from tourists.

Homeowner gets under the table cash, which they may or may not report as taxable income. County of Albemarle collects "occupancy" tax and fees for application processing, etc.

Increased revenue, increased safety

I do not see any benefits to changing regulations to add additional dwellings to allow short term rentals.

Hone to the Canterbury Hills Neighborhood Association

Revenue unless regulating costs more than revenue.

Clarity, less confusion with regulations.

The only benefit would be if regs are made more strict and enforced. My neighborhood has quite a few illegal B&Bs. They are destroying property values. One has been renting his entire house out since 2013. One is an attached owner who rents multiple rooms out. All give access to the amenities homeowners pay for and do not pay their share.

Allows homeowners to generate income from a property, which is likely to be well cared for since no one would want to rent a badly kept property. In addition, very careful screening takes place and should inconsiderate weekenders show up, I know I can pick up the phone and call my neighbors. I see benefits to the county in giving it a reputation for being a place where entrepreneurship thrives. I also see a county with entrepreneurs as a more stable place to live. Counties that depend on large corporations, government grants, etc. are vulnerable to fluctuations in that income. Usually they give up a great deal more than they receive at taxpayers' expense.

added income

The County will definitely benefit from the transient lodging tax. And homeowners would be able to benefit from keeping their home in good condition as opposed to long term renters

Happy tourists who will enjoy our county (spending \$) ... Homeowners will have opportunity to upkeep their rental property...

Direct positive economic impact. We would invest more in a property, landscaping, and everything related to homeownership, if there was a way we could benefit from it. Also, it helps the community directly from the money spent by guests. Many people greatly prefer a home setting over a hotel - particularly larger groups and the larger groups are the ones most likely to have a positive economic impact on the surrounding retail markets.

tourism, improvements

I see no benefits to further regulation

Additional revenue. People staying in Albemarle County instead of City of Charlottesville and shopping/eating at county businesses.

Better control

More household income and tourist revenue

Unsure



## What are some of the concerns you have about changing the regulations?

More regulations could hamper the change of the renter to acquire another source of income to make ends meet.

Property owners should be able to rent houses next to the one property they live on if they own an adjacent house.

Regulations should be changed to better accommodate "properties" that consist of multiple parcels that may have multiple dwellings/structures as well as properties that are one very large parcel with multiple dwellings/structures

How it could affect the local economy.

Not necessary to have owner live there, but should be available close by.

In the development areas it could cause some concerns, the rural areas would be less of a concern. The rural and development areas need to be treated separately.

People deciding if they would or would not let people rent out their land, if the renters will respect their property, if the owner would know the renter's backgrounds or not.

Be able to have more affordable housing for people specially if your buying up a lot of properties. Limit amount of property being bought up/make some for affordable housing.

Loss of affordable rentals for long-term residents. On my street alone, out of ~50 homes, 3 long-term rentals have been lost to Airbnb. I see the effects on rent in large urban areas with long term residents forced to rent rooms in order to afford rising rents.

Property devaluation due to transient risks. Erosion of community in neighborhoods, noise/parking concerns.

No concerns with changes

Negative impact on long-term residents of short-term renters who misbehave. Parking is a big concern if there are multiple adults in same rental. Pollution, trash, undesirable renters-like the alt-right, neo-Nazis who came here. Changes the nature of a neighborhood if a large percentage are short term rentals.

How to control or keep track of activities & possible revenue generated. Not to change too much as some families may not really need that extra income.

Unfairness to owners of personal homes. Why and by what right can the county forbid a homeowners use of their own home as they wish?

Need to streamline process and fees, repeat inspections

I worry it will restrict the use more. It should be easy as possible.

Significant disruption in subdivisions, especially for townhouses where parking is limited & space is at a premium. Security and sense of safety can be impacted when excessive strangers are coming and going. Landlords not following current rules will not have an incentive to follow new rules without oversight, maybe involve HOA boards in notification.

Negative impact on neighbors and neighborhoods in residential districts in which "Businesses" are not allowed. Unsupervised "transients" coming in and out of otherwise stable neighborhoods, at a financial gain for the owners and County, and a loss to neighbor's sense of safety and security.

CAC does not represent all neighborhoods in area. Need more outreach. Not all neighborhoods have HOAs . Need outreach to neighborhood associations. How will you reach all residents who nor or will have rentals. Reapplications based on complaints is short sighted, I can not determine if my neighbor has a rental or is in compliance. Neighborhood (Woodbrook) is already under siege with homeless folks (1 a sex offender), zoning violations (>2 unrelated renters). It is hard to maintain a neighborhood watch with so many people. We have had a 1 drug overdose death in home violating number of unrelated renters.

