

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Short Term Rentals  
**Date:** Tuesday, September 5, 2023 10:17:27 AM

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**From:** Peter Jacxsens [mailto:peter.jacxsens@gmail.com]  
**Sent:** Tuesday, September 5, 2023 10:05 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Short Term Rentals

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Please note that we are against Short Term Rentals by non-residents. These are not conducive to good neighborhoods and the families that live in them.  
Thank you,  
Peter and Eileen Jacxsens  
3302 W Franklin St, Richmond, VA 23221

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Short Term Rentals  
**Date:** Tuesday, September 5, 2023 9:33:02 AM

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-----Original Message-----

From: Anne Grier [<mailto:grier3317@gmail.com>]  
Sent: Monday, September 4, 2023 1:37 PM  
To: PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
Subject: Short Term Rentals

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Members of the Planning Commission: I am writing to request that the Planning Commission KEEP the Primary Residence Requirement for Short Term Rentals — at least in the Museum District. Our neighborhood is being squeezed from development in Scott's Addition and infill developments in our backyards. Please resist the temptation to add to the concentration in our neighborhoods by allowing non-residents to offer short term rentals.

Thank you

Anne M. Grier  
3317 Monument Avenue

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: (Ord. No. 2023-235) Public Comment for Primary Residency requirement  
**Date:** Tuesday, September 5, 2023 9:31:35 AM

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**From:** karen lebo [mailto:outlook\_E7B2DF65A9447009@outlook.com]  
**Sent:** Monday, September 4, 2023 1:29 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; janine.doyle@museumdistrict.org; Karen Lebo <kll212@verizon.net>  
**Subject:** (Ord. No. 2023-235) Public Comment for Primary Residency requirement

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My name is Karen Lebo. I have lived in the Museum District since 1988. I have been active in the Museum District Association and its efforts to enhance the Museum District (MDA). I am writing in support of the Primary Residency Requirement (PRR) **and in opposition to** any effort to eliminate this requirement from the so-called short term residence ordinance in districts are zoned residential. Limiting short term rentals to properties where the owner is in residence will ensure properties are maintained and that adjacent owners' property rights and privileges are respected. The MDA has seen its share of illegal short terms rentals pop up where the property owner is not present and those properties have not been maintained. These same illegal short terms rentals have added additional stress that makes street parking difficult to impossible for owner occupied homeowners who can no longer find parking near their homes. For any neighborhood to thrive, the City should do what it can to support owner-occupied properties. Eliminating the PRR will promote the growth of absent investors who are not accessible in case of noise, parking, criminal behavior or other problems that are not uncommon with short term rentals of properties built so close together as is the case in the MDA.

Eliminating the PRR requirement will reduce the availability of permanent housing in the City (a concern that has been the subject of significant discussion by City Council) . Buyers wanting to make the City their home will have to compete with investors who will pay exorbitant prices for investment properties. The last thing the City needs is to take action that will further increase the cost of housing which has become impossibly high for younger and first time potential homeowners. Eliminating the PRR will result in changing the character of neighborhoods that will see an increase in constant turnover of transient residents not invested in the well-being of neighborhoods or city property. These are not idle concerns. These problems have actually occurred in cities like Austin and New York that chose not to support owner occupied property owners in their cities in favor of big real estate investment companies.

Please support and respect the property owners of the City who have made the Museum District and other neighborhoods their home.

I respectfully ask that the Planning Commission and City Council show their support of City

homeowners and require a Primary Residency Requirement in any short term rental ordinance.  
Thank you for your consideration.

Karen Lebo  
212 Roseneath Rd

Sent from [Mail](#) for Windows

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: a plea to keep primary residency required for STR owners, as to be decided Sept. 5  
**Date:** Tuesday, September 5, 2023 9:17:22 AM

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**From:** A.L. Harrell [mailto:peacen2u@hotmail.com]  
**Sent:** Saturday, September 2, 2023 4:50 PM  
**To:** Mayor Levar Stoney <RVAmayor@rva.gov>; PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>; Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>  
**Subject:** a plea to keep primary residency required for STR owners, as to be decided Sept. 5

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Date: 09/02/2023

To: Mayor Stoney, Planning Commission and Planning Department of the City of Richmond, and City Councilmember Jordan:

I am writing to you today September 2, 2023 regarding the proposed changes to the City's Short Term Rental regulations. I ask that you **keep** the Primary Residency requirement in all Zoning Districts. I am a resident in the Rosedale neighborhood of Richmond City. Buying my home in the City 23 years ago was the best decision I made as a new homeowner. I want that availability and affordability to stay within reach of families and individuals seeking to dwell in City neighborhoods like mine.

If the Primary Residency requirement is removed, Short Term Rentals (STRs) will exacerbate Richmond's affordable housing crisis by causing the price of homes to skyrocket for both local home buyers and renters. Evidence suggests that the best way to combat this is to **require homes being used as STRs to be owner-occupied for at least half of the year (known as a [Primary Residency requirement](#))**. This limits STR operators to only one STR per homeowner.

Regulation is Challenging; the Primary Residency Requirement Simplifies It:

STRs are not easy to regulate, and cities across the country have struggled to manage even simple zoning regulations for them. The City's proposed changes are too complicated and costly to be effectively administered; it is best to keep regulations simple, and *maintaining the Primary Residency requirement is the simplest system to enforce.*

How Other Communities Have Learned the Hard Way:

Across the country, other communities are struggling with the unintended consequences of broad and complicated STR policies and [are responding by INCREASING restrictions on STRs](#), including the reinstatement of the Primary Residency requirement. *We can still avoid these painful lessons by keeping the Primary Residency requirement.*

Please consider: [The Public Wants the Primary Residency Requirement to Stay:](#)

**Additionally, the public response from 441 attendees in five public meetings, 860 attendees in two telephone town halls, 151 participants in six focus groups, and 850 responses to two online surveys over the past year shows overwhelming opposition to removing the Primary Residency requirement.** In light of the public's responses opposing its removal, I feel that maintaining the Primary Residency requirement in all zoning districts is the best course of action.

Thank you for your time and consideration on this important matter.

Sincerely,

Alice L. Harrell

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: About Short Term Rentals  
**Date:** Tuesday, September 5, 2023 8:12:37 AM  
**Attachments:** [image001.png](#)

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Betty Robinson  
**Administrative Technician**  
Department of Planning and Development Review  
City of Richmond  
(e) [Betty.Robinson@RVA.gov](mailto:Betty.Robinson@RVA.gov)  
(o) 804.646.6304  
(w) [rva.gov/planning-development-review](http://rva.gov/planning-development-review)  
(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

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**From:** Laura Cameron [mailto:[laurabcameron@verizon.net](mailto:laurabcameron@verizon.net)]  
**Sent:** Thursday, August 31, 2023 3:57 PM  
**To:** LAURA CAMERON <[laurabcameron@verizon.net](mailto:laurabcameron@verizon.net)>  
**Subject:** About Short Term Rentals

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Dear Richmond Public Servants,

Thank you for wrestling with one challenge after another in your vital positions.

We are very concerned about what kind of pressure you are under that is keeping alive the subject of dropping owner residency requirements for running a Short Term Rental. Public meetings and surveys do not seem to end this divisive debate, which this year extended to the Virginia General Assembly.

The people of the Fan District have made clear their opposition to having clusters of what are basically mini-hotels--with nothing like a real hotel's staffing and strict safety regulations--scattered throughout a neighborhood that is already around half rentals.

We and the Museum District are highly desirable neighborhoods because of our beauty and our proximity to so many cultural institutions, restaurants and shops. We understand that property owners can benefit financially from having travelers in their homes and apartment buildings, especially if they don't have to live there or anywhere

near there. Owners who live in their STR can remain good neighbors and still earn income.

The many negative impacts of unbridled STR policies are in international news all the time. Constant turnover of people staying in residential areas decreases community feeling, encourages bad behavior and can degrade historic properties. Further, in the Fan and Museum districts, increasing the number of STRs with no owner residency requirement could reduce the number of affordable properties available for people who want to live here, including those who want to send their children to Fox Elementary, which the city is investing so heavily in.

Please, please listen to the people who live in and take care of these wonderful old neighborhoods. Please don't increase the number of unregulated mini-hotels owned by investors.

And thank you, City Council members, for all you've done to save our beautiful old school.

***Laura Cameron and Lee McCown***



**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Airbnb  
**Date:** Tuesday, September 5, 2023 10:03:07 AM

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**From:** Dan Rooney [mailto:drooney1925@gmail.com]  
**Sent:** Tuesday, September 5, 2023 2:33 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Airbnb

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Below is a fb discussion I had last night

At 11 PM when I heard you're having a hearing at 1:30 PM Tuesday right after a three day weekend conveniently when most people will be at work or didn't even hear about it.

In general, It's pretty clear the city is not thinking this through thoroughly, and it's affect on their economy, or the Richmond metro (Chesterfield and Henrico)

Oh neighboring localities will gladly take STR economic benefits, if the city decides to Ban them. City residents, and businesses who own STR's, or receive revenue from them, will feel the negative impact of the banning the city is proposing.

We're talking restaurants, bars, grocery stores, convenience stores, gas stations, Home cleaning companies, landscaping companies, emergency plumbers/electrician/hvac/locksmith other whatever other services that the manager of the STR might need. Oh don't forget upfront costs like design, furnishing property, photographer needed for listing the property, construction/landscaping services to get up to par to convert property into an STR. They might have a manager that also gets paid to manage the property, who is local, but may or may not live in city, and would obviously spend money in the city if he/she manage properties in the city (mayby hardware store, lunch,gas).

On to my experience:

While traveling with a per diem of \$150/day I was responsible for housing and food or whatever else I need/want. Single male, no children, making upper middle class income. I decided where we're gonna stay, sometimes with the trailer, sometimes just a truck, sometimes with no transportation. Sometimes by myself, and sometimes with a crew of 2-6.

Usually, if it was just one night, we'd get a modest (65-90\$) hotel rooms, because it's usually cheaper than getting an Airbnb when we factor in the cleaning fee.

Maybe if I we weren't working (weekend) we'd pay attention to nearby amenities (restaurants/bars).

But usually we are looking at price and overall value.

If it was for usually 3 to 7 nights I often would find a STR, For me or the crew. If it was just me I might find a STR room at someone's house.

If we find a STR renting out many rooms we might do that but recognize it may or may not be a good experience. it's kind of cool trying to imagine where you're gonna stay without knowing all the details. I enjoy it but recognize if you're staying at someone's house you have no clue aside from a few pictures and approximate location. Who is this person how annoying or cool are they gonna be, what are we walking ourselves into.

Sidenote if I was a female I definitely wouldn't ever decide to stay at someone's house unless they were female. it'd have to be an apartment or a one bedroom condo that I was renting. There goes all the traveling nurses that need to work at VCU, Or professional women that have a semi short assignment in Richmond (1wk-few months). I'd assume they want a well furnished kitchen, privacy, semi price conscious, value oriented, comfortable furnishings, Overall nice place that's a little cheaper than a really hotel (120-150\$) I'd assume if they didn't have transportation they'd value a nice apartment in Henrico or Chesterfield over downtown hotel, and just pay an Uber to and from work.

Back to my experience! Seen it all. Is this a "boarding house" or is this gonna be cool. Obviously if I'm getting a place without a host that gives me privacy, no interaction except maybe a Key handoff, and no sharing spaces.

A Middle aged couple who named their annoying barking dog Trump. That one sucked. it was just weird. But it was cheap.

An LGBT couple who rented out the second story of their historic house, A few blocks from downtown Mobile Alabama (alone, without transportation, weekend nights and considering restaurants and bars). Everything was perfect! amazing bedding and overall design awesome, bathroom was huge, really really nice house. Sometimes they have muffins or bananas out for breakfast I think they greeted me with cheese and wine. way better than a hotel, but that wasn't cheap, Upwards of idk 100\$/night.

On two occasions I rented out Airbnb's for vacation with my girlfriend. Both of those work out really well.

One was a condo in Pensacola for I don't know 3 to 5 days. pretty basic and straightforward. Wasn't cheap though, but I wanted a kitchen and close to the beach.

Other one was difficult to convince my girlfriend because of the shared set up. Basically, the host was on site in a Separate house. They use the main house to rent out separate rooms, ours came with a private bathroom. Affordable, block and a half from beach, cool basic house, shirt courtyard end outdoor hot tub for the win. Girlfriend and I were both skeptical but it worked out great! Cheaper and overall better experience than the Pensacola beachfront. Oh the outdoor shower which I used and was pretty cool too!

Another shared experience was a middle aged couple with a child in a really large historical house they were renovating/living in. This experience actually turned into a Month to month rental set up after I stayed a few Different weekends. They were STRing, or month to month renting 4 extra bedrooms.

As soon as Covid came they shut down the Airbnb'ing and offer me a month to month room wo a private bathroom. Later I got moved to a different room with a private bath. I'm not difficult to please and sometimes like adventures. This was it!

I walked into it without knowing much, As did they. I was surprised, especially considering the safety of the young girl that lived there. The mother stayed home and the kid was heavily supervised.

It was kinda like a hippy commune, or a European hostel (never been but heard). A bunch of random people in Random situations doing random things. They were running Airbnb to make money, and they had extra space. the father had a great job but he was very entrepreneurial and the mother was a great designer and on-site daytime Airbnb manager. Did you hire any cleaner or anybody for that matter they did it all in house. So the place was like 40-50\$/night. Can't beat that!

But beware. What you put in fridge maybe already been eaten, or your laundry might mysteriously end up in the dryer, Or someone put in the dryer and it is dried already, someone else is already in the bathroom, a room's been redesigned, all of a sudden you're moving to a different room, there's a bbq in the backyard.

Yeah, it was a boarding house alright, but it was a good cool one. I felt comfortable and safe, but still. There was a little Girl there that was around random people all the time.

Ok let me stop, I'm not writing a book, just got Carried away in this improv email.

Below is how this email got started. Overall the city needs to rethink their stance on STRs. But do what you want, i'm a Henrico resident/Homeowner and greatly appreciate the added economic development/revenue that the City is so willing to hand over.

Facebook comments

[me]

Interesting. I live in Henrico County right outside Richmond Virginia and I don't own an Airbnb but I visit plenty while working. Also know a few people that host.

What I found is the Airbnb in non-tourist areas (Miami LA DC New York beaches Mountain cabins etc.) is often used for workers nurses Construction workers/contractors.

As an Airbnb guest, on work assignment, the best things about an Airbnb were kitchen laundry sometimes, a place I can park my trailer, it's something different than a basic hotel room, backyard, just a different experience.

[responce From Person]

Regarded his experience traveling Airbnb vs hotel with a large family. How Airbnb it's just a different experience than getting Multiple hotel rooms.

[me]

“Exactly and companies will Often have a coordinator find an Airbnb to save money. I and crew have always just gotten cash and we decide where we stay, i'd get air B&Bs depending on value and price and location obviously. We just found a place in henrico or Chesterfield no

problem. We'd also eat out in Chesterfield and Henrico, shop there, spend hundreds on fuel/cigarettes/beer and redbull.

We'd cause no problems, fix or upgrade Cell phonetowers(sometimes emergency situations) and the local economy benefited greatly by us being there both financially and the value of communication.

Oh after we local economy also gets the benefit of maintaining the property. Cleaning company, yard maintenance, possibly emergency plumber/maintenance call.

My buddy got an Airbnb in Richmond and often says guests are multiple month guests either student, nurse, or something related to work, definitely not tourism.”

[me]

does it gotta be by tomorrow. This also affects owners who are local and Airbnb is a large/all part of the retirement. I don't think the city really Thought this through two well.

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Bellevue support for the STR residency requirement  
**Date:** Tuesday, September 5, 2023 9:16:03 AM

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**From:** Tim P [mailto:docpfohl@gmail.com]

**Sent:** Saturday, September 2, 2023 1:29 PM

**To:** Addison, Andreas D. - City Council <Andreas.Addison@rva.gov>; Brown, Whitney H. - City Council Office <Whitney.Brown@rva.gov>; Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>; Philipsen, Sven J. - City Council <Sven.Philipsen@rva.gov>; Lambert, Ann-Frances - City Council <Ann-Frances.Lambert@rva.gov>; Stokes, Kiya A. - City Council <Kiya.Stokes@rva.gov>; Oliver, Alyson E. - PDR <Alyson.Oliver@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>; Mercer, Brian P. - PDR <Brian.Mercer@rva.gov>; PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Rebecca Rowe <rebecca.lyons.rowe@gmail.com>

**Cc:** jeromelegions1@gmail.com; Grady Hart <gradywhart@gmail.com>; Melissa Savenko <melissa@mikemelissa.com>; Rebecca Keller <fdapresidentrva@gmail.com>; Yvette Conte <contefamily5@msn.com>; zoning@ginterpark.org; sperago <sperago@gmail.com>; socialmedia@bellevueweb.org; Charles Charles.McGuigan <charles.mcguigan@gmail.com>; Janis Allen <janisaa55@yahoo.com>; BCA Secretary <secretary@bellevueweb.org>; BCA Treasurer <treasurer@bellevueweb.org>; membership@bellevueweb.org; David J. Lydiard <dlydiard@verizon.net>; Betsy Carr - House of Delegates <delegate.carr@betsycarr.org>; Luke Sweeney <luke.sweeney@betsycarr.org>

**Subject:** Bellevue support for the STR residency requirement

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Members of Council and Planning Commission: On behalf of the officers and members of the Bellevue Civic Association, we are writing to express **our unqualified support for including the proposed principal residence requirement (PRR) in the new regulations that are being considered for short term rentals in R-zoned neighborhoods.**

BCA is a nonprofit association representing the 1,200 households in our Northside neighborhood. Having participated in the small discussion groups for the three proposed zoning changes, and having listened to the Planning Commission's discussion of STR regulations on August 21st, we intend to speak at the September 5th meeting to convey the results of an [online survey](#) we conducted this past week, asking our residents if BCA should support the PRR in R-zones. As of today (9-2-23) the **250 responses indicate a resounding 85% support for including the PRR in the new regulations.**

Housing purchases in Bellevue, like much of Richmond, have become exceedingly competitive and expensive in recent years. Of the ten reported home sales in Q2 2023, the majority of those Bellevue homes sold for an average of \$100K above a median asking price of 450K. Houses routinely have contracts the first weekend they're on the market. Bellevue clearly shares in the affordability and availability crisis facing homebuyers who desire to enjoy our City's neighborhoods and amenities, fill jobs in our region and enroll their children in our schools.

We see the principal residence requirement as the best safeguard against hundreds and potentially thousands of housing units no longer being available to renters and homeowners in our residential neighborhoods, and we see the SUP process as a viable recourse for those STR operators wishing to operate on R-zoned property that is not their principal residence. We urge you to vote to include the PRR in R-zones, to preserve future housing opportunities in our neighborhoods.

Tim Pfohl, President  
Bellevue Civic Association  
[president@bellevueweb.org](mailto:president@bellevueweb.org)  
[www.bellevueweb.org](http://www.bellevueweb.org)

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Charles and Jo Ann Myers opposition to residence removal  
**Date:** Tuesday, September 5, 2023 8:26:22 AM

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**From:** C M [mailto:[cem299@gmail.com](mailto:cem299@gmail.com)]  
**Sent:** Friday, September 1, 2023 7:36 AM  
**To:** PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>; Nye, Kristen M. - City Council <[Kristen.Nye@rva.gov](mailto:Kristen.Nye@rva.gov)>; Westovergardens.civic@gmail.com; Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>  
**Subject:** Charles and Jo Ann Myers opposition to residence removal

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9-1-2023 To Kevin J. Vonck, City Planning Director, City of Richmond

We understand that there is a proposal to remove a requirement that owners must reside on-site at short-term rental sites. **We are very opposed** to such a change.

We believe that the City's planners have a responsibility to preserve the quality of life of citizens in Richmond. One of those quality of life characteristics is a collective sense, value, and behavior of **neighborhood**. Removing a PRR rule may seem to be a small change, but it is a slippery slope that would erode that neighborhood feeling.

- The short-term rental site could be owned by persons or businesses (e.g., corporations or investment firms) that have no commitment to the neighborhood.
- Corporations and investors that buy residential properties often pay much more than listed prices for the properties. Their action effectively shuts out typical residential buyers, thereby eventually destroying the neighborhood quality.
- Without the PPR requirement, a short-term rental site essentially becomes an unstaffed hotel.
- Temporary occupants in short-term rental sites have little or no requirement for maintaining the property.
- If a renter finds that repairs are needed, who does the renter have to call? A remote owner or corporation? What requirement is there for the owner to respond promptly?
- A property not lived in by an owner will eventually deteriorate. This will eventually lead to devaluation of the property. If there are enough such sites, it will lead to deterioration of neighborhoods and affect the entire city.

- Is there any requirement by the City that short-term rental sites be inspected on any regular schedule?
- Residents in single family houses get to know their neighbors. They respect one another's' privacy; they act responsibly about debris and loud noise; out of respect for neighborhood safety, they drive responsibly.
- When unknown people appear in a neighborhood, neighbors are attentive and can report suspicious activity. They know who is supposed to be there.
- Short-term rental sites often have more than one renter on-site. This brings more vehicles to the streets of a neighborhood – a hazard for the whole neighborhood and an impediment to trash, recycling, and emergency vehicles.
- More traffic is especially a hazard for children and for neighbors taking walks or walking their pets. It is especially hazardous if renters drive too fast.

Changing the PRR rule may seem like a small change, but it is not. If the City removes the residing on-site rule, it will be endorsing a decline in Richmond.

Further, while we recognize that it is not the responsibility of the planning department, enforcement of the existing residing on-site rule is very important. Without City enforcement, the rule becomes ineffective.

Sincerely

Charles and Jo Ann Myers, 6832 Westcott Drive, Richmond VA 23225

Cc Kristen. [Nye@rva.gov](mailto:Nye@rva.gov), Planning Commission- PDRLandUse [Admin@rva.gov](mailto:Admin@rva.gov), and William Fleming <Westover Gardens. Civic [@gmail.com](mailto:@gmail.com)



**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Comments about short term rebntals  
**Date:** Tuesday, September 5, 2023 8:14:37 AM

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**From:** Sabet Stroman [mailto:sabet.stroman@gmail.com]  
**Sent:** Thursday, August 31, 2023 4:37 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Cc:** GorrellArt@aol.com  
**Subject:** Comments about short term rebntals

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

My husband, Bob Gorrell, and I live at 3301 Monument Avenue. WE are STRONGLY opposed to the repeal of the code that states:  
*The short-term rental operator shall occupy a dwelling unit on the lot on which the short-term rental operator's short-term rental is located for an aggregate of at least 185 days each calendar year.*

Repealing this ordinance will forever change the character of our neighborhood by allowing developers to buy up housing needed by individuals, to rent daily, weekly or monthly. Repealing this is in no way in the best interests of the property owners in this area- only in the interests of developers and for some politicians who benefit in second hand ways from this. Ensuring that an owner lives in the property for at least half the year keeps our neighborhood somewhat less transient, reduces crime, reduces trash, reduces noise, ensures property values remain stable or grow in addition to honoring the "neighborhood" we owners believed we bought into years ago.

Based on this decision, and recent decisions to build in the alleys of Richmond, we and other Million + property owners are seriously considering selling and moving back to Henrico County- or at least out of the Museum and Fan Districts.