Changes character of community from residential to "business." Hard to enforce-turns neighbor against neighbor. Could increase crime with multitude of strangers coming in and out of neighborhood.

Our association is comprised of about 150 single family houses. We have a very active association and take pride in the character of our development is quite and residential. By changing the regulations to allow short term transient lodging would cause great concern. There could be an increase in noise and disturbances. Some of our residents have had such experiences in other residential neighborhoods.

Serious concerns about allowing in townhouses and condos, parking is a huge issue. Contrary to my POA documents, rentals must be minimum of 6 months.

Getting word our to all owners. Enforcement will be difficult with limited staff.

Do not loosen any regs. Tighten them. Decreased property values, increased crime will result in allowing more B&Bs.

Government control

I am considering finishing and renting out my basement on AirBnB as a way to supplement my household income when my husbands retires, and I worry that regulations will make it less profitable and make it a far more work-intensive undertaking filled with red tape. If the property is mine, I should be able to have people come stay in my home and pay me money for it. Current Airbnb policies and homeowner laws are sufficient frameworks for managing the process as is.

Accessory structures (carriage houses) are not listed in this survey and should also be added as permitted lodging.

Unexpected consequences

Loss of a sense of neighborhood community, potential noise disturbances. reduction in community pride

Making sure that all the potential options that someone who is sneaky might try to use.

I think government should stay out of it if possible.

What else should the Planning Commission and Board of Supervisors know before making any changes to the regulations?

1st consider the property owner's rights.

Should always lean toward relaxing regulations so that more people can participate in the sharing economy

What are the issues/problems for those currently not meeting the regulations.

Without us being able to do short term rental we will not be able to keep our house. This house has been in our family for 75 + years. This would be a huge emotional loss for our family.

How it will effect the owners of their properties, conflict between owner/renter (if it happens) and taxes owners will still have to pay.

Get more input from the community.

Study the effects on long-term affordable housing.

Review noise ordinance(prevent parties and loud music. Temporary versus permanent transient facilities, formal process to allow neighbors to address concerns.

The rural areas are easy and we should be open. The urban areas can be very disruptive.

Regulations should favor residents (homeowners) not the hotel lobby. Primary residence should be allowed to be used (within the HOA rules) as homeowner wishes. County should have a tax on profits. Parking and noise regulations should apply but all areas should be able to rent accessory structures. Multiple properties by one owner should have to meet hotel regulations. Multiple properties by one owner also has adverse effects on housing availability, especially low-income rental market. If owner exceeds 100 days/year of short term renting, that is a hotel. Owner should not have to be present during rental.

Really dive into the data in order to crack down on the 1/3.

Impact on neighborhoods, HOAs

Add street parking along frontage to available Parking. Combine building inspections and fire marshal review. Combine Fees. Allow properties adjacent w/ at least 50% similar ownership be considered single property. Can combine multiple properties. Allow one week (or more) rentals without owner 8 week max.

Current rules are being circumvented by falsely listing rentals as 30 days aggregated, but actually renting for weekends. In subdivisions with townhouses there needs to be a means to notify HOAs and find out if rentals are permitted under subdivision rules.

Drop condos and townhouses without residential manager from any consideration. It would be unconscionable for the County Development Staff not to develop forms that require an endorsement by any HOA Board of Directors and the management company required by state law to prevent processing every application in any HOA governed development whose by-laws, covenants and restrictions, which forbid any business activity operations in any member property.

Recommend periodic re-application with inspections for compliance.

Should determine why there are not enough commercial hotel rooms of all price ranges that be can encouraged to build in this area.

Perhaps conducting a formal survey to all county residents prior to adopting an changes to the regulations followed up by a Board of Supervisors Public Hearing.

Periodic re-inspections of rental properties should be performed ever 5 years. Properties deteriorate and change.

Before you allow this, ask yourselves: do you want a steady stream of multiple transients in the house next door to you?

There is a great need for whole house rentals as we are one on the most popular places to have a wedding in the United States! We also draw in many winery tourist. Our county benefits GREATLY from these vacationers spending their money here.

If you don't change the regulations to make them more friendly to AirBnB style lodging agreements, you will have many people investing outside of Albemarle, and you will be going against the mission of our city of being a 'Support Local' city.

Decrease laws/regulations

You need to do more outreach work to engage more of the community before decisions are made. I only heard about this survey by chance. Many people I know are considering Airbnb an optional form of future income but haven't set it up yet- they need to be informed and allowed to weigh in more.

The county needs to expand legislation to remain competitive with property owners residing in the city of Charlottesville.

Put short examples of compliance and non-compliance with a reg. People understand these better than rules

Don't cut off your nose to spite your face