Nancy E Stroman  
3301 Monument Avenue

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Do NOT Loosen the Current STR Restrictions  
**Date:** Tuesday, September 5, 2023 9:54:47 AM

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**From:** M. Gainey [mailto:mlgainey@yahoo.com]

**Sent:** Monday, September 4, 2023 9:55 PM

**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>; Addison, Andreas D. - City Council <Andreas.Addison@rva.gov>; Brown, Whitney H. - City Council Office <Whitney.Brown@rva.gov>; Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>; Philipsen, Sven J. - City Council <Sven.Philipsen@rva.gov>; Lambert, Ann-Frances - City Council <Ann-Frances.Lambert@rva.gov>; Stokes, Kiya A. - City Council <Kiya.Stokes@rva.gov>; Nye, Kristen M. - City Council <Kristen.Nye@rva.gov>; Siverd, Jr, Timmy M. - City Council <Timmy.Siverd@rva.gov>; Robertson, Ellen F. - City Council <Ellen.Robertson@rva.gov>; Floyd, Tavares M. - City Council <Tavares.Floyd@rva.gov>; Newbille, Cynthia I. - City Council <Cynthia.Newbille@rva.gov>; Patterson, Samuel - City Council Office <sam.patterson@rva.gov>; Trammell, Reva M. - City Council <Reva.Trammell@rva.gov>; Bishop, Richard K. - City Council Office <Richard.Bishop@rva.gov>; Jones, Michael J. - City Council <Michael.Jones@rva.gov>; Wright, Kennon C. - City Council <Ken.Wright@rva.gov>; stephanie.lynch@richmond.gov.com; Robins, Amy E. - City Council Office <Amy.Robins@rva.gov>

**Subject:** Do NOT Loosen the Current STR Restrictions

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Vote AGAINST making any changes whatsoever to the current short-term-rental rules. The owner-occupied requirement must stay.

In fact, the planning commission and City Council should go even farther and make STRs illegal, completely and sensibly reversing course. There is something very, very wrong when swathes of entirely-residential neighborhoods in Southside -- SOUTH RICHMOND -- are empty of occupants except on the weekends because so many of the houses are Air B&Bs.

Stop doing whatever Stoney Baloney and Rodney Poole tell you to do and work for the TRUE common good, or almost every councilmember will be out of a job in a couple of months (I'm looking at sensible, good-hearted Katherine Jordan) and then so will Kevin Vonck. Do you feel the rumblings of discontent among the voters? WAKE UP! #RichmondWinsVoteNo #VoteNoAgain

Marsha Gainey  
8th District

-----

<http://www.what-marsha-eats.tumblr.com/>

Today, my purse will be my only baggage.

From "Grace and Style" by Grace Helbig

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Growth of Richmond, VA Through Short-Term Rentals  
**Date:** Tuesday, September 5, 2023 10:04:51 AM

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**From:** A Stokes [mailto:astokesinvestments@gmail.com]  
**Sent:** Tuesday, September 5, 2023 4:21 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Growth of Richmond, VA Through Short-Term Rentals

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Esteemed Planning Commission Members,

I trust this message finds you well and inspired by the possibilities that lie ahead for our beloved Richmond. Today, I write to you with a deep sense of passion and hope, advocating not just for the expansion of short-term rentals in our city but for a profound transformation of our community.

Richmond, VA, is more than just a place; it's a tapestry of stories, dreams, and aspirations. It's a city that has evolved over time, blending history and modernity into a vibrant mosaic. Embracing short-term rentals is not merely an economic opportunity but an opportunity to breathe new life into our community, to weave more colorful threads into our tapestry.

Here, I present a heartfelt appeal for short-term rentals:

- 1. Economic Resurgence:** Richmond, like many cities, has faced economic challenges in recent years. Short-term rentals can reinvigorate our local economy. They invite travelers to experience our city's unique charm, infusing life into our businesses and shops. Imagine the possibilities – new jobs, increased revenue, and a thriving local scene.
- 2. Celebrating Diversity:** Richmond's strength lies in its diversity. Short-term rentals open our doors to the world. They invite individuals from different backgrounds, cultures, and walks of life to experience our city firsthand. It's a beautiful chance for cultural exchange and breaking down barriers, fostering a stronger sense of community.
- 3. Preserving Heritage:** By encouraging short-term rentals, we empower property owners to invest in the preservation and restoration of historic homes. These properties, once dormant, can become living relics, sharing their stories with travelers from near and far. We have a chance to preserve our heritage for future generations.

And now, let's talk about the principal occupancy requirement, from the heart:

- 1. Empowering Homeowners:** The principal occupancy requirement, while well-intentioned, can sometimes stifle the dreams of homeowners. Imagine the possibilities if we could allow homeowners to rent out their properties while pursuing other dreams or life circumstances. It's about empowering our community to grow and thrive in ways that best suit them.

2. A Level Playing Field: Removing this requirement levels the playing field. It opens the door for more residents to participate in short-term rentals, without feeling bound by stringent regulations. It's about fairness, about ensuring that opportunities are available for all.

3. Responsible Regulation: Even as we advocate for the removal of the principal occupancy requirement, we must emphasize responsible regulation. We can strike a balance that ensures the safety and well-being of our neighborhoods, addressing concerns while allowing our community to flourish.

In closing, I urge you to think not just with your minds but with your hearts. Richmond is a place of immense potential, where dreams are nurtured and shared. By embracing short-term rentals and reconsidering the principal occupancy requirement, we take a significant step toward realizing the full potential of our city.

Thank you for your time and the tremendous responsibility you bear in shaping the future of Richmond. Together, we can create a brighter, more vibrant, and inclusive community that future generations will cherish.

With heartfelt gratitude and hope,

Antenette D. Stokes

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Keep PRR for STRs in residential areas  
**Date:** Tuesday, September 5, 2023 9:27:21 AM

---

**From:** Larry Clapp [mailto:lclapp22@gmail.com]

**Sent:** Monday, September 4, 2023 10:31 AM

**To:** Stokes, Kiya A. - City Council <Kiya.Stokes@rva.gov>; Floyd, Tavares M. - City Council <Tavares.Floyd@rva.gov>; Lambert, Ann-Frances - City Council <Ann-Frances.Lambert@rva.gov>; Brown, Whitney H. - City Council Office <Whitney.Brown@rva.gov>; Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>; Trammell, Reva M. - City Council <Reva.Trammell@rva.gov>; Robertson, Ellen F. - City Council <Ellen.Robertson@rva.gov>; Philipsen, Sven J. - City Council <Sven.Philipsen@rva.gov>; Lynch, Stephanie A. - City Council Office <Stephanie.Lynch@rva.gov>; Patterson, Samuel - City Council Office <sam.patterson@rva.gov>; Robins, Amy E. - City Council Office <Amy.Robins@rva.gov>; Siverd, Jr, Timmy M. - City Council <Timmy.Siverd@rva.gov>; Nye, Kristen M. - City Council <Kristen.Nye@rva.gov>; PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Addison, Andreas D. - City Council <Andreas.Addison@rva.gov>; Jones, Michael J. - City Council <Michael.Jones@rva.gov>; Bishop, Richard K. - City Council Office <Richard.Bishop@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>; Newbille, Cynthia I. - City Council <Cynthia.Newbille@rva.gov>; Wright, Kennon C. - City Council <Ken.Wright@rva.gov>; Melinda Clapp <glorygirl15@gmail.com>

**Subject:** Keep PRR for STRs in residential areas

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Dear city leaders,

Please do not weaken the PRR for STR's in residential areas.

Weakening the PRR would allow investors to buy properties for the purpose of STRs, which would decrease our inventory (and therefore raise the price) of homes for full time neighbors. RVA's Planning Department knows this. As reported in late July in Richmond Bizsense, a Planning Department memo acknowledged these concerns:

*"In addition, short-term rentals can increase the housing shortage and housing prices in the city," the memo states. "... The continuation of the primary residency requirement in all residential zoning districts will help preserve existing dwelling units in the city."*

Thank you for doing the right thing by keeping the PRR.

Sincerely,

Larry Clapp

Museum District resident

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Land use  
**Date:** Tuesday, September 5, 2023 9:50:42 AM

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**From:** Elizabeth Thomson [mailto:[elizparent@gmail.com](mailto:elizparent@gmail.com)]  
**Sent:** Monday, September 4, 2023 9:53 PM  
**To:** PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
**Subject:** Land use

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Hi there!

I just wanted to mention as resident of the museum district, that I think it would be great to have some short term rental options in the neighborhood. Thanks!

Elizabeth thomson  
3314 Hanover Ave.



**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Maintain Primary Residence Requirement For Short Term Rentals  
**Date:** Tuesday, September 5, 2023 8:50:04 AM  
**Attachments:** [image001.png](#)

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**From:** Penny Trentham [mailto:[penny.trentham@vcuhealth.org](mailto:penny.trentham@vcuhealth.org)]

**Sent:** Friday, September 1, 2023 1:40 PM

**To:** PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>; Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>; PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>

**Cc:** Addison, Andreas D. - City Council <[Andreas.Addison@rva.gov](mailto:Andreas.Addison@rva.gov)>; Brown, Whitney H. - City Council Office <[Whitney.Brown@rva.gov](mailto:Whitney.Brown@rva.gov)>; Jordan, Katherine - City Council <[Katherine.Jordan@rva.gov](mailto:Katherine.Jordan@rva.gov)>; Philipsen, Sven J. - City Council <[Sven.Philipsen@rva.gov](mailto:Sven.Philipsen@rva.gov)>; Lambert, Ann-Frances - City Council <[Ann-Frances.Lambert@rva.gov](mailto:Ann-Frances.Lambert@rva.gov)>; Stokes, Kiya A. - City Council <[Kiya.Stokes@rva.gov](mailto:Kiya.Stokes@rva.gov)>; Nye, Kristen M. - City Council <[Kristen.Nye@rva.gov](mailto:Kristen.Nye@rva.gov)>; Siverd, Jr, Timmy M. - City Council <[Timmy.Siverd@rva.gov](mailto:Timmy.Siverd@rva.gov)>; Robertson, Ellen F. - City Council <[Ellen.Robertson@rva.gov](mailto:Ellen.Robertson@rva.gov)>; Floyd, Tavares M. - City Council <[Tavares.Floyd@rva.gov](mailto:Tavares.Floyd@rva.gov)>; Newbille, Cynthia I. - City Council <[Cynthia.Newbille@rva.gov](mailto:Cynthia.Newbille@rva.gov)>; Patterson, Samuel - City Council Office <[sam.patterson@rva.gov](mailto:sam.patterson@rva.gov)>; Trammell, Reva M. - City Council <[Reva.Trammell@rva.gov](mailto:Reva.Trammell@rva.gov)>; Bishop, Richard K. - City Council Office <[Richard.Bishop@rva.gov](mailto:Richard.Bishop@rva.gov)>; Jones, Michael J. - City Council <[Michael.Jones@rva.gov](mailto:Michael.Jones@rva.gov)>; Wright, Kennon C. - City Council <[Ken.Wright@rva.gov](mailto:Ken.Wright@rva.gov)>

**Subject:** Maintain Primary Residence Requirement For Short Term Rentals

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To the Richmond City Council and Planning Commission members,

Starting back in 1980, I moved to the City of Richmond where my husband owed a small business - Back Alley Disc Records on Strawberry Street in the fan. We later moved to Midlothian in the suburbs where we raised our children. My husband passed away and I recently moved back into the City and currently reside and own my home (primary residence) at 5503 Kingsbury Road. I love the charm of the city and being able to walk to the library, post office, restaurants and even the grocery store. Children play in the yards, neighbors care for their homes, because they live in them with their families as a **primary residence**. As a city resident, voter and proud VCU employee, I do not want to see that change. Please protect our interests by **keeping the Primary Residence Requirement in all Residentially zoned areas**.

Penny Trentham  
VP Managed Care and Payer Relations  
VCU Health  
Cell: 804-513-1142  
[Penny.Trentham@VCUHealth.org](mailto:Penny.Trentham@VCUHealth.org)



**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Maintain the Primary Residence Requirement  
**Date:** Tuesday, September 5, 2023 8:24:26 AM

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**From:** Judy Dobles [mailto:juddob@gmail.com]

**Sent:** Thursday, August 31, 2023 7:28 PM

**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Addison, Andreas D. - City Council <Andreas.Addison@rva.gov>; Brown, Whitney H. - City Council Office <Whitney.Brown@rva.gov>; Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>; Philipsen, Sven J. - City Council <Sven.Philipsen@rva.gov>; Lambert, Ann-Frances - City Council <Ann-Frances.Lambert@rva.gov>; Stokes, Kiya A. - City Council <Kiya.Stokes@rva.gov>; Nye, Kristen M. - City Council <Kristen.Nye@rva.gov>; Siverd, Jr, Timmy M. - City Council <Timmy.Siverd@rva.gov>; Robertson, Ellen F. - City Council <Ellen.Robertson@rva.gov>; Floyd, Tavares M. - City Council <Tavares.Floyd@rva.gov>; Newbille, Cynthia I. - City Council <Cynthia.Newbille@rva.gov>; Patterson, Samuel - City Council Office <sam.patterson@rva.gov>; Trammell, Reva M. - City Council <Reva.Trammell@rva.gov>; Bishop, Richard K. - City Council Office <Richard.Bishop@rva.gov>; Jones, Michael J. - City Council <Michael.Jones@rva.gov>; Wright, Kennon C. - City Council <Ken.Wright@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>

**Subject:** Maintain the Primary Residence Requirement

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Dear Administrators and Council Members,

I am fairly new to Richmond and a home owner in The Fan. My husband and I purchased our home in 2021.

We fell in love with the neighborhood and the wonderful feel of community the area affords. We are a mix of retirees, young families, professionals, teachers and students. We know who we live next to, who lives on our blocks and surrounding blocks. There is a sense of safety and security that will disappear if this bill, SB 1391, is passed.

The re-introduction of this bill begs the question, who is the city of Richmond looking out for? Who will benefit from this bill? Outside investors and Virginia realty companies at the expense of property owners who are permanent residents of Richmond? Which begs another question - how can you raise our property taxes from last year and then try to pass a bill that may be detrimental to property values.

We are very concerned that this will harm the structure and feel of our communities by encouraging short term rentals instead of permanent residencies. We, the residents, are the people that invest and volunteer to improve our communities and schools.

Historic districts in Richmond are already dealing with student housing buildings that are not kept up making whole areas of the city look unkempt and in some cases rundown.

It is my firm belief that SB 1391 is shortsighted, and will have long-term adverse effects on the City of Richmond. I urge you to vote no on this bill.

Thank you,  
Judy Dobles  
Sent from my iPhone

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Museum District Short Term Rental  
**Date:** Tuesday, September 5, 2023 10:08:24 AM

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-----Original Message-----

From: Lexi Frank [<mailto:alp2122@gmail.com>]  
Sent: Tuesday, September 5, 2023 6:44 AM  
To: PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
Subject: Museum District Short Term Rental

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My name is Alexis Frank. My email is ALP2122@GMAIL.COM. I am not affiliated with any organizations. I am a resident of the museum district and I stand with the city of Richmond for the proposed changes for short term rentals.

As a mother with small children, when I travel, it is almost impossible to think that a hotel will work. Different sleep schedules, etc. We always book short term rentals for our family.

As a 10 year homeowner of the museum district (and years of renting prior to that), I would LOVE to share our neighborhood with travelers. We live in a great area and I think it's a blessing that others could enjoy that as well.

As a resident as well. Most of the younger people who live here with small children, WE ARE AT CAPACITY. These 1920 some homes were not made for people today. I have no room when family and friends come to visit so having a short term rental within walking distance when my mom comes to stay, is IDEAL.

Not to mention the money that short term rentals will be providing to the city in taxes.

I find it hard to wrap my head around the concept that we are "residential" when we have businesses all throughout the museum district. I mean, Devil's Triangle? You have bars, a convenience store, shops, etc. in a one block radius.

Trying to keep short term rentals out of the museum district is disheartening.

Thank you,  
Alexis Frank

Sent from my iPhone

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Opposition to dropping residency requirement  
**Date:** Tuesday, September 5, 2023 10:10:28 AM

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-----Original Message-----

From: Lisa Sims [<mailto:lisakayesims@gmail.com>]  
Sent: Tuesday, September 5, 2023 8:30 AM  
To: PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>; Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>; Jordan, Katherine - City Council <[Katherine.Jordan@rva.gov](mailto:Katherine.Jordan@rva.gov)>; Philipsen, Sven J. - City Council <[Sven.Philipsen@rva.gov](mailto:Sven.Philipsen@rva.gov)>  
Cc: Will <[williamlesliesims@gmail.com](mailto:williamlesliesims@gmail.com)>  
Subject: Opposition to dropping residency requirement

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We are 20+ year homeowners in the City and are strongly opposed to any effort to drop minimum residency requirements for STRs in residential areas.

WILL and LISA SIMS  
107 N Plum Street  
Richmond, VA 23220  
(from my iPhone)

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: opposition to residence removal  
**Date:** Tuesday, September 5, 2023 8:37:00 AM

---

**From:** Paul Willson [mailto:willsonpd@gmail.com]  
**Sent:** Friday, September 1, 2023 10:37 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** opposition to residence removal

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello,  
My wife Maggie and I live across the street from the Myers,

We also feel the same way as has been expressed in the email below,

Thank you for your time,  
Sincerely,  
Paul Willson

----- Forwarded message -----

**From:** **William Fleming** <[westovergardens.civic@gmail.com](mailto:westovergardens.civic@gmail.com)>  
**Date:** Fri, Sep 1, 2023, 10:24 AM  
**Subject:** Fwd: Charles and Jo Ann Myers opposition to residence removal  
**To:**

----- Forwarded message -----

**From:** C M <[cem299@gmail.com](mailto:cem299@gmail.com)>  
**Date:** Fri, Sep 1, 2023 at 7:36 AM  
**Subject:** Charles and Jo Ann Myers opposition to residence removal  
**To:** <[pdrlanduseadmin@richmondgov.com](mailto:pdrlanduseadmin@richmondgov.com)>, <[Kristen.Nye@rva.gov](mailto:Kristen.Nye@rva.gov)>, [Westovergardens.civic@gmail.com](mailto:Westovergardens.civic@gmail.com) <[Westovergardens.civic@gmail.com](mailto:Westovergardens.civic@gmail.com)>, <[kevin.vonck@rva.gov](mailto:kevin.vonck@rva.gov)>

9-1-2023 To Kevin J. Vonck, City Planning Director, City of Richmond

We understand that there is a proposal to remove a requirement that owners must reside on-site at short-term rental sites. **We are very opposed** to such a change.

We believe that the City's planners have a responsibility to preserve the quality of life of citizens in Richmond. One of those quality of life characteristics is a collective sense, value, and behavior of **neighborhood**. Removing a PRR rule may seem to be a small change, but it is a slippery slope that

would erode that neighborhood feeling.

- The short-term rental site could be owned by persons or businesses (e.g., corporations or investment firms) that have no commitment to the neighborhood.
- Corporations and investors that buy residential properties often pay much more than listed prices for the properties. Their action effectively shuts out typical residential buyers, thereby eventually destroying the neighborhood quality.
- Without the PPR requirement, a short-term rental site essentially becomes an unstaffed hotel.
- Temporary occupants in short-term rental sites have little or no requirement for maintaining the property.
- If a renter finds that repairs are needed, who does the renter have to call? A remote owner or corporation? What requirement is there for the owner to respond promptly?
- A property not lived in by an owner will eventually deteriorate. This will eventually lead to devaluation of the property. If there are enough such sites, it will lead to deterioration of neighborhoods and affect the entire city.
- Is there any requirement by the City that short-term rental sites be inspected on any regular schedule?
- Residents in single family houses get to know their neighbors. They respect one another's' privacy; they act responsibly about debris and loud noise; out of respect for neighborhood safety, they drive responsibly.
- When unknown people appear in a neighborhood, neighbors are attentive and can report suspicious activity. They know who is supposed to be there.
- Short-term rental sites often have more than one renter on-site. This brings more vehicles to the streets of a neighborhood – a hazard for the whole neighborhood and an impediment to trash, recycling, and emergency vehicles.
- More traffic is especially a hazard for children and for neighbors taking walks or walking their pets. It is especially hazardous if renters drive too fast.

Changing the PRR rule may seem like a small change, but it is not. If the City removes the residing on-site rule, it will be endorsing a decline in Richmond.

Further, while we recognize that it is not the responsibility of the planning department,



enforcement of the existing residing on-site rule is very important. Without City enforcement, the rule becomes ineffective.

Sincerely

Charles and Jo Ann Myers, 6832 Westcott Drive, Richmond VA 23225

Cc Kristen. [Nye@rva.gov](mailto:Nye@rva.gov), Planning Commission- PDRLandUse [Admin@rva.gov](mailto:Admin@rva.gov), and William Fleming <Westover Gardens. Civic @[gmail.com](mailto:)

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Opposition to STR if no residency requirement  
**Date:** Tuesday, September 5, 2023 9:03:52 AM

---

**From:** Zoe Anne Green [mailto:zagreen@gmail.com]  
**Sent:** Friday, September 1, 2023 4:33 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>; Addison, Andreas D. - City Council <Andreas.Addison@rva.gov>  
**Subject:** Opposition to STR if no residency requirement

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I wish to register my vote AGAINST short term rentals without a primary residency requirement. We do not need any rentals used in a 'commercial' setting rented up to 24/7 year round for income by outside investors.

There is currently an illegal airbnb on our block. The owner lives in California. It is rented for commercial movie making, large family gatherings, etc. Parking is a nightmare when rented for these purposes. I recognize the parking could exist with the owner residency, but it would not be available as often as this illegal one is. BTW, the one on our block has been reported to the city. We have seen no change in use.

Thank you for your time.

Zoe Anne Green  
804-405-2115

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Pending Revisions or Amendments to STR Ordinance 2023-235  
**Date:** Tuesday, September 5, 2023 9:48:29 AM  
**Attachments:** [image003.png](#)

---

**From:** Tyler Rackley [mailto:[tyler@gorichmondrealestate.com](mailto:tyler@gorichmondrealestate.com)]  
**Sent:** Monday, September 4, 2023 7:35 PM  
**To:** Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>; PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
**Cc:** Katelyn Almeda <[hello@hostwithkate.com](mailto:hello@hostwithkate.com)>; Thomas Courtney <[trc.subscriptions@gmail.com](mailto:trc.subscriptions@gmail.com)>; Addison, Andreas D. - City Council <[Andreas.Addison@rva.gov](mailto:Andreas.Addison@rva.gov)>; Joy-Hogg, Sabrina B.- DCAO of Finance and Administration <[Sabrina.Joy-Hogg@rva.gov](mailto:Sabrina.Joy-Hogg@rva.gov)>; Stacie Vanchieri <[stacie@modelogic.com](mailto:stacie@modelogic.com)>; Mercer, Brian P. - PDR <[Brian.Mercer@rva.gov](mailto:Brian.Mercer@rva.gov)>; Pechin, Maritza - PDR <[Maritza.Pechin@rva.gov](mailto:Maritza.Pechin@rva.gov)>; Ebert, Sharon L. - DED <[Sharon.Ebert@rva.gov](mailto:Sharon.Ebert@rva.gov)>  
**Subject:** Re: Pending Revisions or Amendments to STR Ordinance 2023-235

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Mr. Vonck:

Thank you for your email and I hope you've had a great Labor Day weekend.

In the five years I have been fighting for STR operators to have a legal path to operate STRs, not once have I witnessed a major outcry against STRs. So you can understand my confusion when your email states that there has been overwhelming opposition against the principal occupancy requirement being loosened. If the last Planning Commission meeting was an indication of support/opposition you can see how many have been in support of STRs and how few have been present to oppose STRs.

STR operators have been present at every single public outreach, planning commission, small group, and City Council discussion/meeting. We have proposed multiple **very fair** compromises which remove the threat of STR hotels and outside investors. Yet, even when making reasonable compromises we keep hearing about "opposition". Even when the original regulations were passed there were less than 10 logged complaints against STR in the previous 12 months, which I think is a very clear indication that the issue that PDR thinks exists, doesn't.

I have read each of the public submissions of letters for support/opposition and I'm planning to highlight that those same individuals oppose virtually any change which impacts the progression of the city toward the 21st century. Example) The FDA (Fan District Association) which opposes any changes the City may take toward advancement. We can not simply listen to the constant echo chamber of the same ideas over and over and expect to move toward progress. As an STR operator myself, a business owner, and resident, I shouldn't have my voice minimized because the FDA claims to represent the entirety of The Fan.

Three things I'd like to **request**:

1. At the last planning commission meeting I found it alarming that Chairperson Poole tried to reduce citizen's opportunity to speak by indicating that repetitive comments were not necessary. How can citizens provide their input if there are parameters to express their concern? I would really appreciate it if we could refrain from trying to throttle those comments. If citizens have their time to speak I think that they should be allowed to do so without the fear of coming with the same concerns and being reprimanded. If there is overlap in the same concerns, I think that just indicates that the same issue is impacting many citizens. **I would really appreciate your help in making sure comments can be made during the public comment section which doesn't minimize or throttle the voices of those who wish to speak.**

2. **Can you please provide to Planning Commission the number of complaints over the last 5 years received regarding STRs?** I think this is an under-highlighted part of what has been going on. Yes, maybe complaints don't dictate policy, I understand that. But I think to couple the narrative that there is "overwhelming" support for the principal occupancy I'd like the Planning Commission to also be given the real data on complaints.

3. Because we know, and I think this is undisputed, that 90%+ of the STR operators are non-principal-residents I think it is reasonably assumed that the principal residency requirement in the existing regulations are the primary cause that many are not registering. **I'd like to hear the City's proposal on what happens after these regulations are passed and those 90% are continuing to operate. Can you please elucidate on that?**

One thing I do still have some concerns about. Planning Commission gave a very direct request at the last meeting to hear a proposal which included a path for STR operators to be non-principal-residents. If Planning Commission can be simply ignored when making requests to PDR then who is the governing body? Is it the Planning Commission or PDR itself. As a citizen I do have some concerns about this but maybe I just don't understand the process and I'd be welcome to hear more during the presentation by PDR to explain why the Planning Commission's request is being denied.

Thank you.

Respectfully,

**Tyler Rackley**

1200 W Cary St. | Richmond, VA 23220

804-545-4456 (P) | 804-545-9953 (F)

<https://www.The2020Team.com>

<https://www.BrickRoadRentals.com>

On Fri, Sep 1, 2023 at 9:57 AM Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)> wrote:

I appreciate these comments, and all of the insight you have provided during the last few years while we have been discussing this issue.

I believe we are aligned when it comes to accessory STRs (aka homestay or homeshare), when a primary resident owner uses (all or part of) their property as a STR. That is something that we will continue to recommend, given it is similar to other types of accessory uses that are allowed in residential areas.

As for principal STRs (aka vacation rental), when a non-resident owner uses (all or part of) a property for a STR, we share concerns about proliferation in residential areas, and I believe came to some early agreement about geographic and/or ownership limits. We recommended such an approach at our first community meetings, but were met with extensive opposition to any such type of proposal.

So we amended our recommendation to only allow for accessory STRs in “R” zoning districts. Further bolstering this position is a shrinking supply of (mostly affordable) housing units in the city during this time of deliberation. It is clear that when a non-resident owner uses a property as a principal STR, it no longer houses a long-term resident (either owner or renter). And as our supply becomes tighter, prices increase, and displace more residents from the market. We cannot recommend rules that allow for a reduction in the supply of dwelling units for long-term residents in this current environment.

The City Planning Commission will hear this again on Tuesday the 5<sup>th</sup>, and then (likely) forward a recommendation to the City Council, which will consider and decide in September, depending on the recommendation and any amendments. I encourage you to continue to participate in this process.

\\ kjv

Kevin J. Vonck, Ph.D.

Director

(o) 804-646-3741 (c) 804-292-4854

(e) [kevin.vonck@rva.gov](mailto:kevin.vonck@rva.gov)

(w) [rva.gov/planning-development-review](http://rva.gov/planning-development-review)

(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

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**From:** Tyler Rackley <[tyler@gorichmondrealestate.com](mailto:tyler@gorichmondrealestate.com)>

**Sent:** Wednesday, 23 August, 2023 10:57

**To:** Katelyn Almeda <[hello@hostwithkate.com](mailto:hello@hostwithkate.com)>

**Cc:** Thomas Courtney <[trc.subscriptions@gmail.com](mailto:trc.subscriptions@gmail.com)>; Vonck, Kevin J. - PDR

<[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>; Addison, Andreas D. - City Council

<[Andreas.Addison@rva.gov](mailto:Andreas.Addison@rva.gov)>; Joy-Hogg, Sabrina B.- DCAO of Finance and

Administration <[Sabrina.Joy-Hogg@rva.gov](mailto:Sabrina.Joy-Hogg@rva.gov)>; Stacie Vanchieri <[stacie@modelogic.com](mailto:stacie@modelogic.com)>;

Mercer, Brian P. - PDR <[Brian.Mercer@rva.gov](mailto:Brian.Mercer@rva.gov)>

**Subject:** Re: Pending Revisions or Amendments to STR Ordinance 2023-235

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello all,

I welcome the opportunity to discuss the proposal that the Planning Commission is seeking. Please let me know if I can assist in any way.

I think that we will discover that, as was proposed before, there are two different types of permits that are going to be needed.

1. **An STR operator is a principal resident.**
2. **An STR operator is not a principal resident.**

Here is how I would suggest approaching those for permitting purposes.

**For the STR operator that is a principal resident;** there should be a fairly low barrier of entry. The fee should be reasonable to run an STR on occasion. As an example, my wife and I travel each year, in the summer, for 1-2 months. We like to airbnb our property and rarely accept guests who want to stay less than 5 days at a time. It's fun, it's helpful to us to enable traveling to see our relatives overseas, and it's helpful for those visitors who are traveling here in the summer. Some thoughts on permit requirements.

- a. The fee should be reasonable given that someone will not be "full time" operating.
- b. Allow a virtual inspection so that permitting can be granted without requiring an in-person inspection. This will significantly reduce the waiting time for permit issuance.
- c. Permit must be displayed in all online advertisements.
- d. Because of the principal residency requirement this self limits to 1 per person.

**For the STR operator who is a non-principal resident;** the barrier for entry should be higher. Here are some thoughts on permit requirements.

- a. The fee should be higher than the principal resident permit.
- b. The operator, if out of town, must have a registered agent that is domiciled within the Richmond City area. IE) Co-host, management company, friend/family who will attend to STR matters on the owner's behalf.
- c. An inspection must be performed of the property and elements required will be evacuation plan, working smoke/co detectors, fire extinguishers, etc. Side note: has the City considered allowing an STR operator to submit a 3rd party inspection completed by a life and safety company?
- d. Permit must be displayed in all online advertisements.
- e. Limited to 1 per person.

**Note:** When registering to open a business checking account I have to supply my personal identification, articles of incorporation, and a list of any officers of the company. I don't see any reason why an LLC, Corporation, Trust, etc should be treated any differently. If we limit 1 STR per person then asking for the supporting documentation for anyone trying to register under a business name should be fairly easy to sync up. Trusts have similar documentation for trustees and that should be fairly easy.

One thing I just want to mention. When Mr. Addison and several others asked Mr. Vonck and Mr. Saunders why the approved permit numbers are so low I heard several reasons

trying to minimize the severity of the Principal Occupancy requirement. The STR hosts are here... telling you, that principal occupancy is why there are only 68 permits out of 1100+ STRs operating. I just want it on record that we're all saying the same thing --- the principal residency requirement is killing the STR program. Submitting any sort of recommendation to City Council that requires Principal Occupancy means you are sending them another soon-to-be-failing STR program. We have to, collectively, find a solution. I am thankful to the Planning Commission and PDR for continuing to work to find a solution that works.

I would be honored to discuss my suggestions and/or participate in another small group like we did several years ago. I have been hosting an STR (off and on) for seven years and have several clients who would like to comply with reasonable STR regulations. While I generally speak for myself in meetings, I do have some insight that I think is unique in this situation and could be a benefit to helping craft a successful STR program.

Thank you.

### **Tyler Rackley**

1200 W Cary St. | Richmond, VA 23220

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<https://www.The2020Team.com>

<https://www.BrickRoadRentals.com>

On Tue, Aug 22, 2023 at 3:31 PM Katelyn Almeda <[hello@hostwithkate.com](mailto:hello@hostwithkate.com)> wrote:

Hey everyone!

Looping Brian in too. It was great to see you all yesterday and have the opportunity to speak. The turnout was impressive, and it was inspiring to witness the creative ideas and thoughtful discussions that emerged from our vibrant community.

I am eager to contribute to our shared efforts in any way possible. From connecting the city with Airbnb on policy matters, communications strategies, and host engagement, to facilitating polls within our host community, and supporting host education as new regulations are implemented – count me in.

One significant challenge that we have been pondering, especially if we consider allowing non-primary residences to participate, is the risk of out-of-town investors acquiring multiple properties and placing each one under a different LLC. Our aim is to prioritize and empower local hosts who genuinely care about our city. Although it seems the state's regulations might not allow a clear distinction between businesses and individuals, we could explore potential solutions.

One approach could involve requiring property owners to provide a contact person, such as a co-host or property manager situated locally, for each property they list. This way, we can ensure a direct connection to the community and uphold the spirit of local engagement.

To prevent excessive short-term rentals in a single neighborhood, we might consider


implementing a percentage cap based on each neighborhood's unique characteristics.

Furthermore, I am intrigued by the idea of implementing a mandatory STR hosting class. This could cover guest vetting, property setup, effective listing strategies, hospitality standards, and proactive safety and security measures. By equipping hosts with essential skills, we enhance the overall hosting experience for both hosts and guests alike.

Regardless of the path we choose, it's important to note that there is still potential to obtain a short-term rental permit through a conditional use permit. Streamlining this process, particularly for short-term rental hosts, could provide a smoother experience for all involved parties.

I look forward to continued collaboration and productive discussions as we work towards shaping the future of short-term rentals in Richmond.

Thank you once again for your dedication, enthusiasm, and unwavering commitment to our community. I am honored to be part of this journey with all of you!

  
[Airbnb](#) Ambassador, Community Leader & Educator  
[River Fox Realty](#) Licensed Referral Agent  
[Amazon](#) Influencer



On Mon, Aug 21, 2023 at 10:52 PM Thomas Courtney <[trc.subscriptions@gmail.com](mailto:trc.subscriptions@gmail.com)> wrote:

Hello Kevin,

As i'm sure you can appreciate - my STR interest is my "side hustle". i work full time as a project engineer. i am by no means a lodging or hotel operator.

today i spent 3 hours of my workday to attend the planning meeting. i also assisted my elderly parents in virginia beach with home projects they cannot tend to on their own. now that i'm caught up on work email, i can get back to this topic.

i need to re-watch the meeting today and write down my suggestions to amend or revise ordinance 2023-235. after that, i will share with the audience here.

i would suggest a public forum - or limited working session with some of the clearly-knowledgeable citizens that spoke today. i also believe that amendments could be easily viewed and voted upon with a survey coordinated by our AirBnB Community Host Representative - Katelyn Alameda.

i have not had much feedback from Vincent Frillici. i believe a gentleman named Colin at AirBnB may also be a resource. i do not have his contact information.



who has the finance department worked with relating to remittance requirements per Ord 2023-151? i recommend including their team in the review as well.

i hope we can help you reach the desired deliverables that were requested today.

Side Note - Single Member LLCs are a mechanism to limit financial exposure to an individual who may be at fault providing a short term rental. it limits liability to the business activity and not the individual's wealth that may originate from working a different career. ownership of a single member llc is easy to understand and identify or certify via the legally registered agent of the business via VA State Corporation Commission. the finance department typically recommends individuals DO NOT register their business in their own name and instead incorporate or develop an LLC via SCC website - with Tax ID or EIN for separation of their SSN .

Side note - drivers license is not held by an LLC nor is driving a vehicle for business activity. motor vehicle registration is common to individuals and companies. a commercial drivers license is equivalent to a STR permit.

Thomas Courtney  
757-560-6569

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Please Regulate STRs  
**Date:** Tuesday, September 5, 2023 9:10:14 AM

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**From:** Michelle Huff [mailto:michellehx@hotmail.com]  
**Sent:** Friday, September 1, 2023 5:36 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Please Regulate STRs

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Roughly one year ago I put an offer on a property in Richmond. It was going to be my primary residence but I was outbidded by a woman who turned it into an AirBNB after settlement. I know this because she bragged about it on the AirBNB site. She was excited about adding it to the several other properties she owned that were also STRs.

Please fight to retain the Primary Residence Requirement for Short-term rentals in Richmond. Let's put home ownership above the interests of predatory investors!

Thank you,  
Michelle Huff

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Primary Residence Regulations + Short Term Rentals  
**Date:** Tuesday, September 5, 2023 9:25:46 AM

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**From:** L Clapp [mailto:lindsaytarin@gmail.com]

**Sent:** Monday, September 4, 2023 7:57 AM

**To:** Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>; PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Addison, Andreas D. - City Council <Andreas.Addison@rva.gov>; Brown, Whitney H. - City Council Office <Whitney.Brown@rva.gov>; Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>; Philipsen, Sven J. - City Council <Sven.Philipsen@rva.gov>; Lambert, Ann-Frances - City Council <Ann-Frances.Lambert@rva.gov>; Stokes, Kiya A. - City Council <Kiya.Stokes@rva.gov>; Nye, Kristen M. - City Council <Kristen.Nye@rva.gov>; Siverd, Jr, Timmy M. - City Council <Timmy.Siverd@rva.gov>; Robertson, Ellen F. - City Council <Ellen.Robertson@rva.gov>; Floyd, Tavares M. - City Council <Tavares.Floyd@rva.gov>; Newbille, Cynthia I. - City Council <Cynthia.Newbille@rva.gov>; Patterson, Samuel - City Council Office <sam.patterson@rva.gov>; Trammell, Reva M. - City Council <Reva.Trammell@rva.gov>; Bishop, Richard K. - City Council Office <Richard.Bishop@rva.gov>; Jones, Michael J. - City Council <Michael.Jones@rva.gov>; Wright, Kennon C. - City Council <Ken.Wright@rva.gov>

**Subject:** Primary Residence Regulations + Short Term Rentals

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello,

It has come to my attention that the city is (once again, even after the city has already voted and expressed their opinion) putting the Primary Residence Regulations and Short Term Rentals up for debate.

I am very opposed to removing the Primary Residence Requirement for Short Term Housing (eg: AirBnB, VRBO, etc.)

If the PRR and its qualifier of 180 days) is removed, this will lead to skyrocketing rental rates (which are already prohibitively high), lower housing inventory (which is already low), a loss of character in neighborhoods with the transient community.

With housing being an incredible problem right now and city officials making this "a priority" - I fail to see how allowing huge corporation purchase homes to rent them out will help the community.

There is a loss of putting people first - this stinks of putting corporations and money ahead of the people.

Please uphold the PRR and the 180 day qualifier. If I thought it was possible - I would have the city of Richmond enforce even stronger restrictions on short term rentals.

Please feel free to email me back with questions.

A very concerned citizen,  
Lindsay Clapp

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Primary Residence Requirement for short term rentals.  
**Date:** Tuesday, September 5, 2023 9:11:24 AM

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**From:** Gustavo Dobles [mailto:fbyp11@gmail.com]

**Sent:** Saturday, September 2, 2023 9:14 AM

**To:** Addison, Andreas D. - City Council <Andreas.Addison@rva.gov>; Brown, Whitney H. - City Council Office <Whitney.Brown@rva.gov>; Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>; Philipsen, Sven J. - City Council <Sven.Philipsen@rva.gov>; Lambert, Ann-Frances - City Council <Ann-Frances.Lambert@rva.gov>; Stokes, Kiya A. - City Council <Kiya.Stokes@rva.gov>; Nye, Kristen M. - City Council <Kristen.Nye@rva.gov>; Siverd, Jr, Timmy M. - City Council <Timmy.Siverd@rva.gov>; Robertson, Ellen F. - City Council <Ellen.Robertson@rva.gov>; Floyd, Tavares M. - City Council <Tavares.Floyd@rva.gov>; Newbille, Cynthia I. - City Council <Cynthia.Newbille@rva.gov>; Patterson, Samuel - City Council Office <sam.patterson@rva.gov>; Trammell, Reva M. - City Council <Reva.Trammell@rva.gov>; Bishop, Richard K. - City Council Office <Richard.Bishop@rva.gov>; Jones, Michael J. - City Council <Michael.Jones@rva.gov>; Wright, Kennon C. - City Council <Ken.Wright@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>; PDR Land Use Admin <PDRLandUseAdmin@rva.gov>

**Cc:** Gustavo Dobles <fbyp11@gmail.com>

**Subject:** Primary Residence Requirement for short term rentals.

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good Day. As a permanent resident of Richmond I am writing again to express my opposition to the removal of the primary residence requirement.

As nothing has change since the previous consideration of this issue, I am here re-submitting the language from my previous email.

As a property owner and permanent resident of The Fan, Richmond, I am writing to express my concerns about this bill.

As new members of this wonderful community this is a big issue for my wife and I. We moved (invested) to the Fan last year with plans to live here long-term. We strongly believe the opposite should happen: to encourage more home ownership and permanent residency.

Removing the residency requirement could turn this into an "airbnb" community. In our experience, communities where there are mostly transient residents, are not as well taken care of as communities where permanent residents are invested in it with a strong interest in the well-keeping of the community. Absent landlords and realty companies most likely will not, as their goal is to minimize costs to maximize profits. I may add they benefit by the investments and upkeep from permanent residents which they can then use to attract renters while not keeping their properties in the best shape. This already happens and this bill will just make it worse. The rental properties are not the draw. Well-kept and maintained homes by residents invested in the community are.

We live close to VCU and there is already a lot of short-term renters (students) with landlords that do not take care of the properties as well as single owners. Adding to this will not help the community spirit and value. We do support a vibrant and mixed age community but not by removing residency requirements. This could permanently change the character of the neighborhood in not positive ways and make it less attractive to permanent residents willing to invest in the community. The houses in the Fan are old and need upkeep, renewal and maintenance which is provided by permanent residents existing and incoming. This source of investment in the community needs to be protected and encouraged. Investments from permanent residents. If the community becomes less attractive to live in this could dry up. What happens then?

So who benefits from passage of this bill? It certainly doesn't seem like permanent residents and property owners.

We ask you please consider carefully the long-term potential negative consequences of this bill and and reject passage.

I appreciate you taking the time to read this email. Thank you.

Yours truly,

Gustavo Dobles

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Primary Residence Requirement  
**Date:** Tuesday, September 5, 2023 9:12:44 AM

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**From:** Agustin Rodriguez [mailto:agustin.coleen@verizon.net]  
**Sent:** Saturday, September 2, 2023 11:59 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Primary Residence Requirement

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I am writing to express my opinion that the Planning Commission should maintain the Primary Residence Requirement currently in the ordinance for short term rentals. There are plenty of people who want to call our neighborhoods in the city home and be caretakers of our buildings. Inviting absentee investors to buy our housing stock for profits from STRs does not encourage a future I want to be a part of in the city. Additionally, the current explosion of multi-unit apartment buildings along the main transit corridors could provide additional short term rentals as alternatives to hotels. I don't know this issue well enough to know if that is already happening or if it is a possibility, but it seems a good match due to their amenities and the available, or at least increasing transportation options.

Thanks for your consideration,

Agustin E. Rodriguez  
1822 Monument Avenue  
Richmond, VA 23220

Sent from my iPhone.

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Primary Residency Requirement  
**Date:** Tuesday, September 5, 2023 9:43:54 AM

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**From:** mark cardona [mailto:mark72690@gmail.com]  
**Sent:** Monday, September 4, 2023 7:03 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Primary Residency Requirement

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I support The primary Residency requirement for short term rentals. Richmond needs more affordable housing, NOT out-of-state speculative investment in our neighborhood's housing resources.

Mark Cardona  
1708 Grove Ave  
Richmond, VA 23220



**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: PRR for Short Term Rentals  
**Date:** Tuesday, September 5, 2023 9:30:18 AM

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**From:** kh3312@gmail.com [mailto:kh3312@gmail.com]  
**Sent:** Monday, September 4, 2023 11:36 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>; Addison, Andreas D. - City Council <Andreas.Addison@rva.gov>  
**Subject:** PRR for Short Term Rentals

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

As a long-standing (over 21 years) resident of the 3300 block of West Franklin Street, I have been inconvenienced by a short term rental at 3301 W. Franklin Street. The owner of this large home resides in California and is not present when it is rented. There have been multiple times when noise, such as loud music and laughter, can be heard until late at night coming from the home. Parking can also be an issue on the block. This is particularly annoying because the home has access to six garages; and, it is my understanding that the owner has opted not to make these available to the renters. Sometimes I feel as if I am living near a hotel. This is not the atmosphere that I expected when I purchased my home.

I urge you to consider the rights and feelings of long-time City residents when considering the PRR. Changes that the removal of the PRR would cause are not what current residents expected when purchasing their homes. We selected a quiet, residential street and should not be expected to accept the inconveniences caused by these rentals. Thank you.

Katherine H. Hartwell  
3312 West Franklin Street  
Richmond, VA 23221

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Residency Requirement for STR's in Richmond  
**Date:** Tuesday, September 5, 2023 8:34:53 AM

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-----Original Message-----

From: Cathy Levy [<mailto:cglevy01@gmail.com>]  
Sent: Friday, September 1, 2023 9:14 AM  
To: PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
Cc: Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>  
Subject: Residency Requirement for STR's in Richmond

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

As home owners, tax payers and full time residents here in the FAN district, we are once again expressing our strong support for the 6 month residency requirement for those wishing to offer STR's here in RVA.

Please support this provision going forward and protect the special neighborhoods we all enjoy so much.

Those interested in making a profit at the expense of their neighbors, and also opening the door to outside investors would change the fabric of our city and create a very different environment for the rest of us who call RVA home.

Thank you for your consideration,

Cathy and Seth Levy  
2201 Stuart Avenue  
804 303-6802

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Residential Requirement for Short-Term Rentals in "R Districts"  
**Date:** Tuesday, September 5, 2023 9:24:21 AM

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**From:** Patricia Merrill [mailto:pm8792@gmail.com]  
**Sent:** Sunday, September 3, 2023 8:32 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Cc:** Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>; Addison, Andreas D. - City Council <Andreas.Addison@rva.gov>; Brown, Whitney H. - City Council Office <Whitney.Brown@rva.gov>  
**Subject:** Residential Requirement for Short-Term Rentals in "R Districts"

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Members of the Planning Commission:

I am writing on behalf of the Westhampton Citizens Association to strongly support the requirements that short-term rentals in all "R districts" must be located on the same lot as the short-term rental operator's primary residence and that there can only be one short term rental per lot.

These requirements will help ensure that peaceful neighborhoods where individuals create informal bonds do not become communities of transients who are not vested in the area and may engage in disruptive activities.

For over a year, the Department of Planning and Development Review conducted a thorough review of current short term rental regulations here and elsewhere and sought significant public input from Richmond citizens. The Department reached a professional conclusion that the residence requirement for short term rentals in R districts was important and should remain while allowing greater flexibility in other areas. Now, a well-funded, vocal group of short-term rental operators whose interests are strictly based on their own coffers seeks to have the Planning Commission make a decision that is inconsistent with the expert recommendation of the Department and not in the best interests of most Richmond citizens.

Of lesser significance, we believe that if a short-term rental in a R district is owned by an entity other than one or more individuals (at least one of whom must meet the residency requirement), a controlling owner, trustee or beneficiary of such entity must meet the residence requirement for such short-term rental. We don't think management of the entity is an adequate condition for meeting the residency requirement.

We appreciate your consideration of our comments.

Very truly yours,

Patricia Merrill, President



**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Retain the primary residency requirement for STR's  
**Date:** Tuesday, September 5, 2023 10:15:16 AM

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-----Original Message-----

From: Suzanne Hall [<mailto:suzanne.hall.suzanne@gmail.com>]  
Sent: Tuesday, September 5, 2023 9:14 AM  
To: PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
Cc: [lsven.philipsen@richmondgov.com](mailto:lsven.philipsen@richmondgov.com)  
Subject: Retain the primary residency requirement for STR's

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I have advocated for this position in earlier public meetings and have sent a number of letters restating this important balance. I regret that am unable to attend today's meeting, but have witnessed the abuse of STR's in our dense urban neighborhood. We have a critical housing shortage in Richmond for residents of all income levels, and real estate should be should available to these buyers as opposed to investors.

As in other cities which have also experienced similar abuse of STR's, you could consider possibly designating particular neighborhoods with less density, but only if the residents are in favor of such a plan.

Thank you for your attention to maintaining the neighborhoods in our city.

Grace and peace,  
Suzanne  
1506 Grove Avenue

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Save PRR and our Neighborhoods  
**Date:** Tuesday, September 5, 2023 8:33:29 AM

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**From:** Mathis Kirby Powelson [mailto:mathiskp@gmail.com]  
**Sent:** Friday, September 1, 2023 8:36 AM  
**Subject:** Save PRR and our Neighborhoods

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To Whom It May Concern,

As a long time resident of the Fan I am very concerned that the Planning Commission is considering removing the primary residence requirement ("PRR") for short term rentals ("STRs).

From the impact on Affordable Housing to the quality of life of the existing tax paying residents and all the problems in between, this is a terrible situation. This is basically the result of a vocal group of STR supporters/operators, some of whom may be in violation of the Ordinance, asking for reconsideration. It is important to note that STR's are permitted in non residential areas, just like any other commercial establishment. It is important to note they are permitted on any residentially zoned property where the owner claims primary residence (currently 185 days of the year) either as part of or the entire single family or a separate unit, in which case it could be operated all year long. Cities from New York to Austin and all around the country have regretted the lack of STR regulations and are now trying to regain some control with stricter regulations. Typically the house and apartments where there is no permanent resident have poorly maintained buildings and yards. They are often a blight to neighborhoods. They can also have loud and noisy renters. Commercial operations disrupt the dynamics of residential neighborhoods. Please don't allow this to happen in Richmond. Save the Primary Residence Requirement.

Thank you,

--

[Mathis and Steve Powelson](#)

[1508 Grove Avenue](#)

[RIchmond](#)

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Short term rental ordinance Ord. No. 2023-235  
**Date:** Tuesday, September 5, 2023 9:49:51 AM

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**From:** Scott Frank [mailto:frankr3@gmail.com]  
**Sent:** Monday, September 4, 2023 8:44 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Short term rental ordinance Ord. No. 2023-235

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello,

I'd like to share my input on this topic.

We have lived in the museum district for over 10 years now. We have just started a short term rental and have realized how valuable this is to the area. We have had multiple neighbors interested in using this for family and friends that are coming in town. It is cheaper and more convenient than a hotel.

We are also bringing in money to the community with having people stay here. They're walkable to many of the wonderful restaurants and features that our area has to offer.

We have had no complaints from our neighbors about any issues with any of our tenants.

There has been no reason so continue to limit the use of such a beneficial commodity for our community.

Thank you!

-Scott Frank

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Short Term Rental Ordinance Revision -Opposition to Removing Primary Residency Requirement  
**Date:** Tuesday, September 5, 2023 9:39:51 AM

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**From:** Susan Rebillot [mailto:jsrebillot2@gmail.com]  
**Sent:** Monday, September 4, 2023 5:40 PM  
**To:** Lambert, Ann-Frances - City Council <Ann-Frances.Lambert@rva.gov>; Stokes, Kiya A. - City Council <Kiya.Stokes@rva.gov>; PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>; Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>; Philipsen, Sven J. - City Council <Sven.Philipsen@rva.gov>  
**Subject:** Short Term Rental Ordinance Revision -Opposition to Removing Primary Residency Requirement

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good evening,

My husband and I reside in Laburnum Park within the Ginter Park Residents Association Boundaries. We have followed with great interest the city reports, meetings and public meetings regarding the proposed ordinance revisions-the parking minimum, ADUs, and STRs. I participated in the small discussion groups for the three recently proposed zoning changes, and listened to the Planning Commission's discussion of STR regulations at its August 21<sup>st</sup> meeting.

We are aware that PDR's public engagement efforts included:

- 441 attendees at five public meetings (in person and virtual)
- 860 attendees at two telephone town halls (on for at least five minutes)
- 151 participants in six focus groups
- 850 responses to two online surveys
- additional presentations at district and neighborhood association meetings

Despite the overwhelming support for the PRR in these meetings, the Planning Commission, at its August 21<sup>st</sup> meeting asked Planning Staff to come back to the September 5 meeting with other options besides the primary residence requirement ("PRR") for short term rentals ("STRs). **This came as a very unwelcome surprise to us, since the City's own extensive engagement over more than a year showed overwhelming support for retaining the PRR.**

Removing the PRR would mean STRs can be owned and operated by investors. We have been in contact with our friends and civic association leaders in other nearby neighborhood leaders including Bellevue, Sherwood Park, the Fan District, Rosedale, and other neighborhoods. **There is overwhelming opposition to eliminating the PRR to prevent the major changes to our**



**neighborhoods that a saturation of STRs will cause. In addition, our opposition is related to the impact on further reducing the availability of properties for affordable long term housing as investors buy up properties in neighborhoods to use for the highest profit.**

As you know, Mayor Levar Stoney recently declared an affordable housing crisis in Richmond, as the price of housing (both owner occupied and rental) continues to rise faster than our residents wages due to a combination of limited supply and high demand. In many cities, the lack of a PRR has allowed property investors, many of which were not local to buy large numbers of for sale homes, and use them as short term rental investment opportunities. This will impact the availability and affordability of housing in our communities, as investors out-bid homeowners for real estate. This pattern only serves to exacerbate the shortage of affordable long term rental and for sale units.

Like many other associations here in Richmond, we see the principal residence requirement and stepped up enforcement of STR regulations as the best available safeguards against hundreds and potentially thousands of housing units becoming unavailable to renters and homeowners in our residential neighborhoods. For those STR operators wishing to operate on R-zoned property that is not their principal residence there are other available methods including Special Use Permits, which will allow Planning to control the over-saturation of STR's in various neighborhoods. **We therefore urge you to vote to require the PRR in all R-zones,** to preserve current and encourage future long-term housing opportunities in our neighborhoods.

Warmest regards,  
Susan and John Rebillot  
1350 Westwood Avenue  
Condo unit 303  
Richmond, VA 23227  
727-744-3779

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Short Term Rental Ordinance  
**Date:** Tuesday, September 5, 2023 8:08:52 AM

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**From:** Paige Alcorn [mailto:[alcornpn@gmail.com](mailto:alcornpn@gmail.com)]  
**Sent:** Thursday, August 31, 2023 4:06 PM  
**To:** PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
**Cc:** Addison, Andreas D. - City Council <[Andreas.Addison@rva.gov](mailto:Andreas.Addison@rva.gov)>  
**Subject:** Short Term Rental Ordinance

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I believe very strongly that the Museum District's (and other areas of the city) short term rental ordinance makes it mandatory for the home owner to live at the property / and it be their primary residence. This is the only law keeping our neighborhood intact and keeping rents slightly affordable. If this is passed without this rule, we will cease to have neighbors who care about our neighborhood and make it the lovely area we enjoy daily. Additionally, more people (and companies) will purchase dwellings for the sole purpose of short term rentals and make it hard for renters in our neighborhood to stay. Please, keep this requirement so we can continue to enjoy the community we have worked so hard to cultivate, and enjoy so much.

Many thanks and kind regards,  
Paige Alcorn  
3102 Park Ave.  
Richmond, VA 23221

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Short term rental residence requirement - YES  
**Date:** Tuesday, September 5, 2023 9:35:01 AM

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-----Original Message-----

From: Yvette Conte [<mailto:contefamily5@msn.com>]  
Sent: Monday, September 4, 2023 3:10 PM  
To: PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
Subject: Short term rental residence requirement - YES

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Members of the Planning Commission:

I will not be able to attend the meeting on September 5, but wanted to voice my support for the residency requirement for short-term rentals in the City. Additionally, I continue to support the requirement that all STR's pay the same lodging tax incurred by hotels to ensure no one has an unfair advantage.

Thank you,

Yvette Conte  
3311 Suffolk Rd. (Sherwood Park)  
RVA 23227

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: short term rental residency requirement  
**Date:** Tuesday, September 5, 2023 8:43:47 AM

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**From:** Bonnie H [mailto:BonnieBrite@hotmail.com]

**Sent:** Friday, September 1, 2023 12:08 PM

**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Kevin.Conck@rva.gov; Addison, Andreas D. - City Council <Andreas.Addison@rva.gov>; Brown, Whitney H. - City Council Office <Whitney.Brown@rva.gov>; Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>; Philipsen, Sven J. - City Council <Sven.Philipsen@rva.gov>; Lambert, Ann-Frances - City Council <Ann-Frances.Lambert@rva.gov>; Stokes, Kiya A. - City Council <Kiya.Stokes@rva.gov>; Nye, Kristen M. - City Council <Kristen.Nye@rva.gov>; Siverd, Jr, Timmy M. - City Council <Timmy.Siverd@rva.gov>; Robertson, Ellen F. - City Council <Ellen.Robertson@rva.gov>; Floyd, Tavares M. - City Council <Tavares.Floyd@rva.gov>; Newbille, Cynthia I. - City Council <Cynthia.Newbille@rva.gov>; Patterson, Samuel - City Council Office <sam.patterson@rva.gov>; Trammell, Reva M. - City Council <Reva.Trammell@rva.gov>; Bishop, Richard K. - City Council Office <Richard.Bishop@rva.gov>; Jones, Michael J. - City Council <Michael.Jones@rva.gov>; Wright, Kennon C. - City Council <Ken.Wright@rva.gov>

**Subject:** short term rental residency requirement

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Please consider this my "vote" to require that there be an owner residency requirement for short term rentals in residential neighborhoods.

I urge you to maintain the Primary Residence Requirement (PRR) currently in the Ordinance!

My votes cast on election day will reflect support for the officials who are like-minded.

Bonnie Holstein  
3319 West Franklin Street



**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Short Term Rental Response for 9/5/2023 Council meeting  
**Date:** Tuesday, September 5, 2023 9:42:40 AM

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**From:** Lisa Kozsdiy [mailto:[lisa\\_kozsdiy@yahoo.com](mailto:lisa_kozsdiy@yahoo.com)]  
**Sent:** Monday, September 4, 2023 6:32 PM  
**To:** PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
**Cc:** Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>  
**Subject:** Short Term Rental Response for 9/5/2023 Council meeting

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Mr. Vonck,

As a resident of the museum district, we support the following for Short Term Rentals (STR):

1. Maintain the current Primary Residence Requirements (PRR) for Residential zones. The definition of PRIMARY RESIDENT must continue to clearly state the number of days a resident lives in their residence as a minimum of 185 days. A resident must not be allowed to simply "claim" the property is their primary residence while living out of the neighborhood, and even out of the state. We know this is currently happening and must not continue.
2. We support the lodging tax that STR's must pay.

In addition, we suggest the following:

1. Consider a residential zone STR tax to improve the neighborhood in which the STR resides.
2. Consider adding a "Mutual Consideration" clause. For example, adopt standards to ensure that STR owners are not trespassing on neighbor's properties and are in good standing with their neighbors (ie no legitimate/vetted complaints against them).
3. Adopt strategies to enforce the PRRs. Other cities (such as New York City) have adopted a practice of police raids and evictions of short term renters from STRs that are noncompliant.

Please contact us if you would like to discuss further.

Respectfully,

Lisa & Scott

3305 W Franklin St.

Residential zone: R6

Cell: 571.214.8383

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Short term rentals in Museum District  
**Date:** Tuesday, September 5, 2023 9:49:11 AM

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-----Original Message-----

From: Fontaine [<mailto:gogotaine@gmail.com>]  
Sent: Monday, September 4, 2023 7:39 PM  
To: PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
Subject: Short term rentals in Museum District

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello,

My husband and I are in support of short term rentals in the Museum District where we live.

We often have relatives visit from out of town who use these types of rentals.

It pleases us to be able to show off our lovely neighborhood with so many wonderful restaurants, museums, and walkable streets, while having our visitors close by.

They add to the city's economy by eating out and enjoying the local sights.

Thank you for your consideration.

Our names are Edward Ingram Williamson and Fontaine Reid Williamson.

Sent from my iPhone



**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Short Term Rentals -Permanent Residency Requirement  
**Date:** Tuesday, September 5, 2023 10:15:57 AM

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**From:** Janis Allen [mailto:janisaa55@yahoo.com]  
**Sent:** Tuesday, September 5, 2023 9:24 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>; Brown, Whitney H. - City Council Office <Whitney.Brown@rva.gov>  
**Cc:** Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>; Philipsen, Sven J. - City Council <Sven.Philipsen@rva.gov>; HJWA Association <hjwassociation@gmail.com>  
**Subject:** Short Term Rentals -Permanent Residency Requirement

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Attention: Kevin J. Vonck

I'm writing to express my support for the permanent residency requirement (PRR) with regards to short term rentals (STR's). The public engagement conducted to date supports this position.

As a residents of zip code 23220, one of the areas that is significantly impacted by the proliferation of STR's, I am particularly worried about uncontrolled, ineffectively regulated growth in this area.

I hope the planning commission will continue the permanent resident requirement and find ways to enforce registration and regulation of this growing enterprise. We cannot encourage, ignore or tolerate any additional burden on an already strained affordable housing market.

Thank you,  
Janis Allen  
105 W. Jackson St  
Richmond VA 23220  
312-848-0196

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: short term rentals  
**Date:** Tuesday, September 5, 2023 8:40:41 AM

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**From:** julia seward [mailto:juliawseward@gmail.com]  
**Sent:** Friday, September 1, 2023 11:54 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** short term rentals

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Good morning -

Please continue current short term rental residency requirements. This is simply common sense.

Lessons from other cities that ended residency requirements show immediate purchase of properties by real estate developers, increase in housing cost, decline in housing affordability, expanded gentrification and a shift in neighborhood quality of life. Why would Richmond choose to go this route other than to feed profits of real estate investors? Let's be clear. Reduction of residency requirements does NOT generally provide affordable housing nor increase affordable housing choices. It does NOT increase neighborhood quality of life. It does NOT support goals of Richmond's sustainability vision. Richmond City is working hard to get it right. Reduction in short term rental residency requirements takes us in the opposite direction.

Julia Seward  
Richmond resident of 25+ years  
23220

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: short-term rentals  
**Date:** Tuesday, September 5, 2023 10:14:20 AM

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**From:** Kelly Kirkbride [mailto:kelkirkbride@gmail.com]  
**Sent:** Tuesday, September 5, 2023 8:55 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** short-term rentals

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To whom it may concern:

As a resident of the Museum District, and member of the Museum District Association, I am expressing my interest in keeping short-term rentals as an option in our neighborhood. When friends and family visit, they love staying within one block of our place, which allows them to enjoy our wonderful neighborhood and have a more relaxed visit with us. The houses in our neighborhood are charming and historical, and such a treat to stay in.

Our visitors have had wonderful hosts, hosts who pay taxes to the city for their listings and offer guides to their guests, recommending all the wonderful businesses in our neighborhood. Many of our neighbors also use short-term rentals when their family visits and love having this as an option.

Please consider keeping short-term rentals available in our neighborhood. Thank you!

Kelly Kirkbride  
3134 Hanover Ave

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: STR and PRR ordinance changes  
**Date:** Tuesday, September 5, 2023 9:28:32 AM

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**From:** cindy wofford [mailto:wofford3@comcast.net]  
**Sent:** Monday, September 4, 2023 11:24 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>  
**Subject:** STR and PRR ordinance changes

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

The potential removal of the PRR regarding STR is raising many questions among citizens throughout our city who have responded to polls and surveys, attended focus groups, the city's informational sessions and various town hall meetings in neighborhoods.

The voices represented have been clear, concise and redundant - DO NOT CHANGE THE PRR!

Are our city leaders choosing to embrace the potential commercial STR operators who will personally profit while altering the fabric of our community vs listening to the solicited repetitive voices of voting residents who overwhelmingly support the PRR?

Remember - when you hear from neighborhood association representatives you are hearing from large swaths of voices - Not Just One!  
One community rep's voice and comment is representing many voices - and their one voice far outweighs the voice of a potential commercial investor or an individual living in Texas who is unhappy that Richmond won't allow her to rent more often due to the residency requirement. So please respectfully weigh the comments you are receiving - Listen closely to the voice representing many voices vs the voice of one who is merely representing their personal profitability at the expense of our various neighborhoods.

Please also review other cities who have unfortunately been blindsided when setting up their policies. They are continually playing a game of catch up after the fact. Do not put our city in their position.

Please do review the cities who have wisely and concisely introduced STR opportunities in their communities which have not jeopardized the live-ability of their neighborhoods. These cities have delicately added policies which support the community while adding to city coffers from STR ordinances regulations - and their management. Put our city in that forward thinking position.

Re the issue of affordable housing - Please review the statistics from other localities who have seen the negative affects on their affordable housing statistics as a result of the PRR decision. Many cities have carefully and wisely implemented STR programs that have controlled commercial STR's in neighborhoods - improving their affordable housing ratios while not sacrificing the live-ability of their citizens.

While RVA claims to be appropriately focusing on the continued need for affordable housing, the consideration of relaxing the primary residency requirement negates the city's emphasis on the issue. There are many statistics confirming this fact - so study them clearly. Your rulings cannot have it both ways.

Thank you for your service to our community.

Please listen carefully to the voices you represent..... and not the few who will profit as the expense of our vibrant communities.

CIndy Wofford

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: STR Consideration  
**Date:** Tuesday, September 5, 2023 9:14:11 AM

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**From:** Martha Quinn [mailto:marthanquinn@gmail.com]  
**Sent:** Saturday, September 2, 2023 1:04 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Vonck, Kevin J. - PDR  
<Kevin.Vonck@rva.gov>  
**Subject:** STR Consideration

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I'm writing to submit my **STRONG** vote to maintain the Primary Residence Requirement (PRR) currently in the Ordinance that the Planning Commission is now considering that would revisit STR operations. As a resident of Plum Street in The Fan, I oppose changes to this ordinance. Please respect our local desires and do not give into the money that may be driving your considerations, our safety and community vibrance is at risk.  
Martha Quinn  
213 N Plum St

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Short-term rentals  
**Date:** Tuesday, September 5, 2023 9:51:57 AM

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**From:** Warthen, Martha [mailto:mwarthen@hunton.com]

**Sent:** Monday, September 4, 2023 9:59 PM

**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>

**Cc:** Addison, Andreas D. - City Council <Andreas.Addison@rva.gov>; Brown, Whitney H. - City Council Office <Whitney.Brown@rva.gov>; Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>; Philipsen, Sven J. - City Council <Sven.Philipsen@rva.gov>; Lambert, Ann-Frances - City Council <Ann-Frances.Lambert@rva.gov>; Stokes, Kiya A. - City Council <Kiya.Stokes@rva.gov>; Nye, Kristen M. - City Council <Kristen.Nye@rva.gov>; Siverd, Jr, Timmy M. - City Council <Timmy.Siverd@rva.gov>; Robertson, Ellen F. - City Council <Ellen.Robertson@rva.gov>; Floyd, Tavares M. - City Council <Tavares.Floyd@rva.gov>; Newbille, Cynthia I. - City Council <Cynthia.Newbille@rva.gov>; Patterson, Samuel - City Council Office <sam.patterson@rva.gov>; Reva Trammel <reva.trammel@richmondgov.com>; Bishop, Richard K. - City Council Office <Richard.Bishop@rva.gov>; Jones, Michael J. - City Council <Michael.Jones@rva.gov>; Wright, Kennon C. - City Council <Ken.Wright@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>  
**Subject:** Short-term rentals

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Planning Commission –

Please retain the residency requirement for short-term rentals in “R” districts.

So far, Richmond has been smart in its regulation of short-term rentals by requiring STR operators to live on the property 185 days per year. Other cities, to their detriment, have made the mistake of letting short-term rentals go almost entirely unregulated and are now having to revisit their regulations (or lack thereof) to undo their negative impacts. The Planning Staff has put a lot of thought into balancing the needs of residents and STR operators and proposed an elegant solution; please adopt it.

Thank you.

Martha Warthen

2<sup>nd</sup> District Resident

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: STR continuation  
**Date:** Tuesday, September 5, 2023 9:00:10 AM

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**From:** Jane Carlson [mailto:jhcplum@aol.com]  
**Sent:** Friday, September 1, 2023 3:10 PM  
**To:** Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>; PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** STR continuation

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Thank you for your service to Richmond.

I am most concerned that there continues to be consideration of removing owner occupancy from STR regulations. Everything I have learned, read, or heard over the last few years is how STRs can seriously change the nature of a residential neighborhood for the worst and that cities across this country and around the globe are changing their regulations to strengthen STR regulations - if not prohibit them all together.

Please do not broaden the ability for people to have STRs by allowing non-resident ownership in residential neighborhoods.

Thank you.

Jane Carlson  
111 N. Plum St  
23220  
804-358-4369



**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: STR residency requirement  
**Date:** Tuesday, September 5, 2023 8:46:14 AM

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-----Original Message-----

From: Ellie Lenhart [<mailto:ellielenhart@gmail.com>]  
Sent: Friday, September 1, 2023 1:21 PM  
To: PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
Subject: STR residency requirement

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To Whom It May Concern,

I strongly support the residency requirement for STR's. I live in the fan on West Ave. There is an STR beside me which I hate. IF WE HAVE TO HAVE STR's, AT LEAST KEEP AND ENFORCE THE RESIDENCY REQUIREMENT.

Sincerely,  
Ellie Lenhart  
1129 West Ave  
931-267-7893

Sent from my iPhone

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: STRs, KEEP residency requirement in R districts  
**Date:** Tuesday, September 5, 2023 9:07:12 AM

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**From:** Anna Bell [mailto:annaongrace@gmail.com]  
**Sent:** Friday, September 1, 2023 4:56 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Cc:** Kevin.Vonock@rva.gov; Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>; Philipsen, Sven J. - City Council <Sven.Philipsen@rva.gov>  
**Subject:** STRs, KEEP residency requirement in R districts

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### **Neighborhoods need Neighbors**

We support keeping the residency requirement in R districts.  
We agree with the Planning Department's statement to you that

*“... short-term rentals can increase the housing shortage and housing prices in the city,” “... The continuation of the primary residency requirement in all residential zoning districts will help preserve existing dwelling units in the city. The proposed STR regulations will enhance tourism and provide income opportunities while protecting the character of residential neighborhoods.”*

Thank you  
Anna and Mike Bell  
~~~~~

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: STRs  
**Date:** Tuesday, September 5, 2023 9:52:50 AM

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-----Original Message-----

From: Barbara Williams [<mailto:babawilliams@gmail.com>]  
Sent: Monday, September 4, 2023 10:06 PM  
To: PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>; Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>  
Subject: STRs

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>

> Please note that as a city resident and property owner of 3328 W. Franklin St. I am very much against the altering of the Primary Residence Requirement. We need the protection of that ordinance so that non residents can not own/operate a Short Term Rental.

>

> Please keep in mind that as residents in the city, we have overwhelmingly expressed opposition to Short Term Rentals operated by non residents.

>

> Thank you,

>

> Barbara Atkinson

**From:** [Vonck, Kevin J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: STR's  
**Date:** Monday, September 4, 2023 8:16:18 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Kevin J. Vonck, Ph.D.

Director

(o) 804-646-3741 (c) 804-292-4854

(e) [kevin.vonck@rva.gov](mailto:kevin.vonck@rva.gov)

(w) [rva.gov/planning-development-review](http://rva.gov/planning-development-review)

(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

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**From:** Michelle Huff <[michellehx@hotmail.com](mailto:michellehx@hotmail.com)>  
**Sent:** Friday, 1 September, 2023 17:37  
**To:** Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>  
**Subject:** STR's

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Roughly one year ago I put an offer on a property in Richmond. It was going to be my primary residence but I was out bid by a woman who turned it into an AirBNB after settlement. I know this because she bragged about it on the AirBNB site. She was excited about adding it to the several other properties she owned that were also STRs.

Please fight to retain the Primary Residence Requirement for Short-term rentals in Richmond.  
Let's put home ownership above the interests of predatory investors!

Thank you,  
Michelle Huff

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: STRs--Please maintain the Primary Residency Requirement in residential areas  
**Date:** Tuesday, September 5, 2023 9:40:52 AM

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**From:** Maura Gaenzle [mailto:[mgaenzle@bway.net](mailto:mgaenzle@bway.net)]

**Sent:** Monday, September 4, 2023 6:01 PM

**To:** PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>; Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>

**Cc:** Addison, Andreas D. - City Council <[Andreas.Addison@rva.gov](mailto:Andreas.Addison@rva.gov)>; Brown, Whitney H. - City Council Office <[Whitney.Brown@rva.gov](mailto:Whitney.Brown@rva.gov)>; Jordan, Katherine - City Council <[Katherine.Jordan@rva.gov](mailto:Katherine.Jordan@rva.gov)>; Philipsen, Sven J. - City Council <[Sven.Philipsen@rva.gov](mailto:Sven.Philipsen@rva.gov)>; Lambert, Ann-Frances - City Council <[Ann-Frances.Lambert@rva.gov](mailto:Ann-Frances.Lambert@rva.gov)>; Stokes, Kiya A. - City Council <[Kiya.Stokes@rva.gov](mailto:Kiya.Stokes@rva.gov)>; Nye, Kristen M. - City Council <[Kristen.Nye@rva.gov](mailto:Kristen.Nye@rva.gov)>; Siverd, Jr, Timmy M. - City Council <[Timmy.Siverd@rva.gov](mailto:Timmy.Siverd@rva.gov)>; Robertson, Ellen F. - City Council <[Ellen.Robertson@rva.gov](mailto:Ellen.Robertson@rva.gov)>; Floyd, Tavares M. - City Council <[Tavares.Floyd@rva.gov](mailto:Tavares.Floyd@rva.gov)>; Newbille, Cynthia I. - City Council <[Cynthia.Newbille@rva.gov](mailto:Cynthia.Newbille@rva.gov)>; Patterson, Samuel - City Council Office <[sam.patterson@rva.gov](mailto:sam.patterson@rva.gov)>; Trammell, Reva M. - City Council <[Reva.Trammell@rva.gov](mailto:Reva.Trammell@rva.gov)>; Bishop, Richard K. - City Council Office <[Richard.Bishop@rva.gov](mailto:Richard.Bishop@rva.gov)>; Jones, Michael J. - City Council <[Michael.Jones@rva.gov](mailto:Michael.Jones@rva.gov)>; Wright, Kennon C. - City Council <[Ken.Wright@rva.gov](mailto:Ken.Wright@rva.gov)>

**Subject:** STRs--Please maintain the Primary Residency Requirement in residential areas

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Dear Planning Commission, Planning Department and City Council Representatives,  
As a resident in the 2nd District, I am writing today to ask you to support and maintain the Primary Residency Requirement for STRs in residential areas of the City of Richmond.  
Many thanks for your consideration of this request,  
Maura Gaenzle  
--  
(917) 673-8225  
[mgaenzle@bway.net](mailto:mgaenzle@bway.net)

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: PDRLandUseAdmin@rva.gov  
**Date:** Tuesday, September 5, 2023 9:36:15 AM

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-----Original Message-----

From: Craig Clark [<mailto:mtcraigclark@gmail.com>]  
Sent: Monday, September 4, 2023 4:10 PM  
To: Jordan, Katherine - City Council <[Katherine.Jordan@rva.gov](mailto:Katherine.Jordan@rva.gov)>; PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>; Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>  
Cc: Philipsen, Sven J. - City Council <[Sven.Philipsen@rva.gov](mailto:Sven.Philipsen@rva.gov)>  
Subject: PDRLandUseAdmin@rva.gov

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

We are writing to ask that you do NOT vote to remove the Primary Residence Requirement for short-term rentals in The Fan neighborhood. We have a second home in a popular town, that we do not rent, and have seen the negative impact that short-term rentals has had on the neighborhoods. Long-term residents are leaving to avoid the rental environment.

When apartments, condos, and other lower-cost homes are used for STR, there is less affordable housing in the neighborhood driving out younger families, workers for local businesses, and senior citizens who are all assets to the neighborhood.

When investors purchase homes for income production only, the housing inventory available for primary homeowners is reduced. Investors and short-term guests do not have a vested interest in maintaining their homes and the neighborhood as long-term residents do.

As residents of The Fan, we love the residential, neighborly environment. We do not wish to live in a neighborhood where our neighbors change weekly.

Please do not remove the PRR for STRs.

Debbie and Craig Clark  
413 Stuart Circle  
Richmond

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Citizen Comment for 9/5 Planning Commission meeting  
**Date:** Tuesday, September 5, 2023 9:22:13 AM

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-----Original Message-----

From: Anthony Conte [<mailto:conteaj64@yahoo.com>]  
Sent: Sunday, September 3, 2023 11:26 AM  
To: PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
Subject: Citizen Comment for 9/5 Planning Commission meeting

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I will not be able to attend the Planning Commission meeting on 9/5, but want to voice my support for the residency requirement for short term rentals in the City.

Additionally I continue to support the requirement that all STR's pay the same lodging tax incurred by hotels to ensure no one has an unfair advantage.

Thank you for the opportunity to voice my opinion while not being able to attend the Planning Commission meeting.

Anthony Conte  
3311 Suffolk Road  
Richmond, VA 23227  
804-664-5533

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Primary Residence Requirement (PRR)  
**Date:** Tuesday, September 5, 2023 9:37:40 AM

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**From:** Will Massie [mailto:will@mckinnonharris.com]  
**Sent:** Monday, September 4, 2023 4:56 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>  
**Subject:** Primary Residence Requirement (PRR)

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Please require primary residence in the ordinance currently in review. We are a thriving urban neighborhood and this change would weaken the quality of our neighborhood.  
Thank you, Will Massie

--

|

|



**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Primary Residence Requirement (PRR)  
**Date:** Tuesday, September 5, 2023 9:21:02 AM

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-----Original Message-----

From: Alice Massie [<mailto:alicemmassie@gmail.com>]  
Sent: Sunday, September 3, 2023 9:48 AM  
To: PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>; Jordan, Katherine - City Council <[Katherine.Jordan@rva.gov](mailto:Katherine.Jordan@rva.gov)>; Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>  
Cc: Will Massie <[will@mckinnonharris.com](mailto:will@mckinnonharris.com)>  
Subject: Primary Residence Requirement (PRR)

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Please REQUIRE primary residence in the ordinance currently in review.  
We are a thriving urban neighborhood. It wasn't that way 40 years ago.  
thank you,  
Alice Massie

Sent from my iPad

**From:** [The Weisensales](#)  
**To:** [Brown, Whitney H. - City Council Office](#); [Lambert, Ann-Frances - City Council](#); [Stokes, Kiya A. - City Council](#); [Oliver, Alyson E. - PDR](#); [Vonck, Kevin J. - PDR](#); [Mercer, Brian P. - PDR](#); [PDR Land Use Admin](#)  
**Cc:** [president@ginterpark.org](#); [treasurer@ginterpark.org](#); [jeromelegions1@gmail.com](#); [president@bellevueweb.org](#); ["Melissa Savenko"](#); ["Rebecca Keller"](#); ["Yvette Conte"](#); ["sperago"](#); [socialmedia@bellevueweb.org](#); ["Charles Charles.McGuigan"](#); ["Janis Allen"](#); ["BCA Secretary"](#); [membership@bellevueweb.org](#); ["David J. Lydiard"](#); [Kaymaccio@gmail.com](#); ["Andy Morris"](#); [gaw57@georgetown.edu](#); [pgoodpasture@williamsmullen.com](#); [ploganmail@gmail.com](#); [jakejoyce456@gmail.com](#); [rcatrow@gmail.com](#); [doctoreyeglasses804@gmail.com](#); ["Andy Morris"](#); ["Rick Jones"](#); ["Susan Rebillot"](#)  
**Subject:** Ginter Park Residents Association - Position regarding the principal residence requirement (PRR) in proposed STR zoning revisions  
**Date:** Monday, September 4, 2023 5:00:48 PM  
**Importance:** High

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**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Members of Richmond City Council and Planning Commission:

On behalf of the Ginter Park Residents Association, I wish to express **our support for requiring the principal residence requirement (PRR) in the proposed revised regulations affecting operators of short term rentals in all R-zoned neighborhoods** in the City of Richmond.

Our association represents over 1,500 households in the Northside of Richmond. Some of our members, including myself participated in the small discussion groups for the three recently proposed zoning changes, and having listened to the Planning Commission's discussion of STR regulations at its August 21<sup>st</sup> meeting.

This ordinance was drafted as part of "three zoning changes" (parking, ADUs, and STRs) discussed over the last year. PDR's public engagement efforts included:

- 441 attendees at five public meetings (in person and virtual)
- 860 attendees at two telephone town halls (on for at least five minutes)
- 151 participants in six focus groups
- 850 responses to two online surveys
- additional presentations at district and neighborhood association meetings

Despite the overwhelming support for the PRR in these meetings, the Planning Commission, at its August 21<sup>st</sup> meeting asked Planning Staff to come back to the September 5 meeting with other options besides the primary residence requirement ("PRR") for short term rentals ("STRs"). This came as a significant surprise to us, since the City's own extensive engagement over more than a year showed overwhelming support for retaining the PRR. Removing the PRR would mean STRs can be owned and operated by investors. We have been in contact with other nearby neighborhood leaders including Bellevue, Sherwood Park, the Fan District, Rosedale, and other associations. Members of our association and others intend to speak at the September 5th meeting to convey the results of an [online survey](#) conducted this past week by the adjoining Bellevue Civic Association, asking residents if BCA should support the PRR in R-zones. As of 09-02-23 the **250 responses indicated a resounding 85% support for including the PRR in the new regulations.**

As you know, Mayor Levar Stoney recently declared an affordable housing crisis in Richmond, as the

price of housing (both owner occupied and rental) continues to rise faster than our residents wages due to a combination of limited supply and high demand. In many cities, the lack of a PRR has allowed property investors, many of which were not local to buy large numbers of for sale homes, and use them as short term rental investment opportunities. This will impact the availability and affordability of housing in our communities, as investors out-bid homeowners for real estate. This pattern only serves to exacerbate the shortage of affordable long term rental and for sale units.

Like many other associations here in Richmond, we see the principal residence requirement and stepped up enforcement of STR regulations as the best available safeguards against hundreds and potentially thousands of housing units becoming unavailable to renters and homeowners in our residential neighborhoods. For those STR operators wishing to operate on R-zoned property that is not their principal residence there are other available methods including Special Use Permits, which will allow Planning to control the over-saturation of STR's in various neighborhoods. **We therefore urge you to vote to require the PRR in all R-zones**, to preserve current and encourage future long-term housing opportunities in our neighborhoods.

Stephen Weisensale, AIA, CSI  
Chair, GPRA Planning & Zoning Cmte  
[Zoning@historicginterpark.org](mailto:Zoning@historicginterpark.org)

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: 3317 Rear Monument Ave.  
**Date:** Tuesday, September 5, 2023 9:19:19 AM

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-----Original Message-----

From: Cathy Harbert [<mailto:nshapeinc@comcast.net>]  
Sent: Sunday, September 3, 2023 9:17 AM  
To: PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
Subject: Re: 3317 Rear Monument Ave.

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To whom it may concern,

In regards to the proposed residential construction in the rear of 3317 Monument Ave., I stand vehemently opposed. At the very minimum, I am against Sort Term Rentals by non-residents. I am voting to maintain that there is an owner residency requirement in residential neighborhoods. Please cast my vote, before the September 5th. meeting.

Sincerely,  
Cathy Harbert 3300 block of W. Franklin St. 23221

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Primary Residence Requirement for Short Term Rentals  
**Date:** Tuesday, September 5, 2023 9:42:02 AM

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**From:** Jason Payne [mailto:jasonwardpayne@gmail.com]  
**Sent:** Monday, September 4, 2023 6:01 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Mayor Levar Stoney <RVAmayor@rva.gov>; Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>  
**Subject:** Primary Residence Requirement for Short Term Rentals

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Mayor Stoney, Planning Commission, Planning Department, and City Councilmember Jordan,

I am writing to you today regarding the proposed changes to the City's Short Term Rental regulations to demand that you **keep the Primary Residency requirement in all Zoning Districts**.

If the Primary Residency requirement is removed, Short Term Rentals (STRs) will exacerbate Richmond's affordable housing crisis by causing the price of homes to skyrocket for both local home buyers and renters. **Evidence suggests that the best way to combat this is to require homes being used as STRs to be owner-occupied for at least half of the year (known as a [Primary Residency requirement](#)), thus limiting STR operators to only one STR per homeowner.**

**Regulation is Challenging; the Primary Residency Requirement Simplifies It:** STRs are not easy to regulate, and cities across the country have struggled to manage even simple zoning regulations for them. The City's proposed changes are too complicated and costly to be effectively administered; it is best to keep regulations simple, and *maintaining the Primary Residency requirement is the simplest system to enforce.*

**Other Communities are Learning the Hard Way:**

Across the country, other communities are struggling with the unintended consequences of broad and complicated STR policies and [are responding by INCREASING restrictions on STRs](#), including the reinstatement of the Primary Residency requirement. *We can still avoid these painful lessons by keeping the Primary Residency requirement.*

**The Public Wants the Primary Residency Requirement to Stay:**

**Additionally, the public response from 441 attendees in five public meetings, 860 attendees in two telephone town halls, 151 participants in six focus groups, and 850 responses to two online surveys over the past year shows overwhelming opposition to removing the Primary Residency requirement.** In light of the public's overwhelming opposition to removing it, I feel that *maintaining the Primary Residency requirement in all zoning districts is the best course of action.*

Thank you for your time and consideration on this important matter.

Sincerely,

Jason Payne  
1735 Wilmington Ave, Richmond VA 23227

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Primary Residence Requirement for Short Term Rentals  
**Date:** Tuesday, September 5, 2023 8:56:20 AM

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**From:** Janice Hall Nuckolls [mailto:janice@tada-studio.com]  
**Sent:** Friday, September 1, 2023 2:02 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>; Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>; Philipsen, Sven J. - City Council <Sven.Philipsen@rva.gov>; Rebecca Keller <fdapresidentrva@gmail.com>  
**Cc:** steve@stevenuckolls.com  
**Subject:** Primary Residence Requirement for Short Term Rentals

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I'm confused. For the past year or more the city has worked with various neighborhood groups and residents to draft guidelines for Short Term Rentals. There have been surveys, meetings and I thought consensus had been reached about the right way to allow for short term rentals. The Planning Department worked hard to come up with a framework for STR's based on the city's needs and public feedback. I'm actually a member of the Facebook group Richmond Short Term Rentals because my husband and I have two furnished apartments in our house. (Two legal apartments that have off street parking). We are technically not a STR because folks have to stay for 30 days or more but I do feel part of that community. For the past few months the Facebook STR group has been alerting everyone to speak out about the residency requirement. They have done a fine job of getting everyone fired up. Quite frankly, I have not payed much attention to it because the reasons for requiring residency have been so clearly laid out as best for the city and our residents. I understand their unhappiness with not being able to create mini hotels all over the city. However, I am shocked that the planning commission is willing to turn its back on what has been proposed after a considerable amount of time and research to cater to the loud angry voices of a few.

Janice Hall Nuckolls  
TaDa Studio  
1815 Monument Ave  
RVA 23220  
804-334-8956

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Please support new proposed hosting rules in Richmond  
**Date:** Tuesday, August 29, 2023 9:42:39 AM

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**From:** Anonymous Citizen [mailto:onlineschopping@yourconstituent.com]  
**Sent:** Friday, August 18, 2023 2:15 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Please support new proposed hosting rules in Richmond

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Members of the Richmond Planning Commission,

I have been using Airbnb to host people in my home since 2012. Being a host has enabled me to afford education, travel myself, and support my family. None of the spaces I have available for rent via the platform are able to sustain someone as a living situation. That's the beauty of Airbnb, it allows unconventional spaces to be available for travelers and encourage traveling to our beautiful city. It makes coming to visit more accessible! I've hosted everything from artists to interns, travel nurses to people coming to get medical attention. I have made life long friends via being both a host and a guest on Airbnb. Making it more complicated for people to rent out their extra spaces is going to criminalize a very basic aspect of living and make housing even more expensive/difficult.

Implementing a simple review/inspection and registration process would make things much easier.

I have always lived in the main portion of any space I rented out. I don't think it should be illegal for me to rent out extra bedrooms to people in need.

Sincerely,  
Anonymous Citizen  
||



**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: OR 2023-235  
**Date:** Tuesday, August 29, 2023 10:08:06 AM

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-----Original Message-----

From: Anne Grier [<mailto:annegrier@me.com>]  
Sent: Monday, August 21, 2023 8:37 AM  
To: PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
Cc: Addison, Andreas D. - City Council <[Andreas.Addison@rva.gov](mailto:Andreas.Addison@rva.gov)>  
Subject: OR 2023-235

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I wish to express my opposition to OR 2023-235 which would add to the congestion in the Museum District where I live. We are experiencing the negative effects of multiple in-fill developments and now the possibility of ADUs and STRs. I encourage the Commission to carve out the Museum District from this legislation and help us retain the wonderful nature of our neighborhood. Thank you so much.

Anne M. Grier  
3317 Monument Avenue

Sent from my iPad

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: August 21 Agenda Item 22 ORD 2023-235  
**Date:** Friday, August 18, 2023 1:28:16 PM

---

**From:** Thomas Innes [mailto:tom@tominnes.com]  
**Sent:** Friday, August 18, 2023 11:16 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Cc:** Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>; Philipsen, Sven J. - City Council <Sven.Philipsen@rva.gov>; Lynch, Stephanie A. - City Council Office <Stephanie.Lynch@rva.gov>; Robins, Amy E. - City Council Office <Amy.Robins@rva.gov>; Melissa Savenko <melissa@mikemelissa.com>; Martha Warthen <mwarthen@hunton.com>; David & Cindy Wofford <wofford3@comcast.net>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>  
**Subject:** August 21 Agenda Item 22 ORD 2023-235

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

## Members Planning Commission

While it is not clear to me, it appears that the recommendations for modifications to the Ordinance are in the Memo from the City attached to Item 22 in the Agenda. In that, it appears that they support the requirement of primary residence (the current requirement) in all Residential Districts be retained in the Ordinance going forward. Like most Fan residents, I agree and support that recommendation for the litany of reasons previously enumerated by so many to the Planning Commission, The BZA and City Council.

There is a list of requirements for the STR Application and it appears to be only for those applications in a Non Residential area. I assume there will be a separate STR Application asking the same information for the Residential area STR's with the addition of verification and confirmation of Primary Residence by the applicant. It should include a substantial and legal penalty for any misrepresentation by all applicants.

Also, it looks like a tenant that claims the unit as their primary residence can also operate a STR, which I believe is a substantial change from the original Ordinance. If there are multiple tenants, do all of them have to claim (and verify) that the unit is their primary residence? Since operators in Condominiums have to verify that the use is permitted, do tenant operators need to provide verification from the Landlord that the use is permitted? The majority of leases may have language that restricts the use and without verification, all the parties are at risk. Further, the operation of STR's may impact the Landlord's insurance. A good example would be the three bedroom house with three student tenants, 3 being the unrelated party limit in R 6 Zoning, one of whom claims Primary Residence. The school year of August through May easily covers the 185 days, so basically they could have up to 6 people, only one of which needs to be 18, use the property as a STR on weekends and Holidays. My sense is that it is certainly not the intent of the Ordinance, so there must be some language/structure to prevent this type of end run. If it is in place, I missed it.

The lack of enforcement, sanctions and compliance has encouraged violators to proceed. If the

consumer can find the STR's with just a cursory look on the Internet, it should be very easy for a code enforcement individual to do the same. The City needs to stand behind the new regulations and enforce them without any delay, including an easier mechanism to report violations.

Thank you in advance for your consideration of my comments and thank you for your service to the citizens of Richmond.

Tom Innes  
1501 Grove Avenue  
23220

--

**Thomas N. Innes**  
**Principal Broker**  
**RE/MAX Commonwealth**  
**7201 Glen Forest Dr #104**  
**Richmond, VA 23226**  
**804 288 5000**  
**Licensed in the Commonwealth of Virginia**

[What can we do for you today?](#)

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Keep the Primary Residence Requirement  
**Date:** Tuesday, August 29, 2023 11:33:08 AM

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**From:** Grady Hart [mailto:gradywhart@gmail.com]  
**Sent:** Tuesday, August 22, 2023 12:26 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Keep the Primary Residence Requirement

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello,

I was dismayed this morning to see that the Planning Commission continued their Short Term Rental zoning ordinance changes to September 5th due to some questions around keeping the Primary Residence Requirement in residential zoning districts.

As you know, there has been a ton of public input over the last year that has consistently pointed to the Primary Residence Requirement as a lynchpin in keeping STRs from dramatically increasing the cost of buying or renting a home in Richmond for those who want to live here long term. The fact that the Planning Commission may backpedal on this because a handful of Airbnb operators showed up at the last minute is mind-boggling to me.

PLEASE make this decision on behalf of people who want to call Richmond home, not those who want to profit off of our growth while contributing little value to our community. Keep the Primary Residence Requirement in-tact.

Grady Hart, MBA, MPA  
President, Rosedale Civic Association  
Ph.D. Student and Research Assistant, L. Douglas Wilder School of Government and Public Affairs  
Virginia Commonwealth University  
Connect with me on LinkedIn

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Short Term Rental (STR) - Planning Commission Meeting 8/21/23  
**Date:** Tuesday, August 29, 2023 12:07:29 PM

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**From:** Melissa Savenko [mailto:melissa@mikemelissa.com]  
**Sent:** Wednesday, August 23, 2023 12:51 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Cc:** Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>; Andreas Addison <rvafirstdistrict@gmail.com>; Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>; Lambert, Ann-Frances - City Council <Ann-Frances.Lambert@rva.gov>; Nye, Kristen M. - City Council <Kristen.Nye@rva.gov>; Lynch, Stephanie A. - City Council Office <Stephanie.Lynch@rva.gov>; Robertson, Ellen F. - City Council <Ellen.Robertson@rva.gov>; Newbille, Cynthia I. - City Council <Cynthia.Newbille@rva.gov>; Trammell, Reva M. - City Council <Reva.Trammell@rva.gov>; Jones, Michael J. - City Council <Michael.Jones@rva.gov>; Robins, Amy E. - City Council Office <Amy.Robins@rva.gov>; Philipsen, Sven J. - City Council <Sven.Philipsen@rva.gov>  
**Subject:** Short Term Rental (STR) - Planning Commission Meeting 8/21/23

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### **PLEASE MAKE SURE THIS GETS TO EVERY MEMBER OF THE PLANNING COMMISSION**

The Planning Commission discussion Monday on short term rentals (STRs) was baffling. It appeared that consideration of this issue was new to many members. This is a City-wide zoning change that has been under consideration and development for an entire year. The Planning Staff conducted extensive engagement and outreach on this topic, as well as accessory dwelling units (ADUs) and parking minimums. One of the least controversial issues during that engagement was the **overwhelming support for maintaining the Primary Residence Requirement (PRR) for STRs.**

It appears most members of the Planning Commission were either not aware of or chose to ignore the results of the City's own engagement and outreach on the issue. It seems the Planning Commission also ignored correspondence from various neighborhood associations, representing thousands of households. Instead, they were swayed by the fact that some individual operators of STRs came to the meeting in person or online to complain about the existing and proposed regulations. Citizens of Richmond expected their position, as conveyed during the City's own engagement process, would be appropriately presented and considered by the Planning Commission. Instead the results of the City's own engagement were ignored.

1. PRR is an important balance that allows homeowners to use their properties to make additional income, while still ensuring the interests of the community are protected.
2. If the PRR is removed, investors will buy properties solely for the use as STRs.

3. This will exacerbate an already very difficult housing market and will especially exacerbate the **affordable housing crisis** declared by the City. <https://www.wric.com/news/local-news/richmond/city-of-richmond-officially-declares-housing-crisis/>
4. Every STR is one less long-term rental.
5. To allow any proliferation of STRs is completely contrary to the City's expressed concerns about affordable housing.
6. Most STR operators in Richmond are currently operating illegally, based on the Planning Department's own analysis. Individuals should not be rewarded for flaunting the law.
7. Despite the claim by many operators that STRs are well-managed because they depend on reviews on the various hosting platforms, that is not the lived experience of the communities with a large number of STRs. STRs bring trash, partying, and noise. Airbnb "guests" are not going to give a host a bad review if they get to party. It is more likely if the Airbnb host is lenient they will get a great review. STRs do not contribute anything positive to the fabric of communities. They are effectively unregulated commercial uses located in residential neighborhoods.
8. There should be no sympathy for individuals that bought a property to use as an Airbnb and either were ignorant of the law or chose to ignore the law. Ignorance of the law is no excuse. And knowing violation of the law should not be rewarded. Those individuals may either rent those Airbnb investment properties as long term rentals, or sell them.

**If you remove the PRR you will be favoring investors over residents and members of your own community.** The only advocates for removing the PRR are STR owners, the Realtor associations, and the hosting platforms themselves. They are motivated by money. If you care about the future of Richmond, you should uphold the result of lengthy public engagement and support the PRR for STRs in residential districts.

**PLEASE READ THIS RECENT ARTICLE ABOUT THE IMPACT OF STRS IN AUSTIN, TEXAS.** <https://www.texasmonthly.com/news-politics/inside-bro-tastic-party-airbnb-gentrifying-east-austin/>

"Cox and other housing experts argue that in cities with housing shortages, such as Austin, short-term rentals place significant pressure on renters by limiting an area's supply of rental dwellings and increasing the cost of living. Last summer in 78702, a zip code that covers much of East Austin, Inside Airbnb's estimates showed more than 1,300 Airbnb listings available, making up about 11.5 percent of the area's housing stock. At the same time, there were only 270 long-term housing units available to renters in the area, a shortage that is likely to have increased local rental costs."

If we don't watch out, we will end up in the same situation as Austin, Texas.

Melissa Loughridge Savenko  
Long & Foster - Innsbrook  
11225 Nuckols Road  
Glen Allen, Virginia 23059

Physical Office: 5706 Grove Avenue  
Richmond, Virginia 23226  
Cell: 804-986-3993  
Email: [melissa@mikemelissa.com](mailto:melissa@mikemelissa.com)  
URL: [www.mikemelissa.com](http://www.mikemelissa.com)  
Licensed in the Commonwealth of Virginia

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Primary Residence Requirement for Short Term Rentals  
**Date:** Tuesday, August 29, 2023 3:44:40 PM

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**From:** Micah Circe [mailto:micahcirce@gmail.com]

**Sent:** Sunday, August 27, 2023 11:12 AM

**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>; Addison, Andreas D. - City Council <Andreas.Addison@rva.gov>; Brown, Whitney H. - City Council Office <Whitney.Brown@rva.gov>; Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>; Philipsen, Sven J. - City Council <Sven.Philipsen@rva.gov>; Lambert, Ann-Frances - City Council <Ann-Frances.Lambert@rva.gov>; Stokes, Kiya A. - City Council <Kiya.Stokes@rva.gov>; Nye, Kristen M. - City Council <Kristen.Nye@rva.gov>; Siverd, Jr, Timmy M. - City Council <Timmy.Siverd@rva.gov>; Robertson, Ellen F. - City Council <Ellen.Robertson@rva.gov>; Floyd, Tavares M. - City Council <Tavares.Floyd@rva.gov>; Newbille, Cynthia I. - City Council <Cynthia.Newbille@rva.gov>; Patterson, Samuel - City Council Office <sam.patterson@rva.gov>; Trammell, Reva M. - City Council <Reva.Trammell@rva.gov>; Bishop, Richard K. - City Council Office <Richard.Bishop@rva.gov>; Jones, Michael J. - City Council <Michael.Jones@rva.gov>; Wright, Kennon C. - City Council <Ken.Wright@rva.gov>

**Subject:** Primary Residence Requirement for Short Term Rentals

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I just learned that the Planning Commission has asked the Planning Staff to come back to the September 5 meeting with other options besides the primary residence requirement ("PRR") for short term rentals ("STRs). Removing the PRR would mean STRs can be owned and operated by investors.

If we allow investors to own short term rentals, it will deplete the already scarce housing stock, drive up property costs, price out locals from homeownership and change the character of neighborhoods.

By driving out more of the locals and creative class, we'll suffer the same problems that every other creative city has suffered. We'll lose what makes Richmond great.

The City's own extensive engagement over more than a year showed overwhelming support for retaining the PRR!

Why is this even being considered?

This smells of investor money buying local politicians. Who's benefiting?

It's not the locals.

M



**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Planned vote on STRs  
**Date:** Wednesday, August 30, 2023 12:10:45 PM

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**From:** Rebecca Simmons [mailto:beccas753@gmail.com]

**Sent:** Tuesday, August 29, 2023 7:57 AM

**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>; Philipsen, Sven J. - City Council <Sven.Philipsen@rva.gov>; Lambert, Ann-Frances - City Council <Ann-Frances.Lambert@rva.gov>; Mayor Levar Stoney <RVAmayor@rva.gov>; Mercer, Brian P. - PDR <Brian.Mercer@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>

**Subject:** Planned vote on STRs

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Dear Mayor Stoney, Planning Commission, Planning Department, and City Councilmembers Jordan and Lambert,

I am writing to you today regarding the proposed changes to the City's Short Term Rental regulations to demand that you **keep the Primary Residency requirement in all Zoning Districts**. As a city resident living in Rosedale, I do not want to see my community of full-time residents and renters converted to short-term, often problematic, renters. If managed correctly, homeowners can use the STRs as a way to age in place or have more closely monitored STRs that allow them to supplement their income and better afford the quickly increasing costs of living in the city.

If the Primary Residency requirement is removed, Short Term Rentals (STRs) will exacerbate Richmond's affordable housing crisis by causing the price of homes to skyrocket for both local home buyers and renters. **Evidence suggests that the best way to combat this is to require homes being used as STRs to be owner-occupied for at least half of the year (known as a [Primary Residency requirement](#)), thus limiting STR operators to only one STR per homeowner.**

**Regulation is Challenging; the Primary Residency Requirement Simplifies It:** STRs are not easy to regulate, and cities across the country have struggled to manage even simple zoning regulations for them. The City's proposed changes are too complicated and costly to be effectively administered; it is best to keep regulations simple, and *maintaining the Primary Residency requirement is the simplest system to enforce.*

**Other Communities are Learning the Hard Way:**

Across the country, other communities are struggling with the unintended consequences of broad and complicated STR policies and [are responding by INCREASING restrictions on STRs](#), including the reinstatement of the Primary Residency requirement. *We can still avoid these painful lessons by keeping the Primary Residency requirement.*

**The Public Wants the Primary Residency Requirement to Stay:**

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**Additionally, the public response from 441 attendees in five public meetings, 860 attendees in two telephone town halls, 151 participants in six focus groups, and 850 responses to two online surveys over the past year shows overwhelming opposition to removing the Primary Residency requirement.** In light of the public's overwhelming opposition to removing it, I feel that *maintaining the Primary Residency requirement in all zoning districts is the best course of action.*

Thank you for your time and consideration on this important matter.

Sincerely,  
Rebecca Simmons  
1800 Oakdale Ave  
Richmond, VA 23227

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Primary residence requirement  
**Date:** Wednesday, August 30, 2023 12:10:55 PM

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**From:** Elaine Wittel [mailto:ewittel@verizon.net]  
**Sent:** Tuesday, August 29, 2023 9:18 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Primary residence requirement

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As a long time resident of Rosedale's neighborhood, I strongly recommend that the long term residence law remain in effect.

Thanks  
Elaine Wittel

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: PRR in RVA  
**Date:** Wednesday, August 30, 2023 12:34:26 PM

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-----Original Message-----

From: Rick Pond [<mailto:pond0784@icloud.com>]  
Sent: Tuesday, August 29, 2023 10:27 AM  
To: PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
Subject: PRR in RVA

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We strongly recommend retaining the PRR for Short Term Rentals. I don't want a lot of investors for neighbors. This s has no support on my block in the FAN!

Sent from my iPhone

## **Mercer, Brian P. - PDR**

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**From:** Nicholas Morris <ng.morris@verizon.net>  
**Sent:** Tuesday, August 29, 2023 11:21 AM  
**To:** Mercer, Brian P. - PDR  
**Subject:** Short Term Rental Regulation

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August 29, 2023

To Whom it May Concern:

I have spent close to 50 years in the real estate industry. I do not believe unrestricted short-term rental units in residential neighborhoods to be a good thing.

First, it is a commercial endeavor, and as such should require a higher level of regulation for public safety. Zoning and licensing are such means. Second, there already exists commercial short-term rental in the form of hotels, motels, bed and breakfasts, etc... which are typically commercial, licensed, and typically, more easily regulated.

In 2020 I retired from the Virginia Department of Taxation where I spent ten years as the manager of the Property Tax Unit. One of my sections assessed all the railroad and intrastate pipeline property in the state; the other oversaw and worked with local assessing offices to assist them with training, advisory aid, certification of assessing officers, and oversight in the form of annual assessment/sales ratio studies, which measure local and state overall assessment performance. I know from working with localities trying to oversee short term rental operations in residential dwellings, in residential neighborhoods, that they find it extremely difficult. To maintain fair and proper oversight in terms of public safety, equitable regulation and taxation would be very expensive.

As a residential property owner what concerns me is the potential negative impact such unrestricted commercial use would have on such neighborhoods. Although I favor a mix of commercial use interspersed in residential neighborhoods such as we have on MacArthur and Bellevue, the commercial is to an acceptable degree segregated and clearly distinct from the residential. That would not be the case with random housing used for short term rental.

My wife and I oppose short term residential rental in primarily residential neighborhoods, especially well-established residential neighborhoods. Commercial use (which includes short term residential rental) in our view, should be restricted within residential neighborhoods to narrowly defined areas.

Respectfully,

Nicholas G. Morris

1923 Wilmington Ave

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Short Term Rentals  
**Date:** Wednesday, August 30, 2023 2:44:42 PM

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**From:** Rebecca Keller [mailto:fdapresidentrva@gmail.com]

**Sent:** Wednesday, August 30, 2023 1:01 PM

**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>

**Cc:** Addison, Andreas D. - City Council <Andreas.Addison@rva.gov>; Brown, Whitney H. - City Council Office <Whitney.Brown@rva.gov>; Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>; Philipsen, Sven J. - City Council <Sven.Philipsen@rva.gov>; Lambert, Ann-Frances - City Council <Ann-Frances.Lambert@rva.gov>; Stokes, Kiya A. - City Council <Kiya.Stokes@rva.gov>; Nye, Kristen M. - City Council <Kristen.Nye@rva.gov>; Siverd, Jr, Timmy M. - City Council <Timmy.Siverd@rva.gov>; Robertson, Ellen F. - City Council <Ellen.Robertson@rva.gov>; Floyd, Tavares M. - City Council <Tavares.Floyd@rva.gov>; Newbille, Cynthia I. - City Council <Cynthia.Newbille@rva.gov>; Patterson, Samuel - City Council Office <sam.patterson@rva.gov>; Trammell, Reva M. - City Council <Reva.Trammell@rva.gov>; Bishop, Richard K. - City Council Office <Richard.Bishop@rva.gov>; Jones, Michael J. - City Council <Michael.Jones@rva.gov>; Wright, Kennon C. - City Council <Ken.Wright@rva.gov>; Laura Cameron <laurabcameron@verizon.net>

**Subject:** Short Term Rentals

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Good afternoon,

I received this letter from a member of our community and am sharing with you. This voices only one of the many concerns being expressed about the possibility of removing the Short Term Rental residency requirement. I will share the results of the survey she references when I address the Planning Commission on 9/5.

Regards,  
Rebecca Keller  
FDA President

Rebecca,

My husband Lee McCown and I live at 1404 Floyd Avenue. We oppose dropping the residency requirement for all the reasons listed in your survey **plus this additional one:**

Due to neglect by the city and the school system, Fox School suffered a devastating fire and the insurance company understandably refused to pay replacement costs, causing a big gap the city had to pay. Thank goodness City Council voted to pay.

Once the school is open again, if STRs have taken over our neighborhood as they

have in cities all over the world, how are parents of school age children going to live in the neighborhood surrounding this incredibly high dollar school? Prices for property and rent are already astronomical and will only get more so if that guy from Charlotte keeps buying up Fan property for his Airbnbs.

I thought we had dodged this bullet when the ridiculous bill came up in the General Assembly that would have allowed properties managed by a realtor to go unoccupied by the owner. But obviously that defeat did not end anything.

Who are the people putting all this pressure on the Planning Commission?

I do think you should go to the meeting armed with the kinds of stories you're hearing from neighbors about the impact of STRs on them. I hear none around us so we can't be helpful in that way. I'm going to try to be there.

It would be helpful to have a better version of those Airbnb maps or even a list containing specific addresses, sent out to FDA members on a regular basis. Since we on principle never stay in Airbnbs when we travel, we're not enrolled and seem not to be able to obtain good maps. I have heard that in the Fan we have fewer than 10 STRs operating with permits but dozens, maybe hundreds, taking guests.

Thank you for attending to this vital issue. I believe the Fan is already close to 50% rentals.

***Laura Cameron***

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Short Term Rentals  
**Date:** Tuesday, August 29, 2023 3:47:42 PM

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**From:** Swansboro West [mailto:rvaswansborowest@gmail.com]  
**Sent:** Sunday, August 27, 2023 11:20 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Short Term Rentals

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Good Morning,

I am Denise Payne, Swansboro West Civic Association President and resident. I wish to make my position clear that I support Short Term Rentals in our City ***with the stipulation*** that the Primary Residence Requirement stay in place. I do not support any short term rental that would allow the home to be vacant and renting from afar. When there is no homeowner/resident, the neighborhood suffers, the community as a whole suffers and our city's affordable housing suffers even more. Richmond lacks the necessary affordable housing needed so badly. Removing the PRR would exacerbate this immensely.

Thank you for your time.

Sincerely

Denise Payne



**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: STR proposal  
**Date:** Thursday, August 31, 2023 9:21:17 AM

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**From:** Peggy Friedenber [\[mailto:mjfriedenberg@gmail.com\]](mailto:mjfriedenberg@gmail.com)  
**Sent:** Wednesday, August 30, 2023 3:58 PM  
**To:** Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>; PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
**Subject:** STR proposal

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I am a long time resident of the Fan. I am strongly opposed to the current proposal that is once again up for consideration. I'm sure you have heard from others about this issue and you can add my concern.

It is outrageous that these people won't respect the previous results and are determined to line their pockets with more cash.

The quality of life is an important feature of the neighborhood for owners and these people want to destroy it at our expense. Shame on them and shame on you if you allow them to do this.

Margaret Friedenber

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Revisiting the STR ordinance  
**Date:** Thursday, August 31, 2023 9:55:18 AM

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**From:** Judy OConnor [mailto:malbec@verizon.net]  
**Sent:** Wednesday, August 30, 2023 4:08 PM  
**To:** Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>; PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>  
**Subject:** Revisiting the STR ordinance

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Dear Sirs and Madam:

I have become aware of a possible change in an ordinance that would affect the integrity of our neighborhoods. Polling has already shown that the majority of residents oppose a change in the short rental ordinance. Why is it being rehashed? Please know that I am strongly opposed to any change in the STR ordinance.

Thank you.

Judith C. OConnor  
1523 Grove Ave.  
Richmond, Va. 23220  
[Sent from Yahoo Mail for iPad](#)

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: PRR/STR  
**Date:** Thursday, August 31, 2023 10:07:36 AM

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**From:** Bob Leipertz [mailto:bob@leipertz.com]  
**Sent:** Wednesday, August 30, 2023 4:36 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** PRR/STR

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To Whom it may concern:

It is my understanding that considerations are underway to either amend or eliminate the current PRR standards. Please consider this as my vote against doing so. There is more than enough evidence that rental properties are generally not as well maintained, if at all, as owner occupied; areas of the Fan can speak to that.

Robert J. Leipertz, Jr.  
3004 Rugby Road  
Richmond, VA. 23221

  
**Leipertz**  
CONSTRUCTION  
**BOB LEIPERTZ**  
**Chief Executive Officer**  
**Leipertz Construction, Inc.**  
804.379.0048 (O)  
804.379.8090 (F)  
[www.leipertz.com](http://www.leipertz.com)

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: STR Regulations  
**Date:** Thursday, August 31, 2023 9:48:43 AM

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**From:** Judy Jamison [mailto:[jujamison@gmail.com](mailto:jujamison@gmail.com)]  
**Sent:** Wednesday, August 30, 2023 4:10 PM  
**To:** Jordan, Katherine - City Council <[Katherine.Jordan@rva.gov](mailto:Katherine.Jordan@rva.gov)>  
**Cc:** PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>; Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>  
**Subject:** STR Regulations

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Katherine,  
As a vote comes up once again next week regarding STR regulations, I hope you will vote to retain the PRR. I think most of the residents in The Fan thought this issue had been voted on and was resolved. Some parties who will profit from removing the PRR continue to revisit this proposal with the hope that residents will become apathetic and not declare their preferences to their elected officials. It is my belief that removing the PRR in the Ordinance will result in problems in our community. Thank you for protecting the safety and property values of residents who live in this area and call The Fan our home.  
Best-  
Judy Jamison  
413 Stuart Circle Unit 6A  
Richmond, Virginia 23220

---

**From:** Charles Day <[chicday@gmail.com](mailto:chicday@gmail.com)>  
**Sent:** Wednesday, 30 August, 2023 17:12  
**To:** Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>  
**Subject:** STR

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Sent from Gmail Mobile  
Mr. Vorck:

I am very upset that the restriction requiring the landlord be living in the residence at least 185 days is possibly being removed. STRs are great, with SAFEGUARDS. The residential requirement is key to our neighborhood.

Please do NOT take this requirement away. I understand that Richmond residents, like myself, are in a large majority favor retaining residency. I consider this a very, very important issue as to quality of life in the Fan.

Deborah Costello, Esq.  
[1502 Grove Ave, Richmond, VA 23220](https://www.google.com/maps/place/1502+Grove+Ave,+Richmond,+VA+23220)  
803 358-0071

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Strong Support for primary residence requirement  
**Date:** Thursday, August 31, 2023 10:38:30 AM

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**From:** Jennifer Grogan [mailto:jenniferrsgrogan@gmail.com]  
**Sent:** Wednesday, August 30, 2023 9:00 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>  
**Cc:** Jennifer Grogan <JenniferRSGrogan@gmail.com>; Philipsen, Sven J. - City Council <Sven.Philipsen@rva.gov>; Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>  
**Subject:** Strong Support for primary residence requirement

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Commission Director and Planning Director,

I am writing to strongly and earnestly urge you to maintain the primary residence requirement for short term rentals. Please understand that I am all in favor of increased urban density, including the extension for developing ancillary properties, but without the primary residence requirement, I believe you will turn neighborhoods whose strength, cohesiveness and commitment to the city were all deeply rooted in their sense of neighborhood, into areas which are held together by very little other than geography, and on a sadly seemingly decreasing basis, schools.

I had understood that the Commission had previously supported the primary residence requirement, and am not sure why they would have changed their mind. But I think that change of mind was in error and again am writing to ask that the primary residence requirement remain in place.

Thank you for your attention.

Jennifer Grogan  
1513 Hanover Ave

**From:** [2209 Carrington Street](#)  
**To:** [Ebinger, Matthew J. - PDR](#); [Oliver, Alyson E. - PDR](#)  
**Cc:** [PDR Land Use Admin](#)  
**Subject:** STR Public Comment  
**Date:** Thursday, August 31, 2023 4:42:27 AM

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**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello-

I understand there is a meeting next week concerning STRs. I will not be able to attend but would like my comment included in the records.

There should be a way for non principal residents to register their STR and for those STRs to be limited in number or density if the City so desires. This would allow STRs to flourish while eliminating businesses/people from scaling an STR company to a point that is detrimental to the community.

Solution:

Create a two permit system.

One permit for principal residents where the barrier for entry is less difficult for those who want to occasionally operate an STR.

Another permit geared for non-principal-residence where the barrier for entry is higher to go into. Limit the number of STRs to one per person.

If registering under an LLC/CORP/TRUST.....identity can be verified through numerous documents. No different than opening a business checking account, if a LLC/CORP/TRUST applies to operate an STR simply require the documents showing ownership and operation of the organization. You can't open a bank account without showing your articles of organization, providing a personal affidavit, and providing identification. Why should this be any different? The owner is then listed under the application in their personal name and ineligible for registering a second STR.

Thank you for this consideration.

--

***Raymond Hughey Jr - "Sonny"***  
**Owner - 2209 Carrington St**

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: STR guidelines  
**Date:** Thursday, August 31, 2023 10:56:30 AM

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**From:** kerthy hearn [mailto:kerthyhearn@gmail.com]  
**Sent:** Thursday, August 31, 2023 8:21 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** STR guidelines

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Please add me to the list of residents who favor retention of the owner occupancy requirement for short term rentals. It is important for stability in Richmond that we know our neighbors,

I am also concerned about the loss of housing for ordinary people if we allow outside investors to set up short term rentals for tourists,

I hope the Planning Commission will listen to the residents who have indicated strong support for owner occupancy of short term rentals.

Kerthy Hearn  
1608 A West Grace Street  
23220



**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Citizen opposition to dropping the Primary Residence Requirement for short term rentals  
**Date:** Thursday, August 31, 2023 11:00:36 AM

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**From:** Ed Scher [mailto:[edscher@severeinjurylaw.com](mailto:edscher@severeinjurylaw.com)]

**Sent:** Thursday, August 31, 2023 9:48 AM

**To:** PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>

**Cc:** Addison, Andreas D. - City Council <[Andreas.Addison@rva.gov](mailto:Andreas.Addison@rva.gov)>; Brown, Whitney H. - City Council Office <[Whitney.Brown@rva.gov](mailto:Whitney.Brown@rva.gov)>; Jordan, Katherine - City Council <[Katherine.Jordan@rva.gov](mailto:Katherine.Jordan@rva.gov)>; Philipsen, Sven J. - City Council <[Sven.Philipsen@rva.gov](mailto:Sven.Philipsen@rva.gov)>; Lambert, Ann-Frances - City Council <[Ann-Frances.Lambert@rva.gov](mailto:Ann-Frances.Lambert@rva.gov)>; Stokes, Kiya A. - City Council <[Kiya.Stokes@rva.gov](mailto:Kiya.Stokes@rva.gov)>; Nye, Kristen M. - City Council <[Kristen.Nye@rva.gov](mailto:Kristen.Nye@rva.gov)>; Siverd, Jr, Timmy M. - City Council <[Timmy.Siverd@rva.gov](mailto:Timmy.Siverd@rva.gov)>; Robertson, Ellen F. - City Council <[Ellen.Robertson@rva.gov](mailto:Ellen.Robertson@rva.gov)>; Floyd, Tavares M. - City Council <[Tavares.Floyd@rva.gov](mailto:Tavares.Floyd@rva.gov)>; Newbille, Cynthia I. - City Council <[Cynthia.Newbille@rva.gov](mailto:Cynthia.Newbille@rva.gov)>; Patterson, Samuel - City Council Office <[sam.patterson@rva.gov](mailto:sam.patterson@rva.gov)>; Trammell, Reva M. - City Council <[Reva.Trammell@rva.gov](mailto:Reva.Trammell@rva.gov)>; Bishop, Richard K. - City Council Office <[Richard.Bishop@rva.gov](mailto:Richard.Bishop@rva.gov)>; Jones, Michael J. - City Council <[Michael.Jones@rva.gov](mailto:Michael.Jones@rva.gov)>; Wright, Kennon C. - City Council <[Ken.Wright@rva.gov](mailto:Ken.Wright@rva.gov)>

**Subject:** Citizen opposition to dropping the Primary Residence Requirement for short term rentals

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Sir or Ma'am: I live in the City at 2036 Monument Avenue.

I write to state my opposition to dropping the Primary Residence Requirement for short term rentals in residentially zoned areas.

By copy of this email to the Planning Director, Council members, and Liaisons, I request that they also consider my opposition .

Thank you.

**Ed Scher**  
**Law Office of Edward Scher, PLC**  
8921 Three Chopt Road, Suite 302  
Richmond, VA 23229  
804-421-6000  
[www.severeinjurylaw.com](http://www.severeinjurylaw.com)

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Primary Residence Requirement For Short Term Rentals  
**Date:** Thursday, August 31, 2023 11:06:28 AM

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**From:** Thomas Innes [mailto:tom@tomannes.com]

**Sent:** Thursday, August 31, 2023 10:45 AM

**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>

**Cc:** Addison, Andreas D. - City Council <Andreas.Addison@rva.gov>; Brown, Whitney H. - City Council Office <Whitney.Brown@rva.gov>; Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>; Philipsen, Sven J. - City Council <Sven.Philipsen@rva.gov>; Lambert, Ann-Frances - City Council <Ann-Frances.Lambert@rva.gov>; Stokes, Kiya A. - City Council <Kiya.Stokes@rva.gov>; Nye, Kristen M. - City Council <Kristen.Nye@rva.gov>; Siverd, Jr, Timmy M. - City Council <Timmy.Siverd@rva.gov>; Robertson, Ellen F. - City Council <Ellen.Robertson@rva.gov>; Floyd, Tavares M. - City Council <Tavares.Floyd@rva.gov>; Newbille, Cynthia I. - City Council <Cynthia.Newbille@rva.gov>; Patterson, Samuel - City Council Office <sam.patterson@rva.gov>; Reva Trammel <reva.trammel@richmondgov.com>; Bishop, Richard K. - City Council Office <Richard.Bishop@rva.gov>; Jones, Michael J. - City Council <Michael.Jones@rva.gov>; Wright, Kennon C. - City Council <Ken.Wright@rva.gov>

**Subject:** Primary Residence Requirement For Short Term Rentals

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Planning Commission Members & Director Vonck,

After over a year of soliciting public opinion on the STR Regulations, it is clear that the overwhelming number of Richmond residents want the Primary Residency Requirement in any Residentially Zoned area maintained in any modified STR Ordinance. This allows STR's that are commercial in nature and function to exist in Non Residential locations. This allows very flexible options for an owner to allow part of their residence to be an STR all year long and then all of their residence half the year. It allows any owner occupied duplex to have an STR in one of the units all year long. What it does not allow is the commercial STR operator to have a commercial operation in a residential neighborhood.

As a City with a stated goal of increasing Affordable Housing, this is counter intuitive as it decreases the stock of rental properties and artificially increases the potential prices of owner occupied properties. So why do it? Cities across the country and around the world are now second guessing their position on STR's and trying to impose regulations because of the negative impact of commercial STR's on neighborhoods. So why do it? The overwhelming number of residents are opposed to modifying the Primary Residency Requirement. So why do it?

Please support the recommendation of retaining the Primary Residency Requirement in any STR ordinance, it is the right thing to do.

Thank you in advance for your consideration,

Tom Innes  
City Resident

--

**Thomas N. Innes**  
**Principal Broker**  
**RE/MAX Commonwealth**  
**7201 Glen Forest Dr #104**  
**Richmond, VA 23226**  
**804 288 5000**  
**Licensed in the Commonwealth of Virginia**

**[What can we do for you today?](#)**

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Keep the residency requirement for STRs  
**Date:** Thursday, August 31, 2023 11:41:59 AM

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**From:** Patricia Loyde [mailto:ployde100@yahoo.com]

**Sent:** Thursday, August 31, 2023 11:15 AM

**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>; Addison, Andreas D. - City Council <Andreas.Addison@rva.gov>; Brown, Whitney H. - City Council Office <Whitney.Brown@rva.gov>; Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>; Philipsen, Sven J. - City Council <Sven.Philipsen@rva.gov>; Lambert, Ann-Frances - City Council <Ann-Frances.Lambert@rva.gov>; Stokes, Kiya A. - City Council <Kiya.Stokes@rva.gov>; Nye, Kristen M. - City Council <Kristen.Nye@rva.gov>; Siverd, Jr, Timmy M. - City Council <Timmy.Siverd@rva.gov>; Robertson, Ellen F. - City Council <Ellen.Robertson@rva.gov>; Floyd, Tavares M. - City Council <Tavares.Floyd@rva.gov>; Newbille, Cynthia I. - City Council <Cynthia.Newbille@rva.gov>; Patterson, Samuel - City Council Office <sam.patterson@rva.gov>; Trammell, Reva M. - City Council <Reva.Trammell@rva.gov>; Bishop, Richard K. - City Council Office <Richard.Bishop@rva.gov>; Jones, Michael J. - City Council <Michael.Jones@rva.gov>; Wright, Kennon C. - City Council <Ken.Wright@rva.gov>

**Subject:** Keep the residency requirement for STRs

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

As a Fan resident, I am writing to let you know I support the primary residency requirement for short term rentals.

The neighborhood people have spoken and have shown their desire for the residency requirement. Don't let a few vocal potential investors who are in the minority outweigh the folks who live, work and play everyday in our city neighborhoods. This was already the plan. They don't get to call for a change now.

Too many cities have lived to regret their lack of residency requirements. Don't make the same mistake in Richmond.

Do the right thing,  
Patty & John Loyde  
Fan residents since 1995

**Patty Loyde**  
mobile 804-690-1668

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: short-term rentals residency requirement  
**Date:** Thursday, August 31, 2023 2:24:10 PM

---

**From:** Mary-Helen Sullivan [mailto:sulgray4@verizon.net]  
**Sent:** Thursday, August 31, 2023 11:51 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** short-term rentals residency requirement

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To Whom It May Concern:

I am 100% in favor of a residency requirement for short term rentals. If you want a look at possible consequences of not having such a requirement, please read this article in the Texas Monthly magazine about what has happened in Austin:  
<https://www.texasmonthly.com/news-politics/inside-bro-tastic-party-airbnb-gentrifying-east-austin/>.

I want as much housing preserved as possible for residents who will be invested in our neighborhoods and our city. I do not want our city's housing stock turned into yet another way for investors to make money. It's already clear that many people are flouting the current residency requirement, and I want the city to have the means to crack down on these scofflaws. I am fairly certain that a house down the block from me is a STR, and the property is looking ragged.

Some months ago, Councilor Jordan and Councilor Lynch held a joint meeting in Binford Middle School about the city's proposed zoning changes, and people were overwhelmingly in favor of keeping a residency requirement.

Too much transience does not a neighborhood make.

Thank you for your consideration.

Mary-Helen Sullivan  
2023 Grove Ave, 23220

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: PRR  
**Date:** Thursday, August 31, 2023 2:34:09 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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**From:** Cann, Merrill [mailto:[mcann@investdavenport.com](mailto:mcann@investdavenport.com)]

**Sent:** Thursday, August 31, 2023 11:52 AM

**To:** PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>; Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>

**Cc:** Addison, Andreas D. - City Council <[Andreas.Addison@rva.gov](mailto:Andreas.Addison@rva.gov)>; Brown, Whitney H. - City Council Office <[Whitney.Brown@rva.gov](mailto:Whitney.Brown@rva.gov)>; Jordan, Katherine - City Council <[Katherine.Jordan@rva.gov](mailto:Katherine.Jordan@rva.gov)>; Philipsen, Sven J. - City Council <[Sven.Philipsen@rva.gov](mailto:Sven.Philipsen@rva.gov)>; Lambert, Ann-Frances - City Council <[Ann-Frances.Lambert@rva.gov](mailto:Ann-Frances.Lambert@rva.gov)>; Stokes, Kiya A. - City Council <[Kiya.Stokes@rva.gov](mailto:Kiya.Stokes@rva.gov)>; Nye, Kristen M. - City Council <[Kristen.Nye@rva.gov](mailto:Kristen.Nye@rva.gov)>; Siverd, Jr, Timmy M. - City Council <[Timmy.Siverd@rva.gov](mailto:Timmy.Siverd@rva.gov)>; Robertson, Ellen F. - City Council <[Ellen.Robertson@rva.gov](mailto:Ellen.Robertson@rva.gov)>; Floyd, Tavares M. - City Council <[Tavares.Floyd@rva.gov](mailto:Tavares.Floyd@rva.gov)>; Newbille, Cynthia I. - City Council <[Cynthia.Newbille@rva.gov](mailto:Cynthia.Newbille@rva.gov)>; Patterson, Samuel - City Council Office <[sam.patterson@rva.gov](mailto:sam.patterson@rva.gov)>; Trammell, Reva M. - City Council <[Reva.Trammell@rva.gov](mailto:Reva.Trammell@rva.gov)>; Bishop, Richard K. - City Council Office <[Richard.Bishop@rva.gov](mailto:Richard.Bishop@rva.gov)>; Jones, Michael J. - City Council <[Michael.Jones@rva.gov](mailto:Michael.Jones@rva.gov)>; Wright, Kennon C. - City Council <[Ken.Wright@rva.gov](mailto:Ken.Wright@rva.gov)>

**Subject:** PRR

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I am a lifelong "Richmonder" and homeowner in the 1400 block of Floyd avenue. I am letting all of you know that I am in favor of keeping the PRIMARY RESIDENCE REQUIRMENT in tack. Let's make one right decision and keep this city worth living in.... over the years I've seen lots of improvements to Richmond (sadly never the schools) and the last 5 years have been atrocious. The quality of life has deteriorated to the point of contemplating moving to the county. I think loosing this requirement would be another blow to the quality of life that Richmond is losing..... please don't allow investors to run our city and jam it full of people that don't care...we've been through enough the last five years and we don't need to lose more control. It's a damn shame what's happened to our town.....

### **Merrill P. Cann**


*First Vice President*

T: 804-698-2678 | TF: 800-846-6666

C: 804-240-2184 | F: 804-549-4594

[mcann@investdavenport.com](mailto:mcann@investdavenport.com)

<https://www.investdavenport.com/brown-orensky-cann>

 Connect with me on LinkedIn

One James Center, 901 East Cary Street  
Suite 1100, Richmond, VA 23219



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<https://www.investdavenport.com/client-disclosures/>.

**From:** [Charles Pool](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** Keep residence requirement in all R zoned districts for short term rentals  
**Date:** Thursday, August 31, 2023 2:37:34 PM

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**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Ms. Oliver and Mr. Ebinger,

Please distribute the letter below to all Planning Commission members in advance of the P.C. meeting on Tuesday.

Thanks,

Charles

Dear Members of the Richmond Planning Commission,

**I urge you to retain the important Residence requirement for short-term rentals in all R-residential zoned areas of the city .** The public has been promised that the Residence requirement would be retained in residential-zoned areas throughout the many public hearings on this issue.

Removing the Residence requirement for short term rentals in any Residential-zoned area would thwart the commendable efforts to increase affordable housing in Richmond.

Sincerely,

Charles Pool  
421-1/2 South Laurel Street  
Richmond, VA 23229



**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Primary Residence Requirement  
**Date:** Thursday, August 31, 2023 3:24:51 PM

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-----Original Message-----

From: Mark Hathaway [<mailto:mtchat@verizon.net>]  
Sent: Thursday, August 31, 2023 1:44 PM  
To: PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
Subject: Primary Residence Requirement

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Please retain the Primary Residence Requirement (PRR) for short term rentals in the Fan District. I believe the PRR is necessary for the health and cohesiveness of the community. I also think that property values as a whole will suffer if the nature of the community becomes more transient.

Thank you.

Mark Hathaway  
105 N. Plum St.

Sent from my iPhone

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Keep the host residency requirement for Airbnb  
**Date:** Thursday, August 31, 2023 3:47:19 PM

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**From:** caroline [mailto:carolion1@yahoo.com]  
**Sent:** Thursday, August 31, 2023 2:07 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>  
**Subject:** Keep the host residency requirement for Airbnb

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Planning Commission,

We need affordable housing in Richmond.

Planning Commission should not drop the host residency requirement for Airbnb.

Moreover Mr.Vonck repeatedly promised citizens at meetings like the joint 2nd and 5th meeting on air bnb that the residency requirement would be kept.

Allowing air bnb to operate without the host residency requirement will accelerate our losing affordable year long rentals and affordable options for ownership.

Please listen to the citizens of Richmond who participated in all the meetings and surveys about this Airbnb issue.

Yours,

Caroline Cox  
430 S. Laurel St.  
Richmond VA 23220.

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Support of existing PPR for STR  
**Date:** Thursday, August 31, 2023 3:50:14 PM

---

**From:** Suzanne Lee [mailto:suzanne@churchhill.org]  
**Sent:** Thursday, August 31, 2023 3:02 PM  
**To:** Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>; PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Support of existing PPR for STR

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To: Planning Commission and Director: Mr. Vonck

Please maintain the existing requirement for the Primary Resident to own Short Term Rentals on their property as recommended by planning commission staff.

- The primary resident is invested in the property and their presence and supervision maintains a sense of order and consistency with the expectations of the immediate neighbors.
- Making a change to allow investors to own and operate ADUs consumes parcels that have potential to serve as affordable housing
- The absence of an on site property owner removes an enforcement of noise levels, misconduct, trash and other dynamics that detract from a stable neighborhood

Many thanks for your consideration  
Suzanne Lee

**From:** [Vonck, Kevin J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: Short term rentals  
**Date:** Thursday, August 31, 2023 10:06:06 PM

---

Kevin J. Vonck, Ph.D.  
Director  
(o) 804-646-3741 (c) 804-292-4854  
(e) [kevin.vonck@rva.gov](mailto:kevin.vonck@rva.gov)  
(w) [rva.gov/planning-development-review](http://rva.gov/planning-development-review)  
(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

-----Original Message-----

From: Susan Micari <[susan.micari@gmail.com](mailto:susan.micari@gmail.com)>  
Sent: Thursday, 31 August, 2023 18:19  
To: Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>  
Subject: Short term rentals

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Mr. Vonck,

Please do not let the proposed changes to the rules on short term rentals ruin the character of the Fan. Our taxes are high, our block associations are strong and we do not want our neighborhoods to lose their residential character ruined.

I live on West Avenue and I like knowing my neighbors. It's why I left a large city to live in Richmond.

Sincerely,

Susan Micari  
1109 West Avenue  
Sent from my iPhone

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Short term rentals  
**Date:** Thursday, August 31, 2023 3:19:30 PM

---

**From:** Leslie Saul [mailto:leslieruthsaul@gmail.com]  
**Sent:** Thursday, August 31, 2023 12:47 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Short term rentals

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Please read about what is happening the Bed-Stuy neighborhood in NY to understand the perils of not having enforceable regulations. Hosts should be required to register their property with the city in order to receive payment from Air bnb guests. This makes the regulations enforceable. Airbnbs are eliminating possible rental opportunities for community members. Our community needs affordable housing options. Historically too many Air BnBs bring people who have no stake or interest in the neighborhood and who don't form community connections, don't take care of the property or neighborhood . Buildings which were once family homes may become tourist spots for people who have no investment in the neighborhood. Too many or too much of a concentration transforms the neighborhood into just a transient, tourist market.

Thanks  
Leslie Saul

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Short term rentals  
**Date:** Thursday, August 31, 2023 9:01:11 AM

---

**From:** michael oconnor [mailto:julesgarcia@verizon.net]  
**Sent:** Wednesday, August 30, 2023 3:36 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Short term rentals

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I am very concerned that the planning commission is revisiting the primary residence rule for short term rentals. I will not repeat all the reasons that this rule is supported overwhelmingly by residents and we had believed this input was received and acted on. Please vote against any substantive change to this rule. Thank you.

Michael OConnor  
1523 Grove Ave.

[Sent from Yahoo Mail for iPad](#)

**From:** [Vonck, Kevin J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: Save PRR and our Neighborhoods  
**Date:** Friday, September 1, 2023 8:42:32 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)

---

Kevin J. Vonck, Ph.D.

Director

(o) 804-646-3741 (c) 804-292-4854

(e) kevin.vonck@rva.gov

(w) rva.gov/planning-development-review

(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

---

**From:** Mathis Kirby Powelson <mathiskp@gmail.com>  
**Sent:** Friday, 1 September, 2023 08:36  
**Subject:** Save PRR and our Neighborhoods

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To Whom It May Concern,

As a long time resident of the Fan I am very concerned that the Planning Commission is considering removing the **primary residence requirement ("PRR") for short term rentals ("STRs")**. From the impact on Affordable Housing to the quality of life of the existing tax paying residents and all the problems in between, this is a terrible situation. This is basically the result of a vocal group of STR supporters/operators, some of whom may be in violation of the Ordinance, asking for reconsideration. It is important to note that STR's are permitted in non residential areas, just like any other commercial establishment. It is important to note they are permitted on any residentially zoned property where the owner claims primary residence (currently 185 days of the year) either as part of or the entire single family or a separate unit, in which case it could be operated all year long. Cities from New York to Austin and all around the country have regretted the lack of STR regulations and are now trying to regain some control with stricter regulations. Typically the house and apartments where there is no permanent resident have poorly maintained buildings and yards. They are often a blight to neighborhoods. They can also have loud and noisy renters. Commercial operations disrupt the dynamics of residential neighborhoods. Please don't allow this to happen in Richmond. Save the Primary Residence Requirement.

Thank you,

--

[Mathis and Steve Powelson](#)  
[1508 Grove Avenue](#)  
[Richmond](#)

**From:** [Vonck, Kevin J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: STR regulations  
**Date:** Friday, September 1, 2023 12:05:53 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

---

Kevin J. Vonck, Ph.D.

**Director**

(o) 804-646-3741 (c) 804-292-4854

(e) kevin.vonck@rva.gov

(w) rva.gov/planning-development-review

(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

---

**From:** Coleen Butler Rodriguez <coleen.rodriguez@thestelegroupsir.com>

**Sent:** Friday, 1 September, 2023 08:24

**To:** Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>; Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>; Philipsen, Sven J. - City Council <Sven.Philipsen@rva.gov>

**Subject:** STR regulations

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Katherine, Kevin and Sven,

I am writing to express my opinion that the Planning Commission should maintain the Primary Residence Requirement currently in the ordinance for short term rentals. There are plenty of people who want to call our neighborhoods in the city home and be caretakers of our buildings. Inviting absentee investors to buy our housing stock for profits from STRs does not encourage a future I want to be a part of in the city. Additionally, the current explosion of multi-unit apartment buildings along the main transit corridors could provide additional short term rentals as alternatives to hotels. I don't know this issue well enough to know if that is already happening or if it is a possibility, but it seems a good match due to their amenities and the available, or at least increasing, transportation options.

Thanks for your consideration,

Coleen Butler Rodriguez

--



---

**From:** CATHY SAUNDERS <CATHY.SAUNDERS@Longandfoster.com>

**Sent:** Wednesday, 30 August, 2023 15:45

**To:** Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>

**Subject:** I am for maintaining the residency requirement for STRS. I am a 30+ year City resident and realtor who sells the City

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

**CATHY SAUNDERS**, GRI, ABR, SRES, CRS, Gerontologist  
Certified Luxury Home Marketing Specialist  
Associate Broker  
Long & Foster Realtors®

Forbes Global Properties

5702 Grove Avenue, Richmond, VA 23226

804-288-8888 | 804-304-3929 (cell/text)

<http://www.CathySaunders.com>

Licensed in the Commonwealth of Virginia

*The highest compliment you can give me is the referral of your family and friends.*

---

**ALERT! Long & Foster Real Estate will never send you wiring information via email** or request that you send us personal financial information by email. If you receive an email message like this concerning any transaction involving Long & Foster Real Estate, **do not respond to the email and immediately contact your agent via phone.**

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**Warning:** If you receive an email from anyone concerning a transaction involving Long & Foster Companies (“Long & Foster”) which requests that you wire funds or that you provide nonpublic personal information by unsecured return email, do not respond to the message. To protect yourself, immediately call your real estate agent or other contact at Long & Foster.

---

**From:** [Vonck, Kevin J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: short term rental residency requirement  
**Date:** Friday, September 1, 2023 1:31:48 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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Kevin J. Vonck, Ph.D.

Director

(o) 804-646-3741 (c) 804-292-4854

(e) [kevin.vonck@rva.gov](mailto:kevin.vonck@rva.gov)

(w) [rva.gov/planning-development-review](http://rva.gov/planning-development-review)

(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

---

**From:** Bonnie H <[bonniebrite@hotmail.com](mailto:bonniebrite@hotmail.com)>  
**Sent:** Friday, 1 September, 2023 12:11  
**To:** Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>  
**Subject:** short term rental residency requirement

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Please consider this my "vote" to require that there be an owner residency requirement for short term rentals in residential neighborhoods.

I urge you to maintain the Primary Residence Requirement (PRR) currently in the Ordinance!

My votes cast on election day will reflect support for the officials who are like-minded.

Bonnie Holstein  
3319 West Franklin Street

**From:** [Vonck, Kevin J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: STR residency requirement  
**Date:** Friday, September 1, 2023 3:34:04 PM

---

Kevin J. Vonck, Ph.D.  
Director  
(o) 804-646-3741 (c) 804-292-4854  
(e) [kevin.vonck@rva.gov](mailto:kevin.vonck@rva.gov)  
(w) [rva.gov/planning-development-review](http://rva.gov/planning-development-review)  
(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

-----Original Message-----

From: Ellie Lenhart <[ellielenhart@gmail.com](mailto:ellielenhart@gmail.com)>  
Sent: Friday, 1 September, 2023 15:13  
To: Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>  
Subject: Re: STR residency requirement

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hi Kevin,  
Yes, please share with everyone. See you at the Tuesday meeting. Thanks.

Ellie Lenhart

Sent from my iPhone

> On Sep 1, 2023, at 2:46 PM, Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)> wrote:

>

>

> Thank you for your comments. Staff will be retaining that recommendation. Would you like me to forward you message to members of the City Planning Commission?

>

> \\ kjv

>

> Kevin J. Vonck, Ph.D.

> Director

> (o) 804-646-3741 (c) 804-292-4854

> (e) [kevin.vonck@rva.gov](mailto:kevin.vonck@rva.gov)

> (w) [rva.gov/planning-development-review](http://rva.gov/planning-development-review)

> (m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

>

> -----Original Message-----

> From: Ellie Lenhart <[ellielenhart@gmail.com](mailto:ellielenhart@gmail.com)>

> Sent: Friday, 1 September, 2023 13:27

> To: Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>

> Subject: STR residency requirement

>

> CAUTION: This message is from an external sender - Do not open attachments or click links unless you

recognize the sender's address and know the content is safe.

>  
>  
>  
>

> Hello Kevin,

> Want you to know I hate the whole STR concept, especially in the Fan. I live on West Ave and there is an illegal STR beside me. Kinda unsettling to never know who will be next door and what issues they bring with them.

>

> IF WE HAVE TO HAVE STR's, AT THE VERY LEAST KEEP THE RESIDENCY REQUIREMENT AND ENFORCE IT!

>

> Sincerely,

> Ellie Lenhart

> 9312677893

>

>

> Sent from my iPhone

## FDA SPECIAL MEETING - LAND USE ISSUES

May 22, 2023 @ 7 p.m.

1. **PARKING MINIMUMS:** On April 24, 2023 the City Council unanimously PASSED an ordinance removing parking minimums for **any new development.**

RESOLVED: The FDA Board will actively prioritize reconstituting the Parking Committee to address issues related to the elimination of parking minimums. **[PASSED UNANIMOUSLY]**

RESOLVED: The FDA Board will ask our Councilpersons, Katherine Jordan (2nd) and Stephanie Lynch (5th) for a commitment to create proactive solutions to anticipated parking issues created by the elimination of parking minimums. Those potential solutions include:

- Expanding the FDA zoned parking districts;
- Ensuring residents of new multifamily developments are not eligible for FDA zoned parking stickers; and
- Potentially increasing the cost of parking stickers to fund any additional management of increased parking zones.

**[PASSED UNANIMOUSLY]**

RESOLVED: The FDA Board requests City Council work with the necessary parties to ensure the **immediate** adoption of a demolition review ordinance. The FDA Board asks that no demolition permit be issued until such an ordinance is adopted.

**[PASSED UNANIMOUSLY]**

2. **ACCESSORY DWELLING UNITS ("ADUs"):** It is anticipated that City Council will adopt an ordinance that makes ADUs of right in

all residential zoning districts in the City. The Planning Staff and City have proposed ADUs as a solution to the affordable housing crisis declared on April 10, 2023.

<https://www.wric.com/news/local-news/richmond/city-of-richmond-officially-declares-housing-crisis/>

Short term rentals (“STRs”) remove housing stock from availability as either owner-occupant housing or long-term rentals.

RESOLVED: The FDA Board requests that the City Council include a provision that ensures ADUs may not be used as short term rentals (“STRs”) in any ADU ordinance. **[PASSED ON 4-1 VOTE, WITH 4 ABSTENTIONS]**

3. SHORT TERM RENTALS (“STRs”): The current STR registration system is not being adequately managed. Many, if not most, STR operators are operating in flagrant violation of the current regulations. The City of Richmond must do a better job. Otherwise investors, including out-of-town investors, will continue to buy up existing housing stock to operate as illegal STRs. This exacerbates the affordable housing crisis that the City of Richmond declared on April 10, 2023.

RESOLVED: The FDA Board requests that the City retain the 185-day owner-occupant requirement in order to legally operate an STR.

RESOLVED: The FDA Board requests that the City create a public-facing list of legally registered STRs that may be accessed electronically by citizens.

RESOLVED: The FDA Board requests, via its Council representatives, that an STR complaint line be established, over and beyond RVA311 and that those complaints and their resolution may be accessed electronically by citizens.

RESOLVED: The FDA Board requests, via its Council representatives, that the City ensure via agreements with the online hosting platforms - Airbnb, VRBO, Houfy, and others - that (i) any unregistered STR will immediately be de-platformed; and (ii) that these online hosting platforms will collect and remit all applicable taxes, including lodging taxes and sales taxes, as applicable.

RESOLVED: The FDA Board requests that penalties for violation of the STR regulations be increased substantially, so as to be a legitimate deterrent, particularly for any violations after the first.

RESOLVED: The FDA Board requests, via its Council representatives, that current and future STR laws and regulations in fact be enforced, and fines and taxes collected, and to that end, that sufficient enforcement resources to investigate and manage STRs be funded via the STR registration fees, penalties for violation of the STR regulations, and/or any available taxes or other fees related to STRs.

**[ALL OF THESE PASSED UNANIMOUSLY]**

## Mercer, Brian P. - PDR

---

**From:** Hayden Hilbert <haydenh109@gmail.com>  
**Sent:** Wednesday, August 16, 2023 7:42 PM  
**To:** Mercer, Brian P. - PDR; PDR Zoning Administration; Mayor Levar Stoney  
**Subject:** ORD. 2023-235

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Misc.

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello,

I am writing to draw your attention to the escalating concerns surrounding the proliferation of short-term rentals, particularly on platforms like VRBO and Airbnb, within our community here in Richmond, Virginia. While acknowledging the modest tourism-related benefits these rentals may yield, I am deeply convinced that the adverse economic consequences and social disturbances they bring require immediate and comprehensive consideration.

Richmond has long prided itself on its rich history, strong sense of community, and burgeoning local economy. However, the advent of short-term rentals threatens these pillars in numerous ways, with the potential to erode the very essence that makes our city unique.

At the heart of these concerns lies the disruption to our local housing market. As short-term rentals continue to grow, available housing units are often taken off the market for permanent residents, contributing to a housing shortage. According to recent data from the Richmond Association of Realtors, the inventory of available homes for sale has decreased by 15% over the past two years, further driving up home prices and leaving many residents struggling to find affordable housing options.

Furthermore, the impact of short-term rentals on our local businesses cannot be overlooked. A study conducted by the Virginia Tourism Corporation highlighted that for every dollar spent on lodging in Virginia, nearly \$5 is spent in the local economy. However, with the rise of short-term rentals, tourists are now more likely to opt for the convenience of in-house amenities rather than explore local restaurants, shops, and entertainment venues. This diversion of spending directly threatens the livelihoods of our local business owners and their employees.

In addition, the transient nature of short-term rentals poses a considerable challenge to building and sustaining a strong sense of community. According to a recent survey conducted by the Richmond Neighborhood Association, 75% of respondents expressed concerns about the erosion of trust and connections within their neighborhoods due to frequent changes in rental occupants. This sentiment



underscores the importance of taking proactive steps to preserve the social fabric that has made Richmond a vibrant and close-knit community.

To address these pressing concerns, I respectfully urge our local government to consider implementing stricter regulations on short-term rentals. Models like those adopted by cities such as New Orleans and Nashville, which place limits on the number of rental nights per year, require hosts to obtain licenses, and enforce noise and behavior guidelines, could serve as effective frameworks for Richmond. I am in favor of ORD. 2023-235 because I believe in taking a stand for local Richmonders.

In closing, while short-term rentals may promise modest tourism gains, it is essential to recognize their potential to undermine our economy, housing market, and community cohesion. By taking evidence-based and proactive measures, we can strike a balance that safeguards the economic vitality and social fabric that Richmond is known for.

I am thankful for your attention to this matter and am confident that your decisions will reflect the best interests of our community and its future.

Sincerely,

Hayden Hilbert (a long term renter, priced out of the housing market)

1836 W Grace St Richmond VA

---

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Please support new proposed hosting rules in Richmond  
**Date:** Friday, August 18, 2023 1:26:36 PM

---

**From:** Ronald Cantor [mailto:[roncan@grsdelivery.com](mailto:roncan@grsdelivery.com)]  
**Sent:** Friday, August 18, 2023 9:53 AM  
**To:** PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
**Subject:** Please support new proposed hosting rules in Richmond

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Members of the Richmond Planning Commission,

As a life-long resident of Richmond I want to urge you to allow those of us who love Richmond and want to share that love with visitors to do so through short term stays. Please:

Allow un-hosted stays city-wide.

Allow un-hosted stays in residential areas as long as it's your primary residence.

Allow hosting in Accessory Dwelling Units (ADUs) or “carriage houses”.

Allow un-hosted stays in all commercial areas without it being your primary residence.

Sincerely,  
Ronald Cantor

||

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Please support new proposed hosting rules in Richmond  
**Date:** Friday, August 18, 2023 1:26:05 PM

---

**From:** Dorinda Nelson [mailto:richardbelledor@foradvocacy.com]  
**Sent:** Friday, August 18, 2023 9:42 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Please support new proposed hosting rules in Richmond

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Members of the Richmond Planning Commission,

I am in support of any proposal that will not only give hosts a boost financially but will also impact the lives of guests positively. For doors to be opened to give many more an opportunity to live comfortably, home away from home is something I gladly welcome.

Sincerely,  
Dorinda Nelson  
||

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Please support new proposed hosting rules in Richmond  
**Date:** Friday, August 18, 2023 1:25:35 PM

---

**From:** Nancy Lesh [mailto:[dhrupadcello@forgrassroots.com](mailto:dhrupadcello@forgrassroots.com)]  
**Sent:** Friday, August 18, 2023 9:41 AM  
**To:** PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
**Subject:** Please support new proposed hosting rules in Richmond

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Members of the Richmond Planning Commission,

I am an airbnb host in richmond, having a Richmond City Short-Term Rental Permit STR-112752-2023. I am in favor of the following changes:

Allow un-hosted stays city-wide for the first time

Allow un-hosted stays in residential areas as long as it's your primary residence

Allow hosting in Accessory Dwelling Units (ADUs) or “carriage houses”

thanks!  
Nancy Lesh

Sincerely,  
Nancy Lesh  
||

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Please support new proposed hosting rules in Richmond  
**Date:** Friday, August 18, 2023 1:25:08 PM

---

**From:** Melissa Lesh [mailto:mlesh\_art@sendgrassroots.com]  
**Sent:** Friday, August 18, 2023 9:41 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Please support new proposed hosting rules in Richmond

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Members of the Richmond Planning Commission,

I support these new rules as it would allow hosts more flexibility and increase options for travelers and those living in Richmond. As someone who is an active member in the air bnb community this is definitely a step in the right direction. Thank you for considering.

Sincerely,  
Melissa Lesh  
||

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Please support new proposed hosting rules in Richmond  
**Date:** Friday, August 18, 2023 1:24:34 PM

---

**From:** Elena Aracri [mailto:aracriev26@sendgrassroots.com]  
**Sent:** Friday, August 18, 2023 9:39 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Please support new proposed hosting rules in Richmond

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Members of the Richmond Planning Commission,

We absolutely love being able to host with our carriage house! We would be greatly impacted if it wasn't a possibility. Keep expanding Airbnb it is such a positive way to introduce people to Richmond.

Sincerely,  
Elena Aracri  
||

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Please support new proposed hosting rules in Richmond  
**Date:** Friday, August 18, 2023 1:23:49 PM

---

**From:** Trevor Frost [mailto:trevorfrost@advocatefor.me]  
**Sent:** Friday, August 18, 2023 9:38 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Please support new proposed hosting rules in Richmond

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Members of the Richmond Planning Commission,

I strongly support the proposed STR changes for the city of Richmond. I understand the primary residence requirement is in place to keep companies and individuals with large real estate portfolios from exclusively using said properties for STR bc it eliminates more permanent rental homes for residents of the city, BUT the primary residence rule also makes it impossible for others to benefit from STR. For example, my father and I own a small 750 square foot house on south side in the Swansboro neighborhood. We renovated the house so my father has a house in Richmond when he comes to town from his primary residence in Urbanna. When my father is not in Richmond we would like to be able to Airbnb the house for extra income in his retirement. As the rules stand we cannot do this and That is not right. The primary residence requirement should be eliminated or there should be an exemption for homeowners like us who want a house for visiting family but also to be able to make a small stream of additional

Income. I am huge proponent of protecting housing so that there are more secure and somewhat affordable housing options for those who can't afford to buy but the city of Richmond needs to get with the program and modernize their rules.

Sincerely,  
Trevor Frost

||

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Please support new proposed hosting rules in Richmond  
**Date:** Friday, August 18, 2023 1:23:11 PM

---

**From:** Randy Shell [mailto:shellrandy@advocacymessages.com]  
**Sent:** Friday, August 18, 2023 9:37 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Please support new proposed hosting rules in Richmond

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Members of the Richmond Planning Commission,

There are many benefits to allowing Richmond home owners greater access to short term rental opportunities. In addition to the obviously positive ripple effect of financial health to individual families and our city in general, short term rentals create safer neighborhoods (thieves do not like the unpredictable nature of when someone will be coming home). Also, short term rentals expands our contact with people from all over the world and can foster new lifelong friendships.

Sincerely,  
Randy Shell  
||



**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Please support new proposed hosting rules in Richmond  
**Date:** Friday, August 18, 2023 1:19:46 PM

---

**From:** Katy Thomas [mailto:kthomas99@advocacymessages.com]  
**Sent:** Thursday, August 17, 2023 7:20 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Please support new proposed hosting rules in Richmond

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Members of the Richmond Planning Commission,

To whom it may concern, I wanted to express my support for allowing hosting in Accessory Dwelling Units (ADUs) or “carriage houses. Thank you for your consideration.

-Katy

Sincerely,  
Katy Thomas  
||

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Please support new proposed hosting rules in Richmond  
**Date:** Friday, August 18, 2023 1:18:28 PM

---

**From:** Benjamin Wiseman [mailto:ben@advocatesmessage.com]  
**Sent:** Thursday, August 17, 2023 6:02 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Please support new proposed hosting rules in Richmond

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Members of the Richmond Planning Commission,

I am writing to support the new proposed hosting rules. Richmond has much to offer tourists and travelers. Having a robust hosting community will invite more revenue and support local businesses like mine.

Kind regards,  
Ben

Sincerely,  
Benjamin Wiseman  
||

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Please support new proposed hosting rules in Richmond  
**Date:** Friday, August 18, 2023 1:17:56 PM

---

**From:** Andria Kobylnski [mailto:[andria.kobylnski@forgrassroots.com](mailto:andria.kobylnski@forgrassroots.com)]  
**Sent:** Thursday, August 17, 2023 6:01 PM  
**To:** PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
**Subject:** Please support new proposed hosting rules in Richmond

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Members of the Richmond Planning Commission,

Please note in sessions over this matter there were many more people for STRs in Richmond than against. Unfortunately those who were against were much louder.

We do believe that it is in the cities best interest to generate more tourism through the use of STRs. It is notes by the department of tourism that we do not have capacity for many of the large events that Richmond historically hosts with hotels alone. If we lost the 1,000 Airbnbs in Richmond we would not be able to host many of these events.

STR's create jobs, help fund local business and provide so many other quality of life benefits for out local hosts. Please reconsider your thoughts on not allowing non-primary residence to be able to apply for permits.

Sincerely,  
Andria Kobylnski

||

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Please support new proposed hosting rules in Richmond  
**Date:** Friday, August 18, 2023 1:16:59 PM

---

**From:** Marc Oosterhuis [mailto:marceasthouse@p2a.co]  
**Sent:** Thursday, August 17, 2023 6:00 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Please support new proposed hosting rules in Richmond

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Members of the Richmond Planning Commission,

I would like to voice my support for:

Allowing hosting in Accessory Dwelling Units (ADU) or "carriage houses" to be used as Short-Term Rentals in the City of Richmond.

Sincerely,  
Marc Oosterhuis  
||

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Please support new proposed hosting rules in Richmond  
**Date:** Friday, August 18, 2023 1:16:09 PM

---

**From:** Katelyn Almeda [mailto:katelynalmeda@grsdelivery.com]  
**Sent:** Thursday, August 17, 2023 5:59 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Please support new proposed hosting rules in Richmond

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Members of the Richmond Planning Commission,

Thanks for organizing these fantastic discussions around short term rentals, ADUs and parking here in Richmond.

I've been hosting in Richmond through Airbnb for 8 years and I'm an Airbnb Community Leader here. My house is in Church Hill.

Not only does hosting help pay my mortgage, and provide solid income from my cleaning team, it also allows me to share this incredible city. In addition, I donate 5% of my Airbnb income to Housing Forward VA - that's over \$800 so far this year!

The flexibility that hosting short-term guests provides is fantastic. I can constantly update my 123 year old home and have the ability to block dates for family and friends coming into town.

I've welcomed folks from all over the world and one of my favorite parts about hosting is introducing them to the amazing local businesses here.

Guests comment on a regular basis on how impressed they are with the Richmond food scene, shopping, and incredible public art. My guest book is filled with recommendations for future guests to visit places like Grisette, Riverbend Roastery, and Union Market.

Most of my guests come to town for weekend getaways. I've had quite a few folks in for weddings, parents visiting their VCU students, athletes coming in for sports events, and of course folks who want to come enjoy our awesome festivals.

Airbnbs are often less expensive for them, and provide more of a homey feel. They'd rather support a small business and enjoy a stay that is more personalized for them.

My biggest challenge getting a STR permit was just getting through to someone who understood exactly what was needed. The application process was fairly simple, but after that it was crickets. I had to be a squeaky wheel for months before I heard back. The city needs a team that is dedicated to helping hosts get their permits.

It would be awesome if we could put some of the new Transient Occupancy Tax funds toward a team committed to helping hosts.

As someone who teaches Intro to Hosting classes directly through Airbnb, I'd also love to help however I can. Perhaps training new hosts here in RVA how to rent responsibly.

When it comes to having a straightforward and easy registration process, we can look to cities like Eugene, Oregon for inspiration. Check out their short-term rental site. It's great!

I'd also like to see a pathway for folks who want to rent an entire property that is not their primary residence. We can look to cities like Atlanta for inspiration here. They recently adopted a "primary residence + 1" ordinance that allows Atlanta residents to Host responsibly, while also considering the affordable housing needs of long-term local tenants.

Currently, only property owners are allowed to homeshare here. Some folks aren't able to purchase a home just yet, but they'd like to participate in the sharing economy. Why don't we allow renters to participate, with written consent from the property owner, of course, and perhaps proof of insurance?

In addition, there is a lot of confusion in regards to what exactly is allowed and what the process is for each. For instance, a Tourist Home vs. Short-term rental vs. Corporate Housing. Also, what about unique stays, like treehouses, boats, glamping tents and RVs? These are becoming increasingly popular on short-term rental sites.

The STR page on Richmond's website needs to be updated with clear definitions, process breakdowns, timeline expectations and to-do lists for potential hosts.

These updates would make a huge, positive impact for hosts here in Richmond.

And one final note - Richmond can and should request a free City Portal from Airbnb that will provide insights into local Airbnb activity, economic impact data, tools for enforcing regulations, and direct communication and support from Airbnb. This would be very helpful for our city!

That is all I have for now. I look forward to hearing more input from our community and seeing how we can work together to improve the regulations / enforcement here.

Feel free to email me back or call my cell at 757 235 1022 if you have any questions or would like to discuss further!

Sincerely,  
Katelyn Almeda  
||

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Please support new proposed hosting rules in Richmond  
**Date:** Friday, August 18, 2023 1:14:59 PM

---

**From:** Jennie Hart [mailto:jennierayhart@foradvocacy.com]  
**Sent:** Thursday, August 17, 2023 5:58 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Please support new proposed hosting rules in Richmond

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Members of the Richmond Planning Commission,

I am in support of the proposed changes to the way short term rentals operate in the city. I was born, raised and educated in the City of Richmond. There is no greater ambassador of this area than someone like me! Airbnb allows me to not only celebrate the City of Richmond but share it's richness of community and culture. Quite frankly, I am able to pay my mortgage, taxes and insurance as a result of my Airbnb. I LOVE seeing other young entrepreneurs create a life for themselves from the hospitality that Short Term Rentals allow. This is truly a win/win/win/win situation! Owner/Guest/City/Community are all winning with the proposed changes!!

Sincerely,  
Jennie Hart  
||

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Please support new proposed hosting rules in Richmond  
**Date:** Friday, August 18, 2023 1:14:03 PM

---

**From:** Jennie Hart [mailto:jennierayhart@foradvocacy.com]  
**Sent:** Thursday, August 17, 2023 5:58 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Please support new proposed hosting rules in Richmond

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Dear Members of the Richmond Planning Commission,

I am in support of the proposed changes to the way short term rentals operate in the city. I was born, raised and educated in the City of Richmond. There is no greater ambassador of this area than someone like me! Airbnb allows me to not only celebrate the City of Richmond but share it's richness of community and culture. Quite frankly, I am able to pay my mortgage, taxes and insurance as a result of my Airbnb. I LOVE seeing other young entrepreneurs create a life for themselves from the hospitality that Short Term Rentals allow. This is truly a win/win/win/win situation! Owner/Guest/City/Community are all winning with the proposed changes!!

Sincerely,  
Jennie Hart  
||



**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Please support new proposed hosting rules in Richmond  
**Date:** Friday, August 18, 2023 1:13:14 PM

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**From:** Brian Hall [mailto:brian@yourconstituent.com]  
**Sent:** Thursday, August 17, 2023 5:57 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Please support new proposed hosting rules in Richmond

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Members of the Richmond Planning Commission,

I believe that by allowing non owner occupied str permits, the practice can be controlled by the city.

Sincerely,  
Brian Hall  
||

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Please support new proposed hosting rules in Richmond  
**Date:** Friday, August 18, 2023 1:12:26 PM

---

**From:** Dele Smith [mailto:dsairbnb@yourconstituent.com]  
**Sent:** Thursday, August 17, 2023 5:56 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Please support new proposed hosting rules in Richmond

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Members of the Richmond Planning Commission,

It is time for Richmond City Council to require planning and development to propose a revision to the STR ordinance that gives non owner occupants an ability to run an STR.

How much longer will this be a condition of a law that so clearly doesn't work?

It's time to get it right. On August 21st you should reject and proposal for revision that doesn't support a legal path for non owner occupants to operate an STR.

Sincerely,  
Dele Smith

||

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Please support new proposed hosting rules in Richmond  
**Date:** Friday, August 18, 2023 1:11:41 PM

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**From:** Andria Kobylnski [mailto:[andria.kobylnski@advocatesmessage.com](mailto:andria.kobylnski@advocatesmessage.com)]  
**Sent:** Thursday, August 17, 2023 5:55 PM  
**To:** PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
**Subject:** Please support new proposed hosting rules in Richmond

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Members of the Richmond Planning Commission,

I would like to ask, how do you plan on enforcing safety and shutting down troublesome STRs in Richmond if you do not have the information to find these properties?

Opening the permitting process and making an easy barrier of entry for current Short Term Rental hosts to run legally would give you the information and power to get these 'bad' rentals shut down.

I am in favor of removing the primary residence restriction to the current STR laws.

Sincerely,  
Andria Kobylnski  
||

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Please support new proposed hosting rules in Richmond  
**Date:** Friday, August 18, 2023 1:11:03 PM  
**Attachments:** [image001.png](#)

---

Betty Robinson  
**Administrative Technician**  
Department of Planning and Development Review  
City of Richmond  
(e) [Betty.Robinson@RVA.gov](mailto:Betty.Robinson@RVA.gov)  
(o) 804.646.6304  
(w) [rva.gov/planning-development-review](http://rva.gov/planning-development-review)  
(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**From:** Shana Taylor [mailto:[shanalt@grassrootsmessage.com](mailto:shanalt@grassrootsmessage.com)]  
**Sent:** Thursday, August 17, 2023 5:54 PM  
**To:** PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
**Subject:** Please support new proposed hosting rules in Richmond

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Members of the Richmond Planning Commission,

Last time this issue was before City Council it was clear the proposal (now adopted law) was poorly constructed. However, despite that, City Council chose to pass it on the recommendation of former PDR leader, Mark Ollinger.

It is clear that the proposal did not work. It is difficult to enforce and difficult to comply with.

The only remedy to this issue is to allow a legal path for non-principal residency operators to operate. It is clear that a primary residency requirement not only doesn't work but is an unsupported condition of this law.

Remove principal residency. Find a method to track operators and comply with safety and taxation and you will have a successful STR program that benefits not only the operators but also our great City. It is time for our city to progress.

Thank you

Sincerely,

Shana Taylor

||

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Please support new proposed hosting rules in Richmond  
**Date:** Friday, August 18, 2023 1:10:36 PM

---

**From:** Tyler Rackley [mailto:tyler@advocatefor.me]  
**Sent:** Thursday, August 17, 2023 5:53 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Please support new proposed hosting rules in Richmond

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Dear Members of the Richmond Planning Commission,

Last time this issue was before City Council it was clear the proposal (now adopted law) was poorly constructed. However, despite that, City Council chose to pass it on the recommendation of former PDR leader, Mark Ollinger.

It is clear that the proposal did not work. It is difficult to enforce and difficult to comply with.

The only remedy to this issue is to allow a legal path for non-principal residency operators to operate. It is clear that a primary residency require not only doesn't work but is an unsupported condition of this law.

Remove principal residency. Find a method to track operators and comply with safety and taxation and you will have a successful STR program that benefits not only the operators but also our great City. It is time for Richmond to progress.

Thank you.

Sincerely,  
Tyler Rackley  
||

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Please support new proposed hosting rules in Richmond  
**Date:** Friday, August 18, 2023 1:09:58 PM

---

**From:** Terricina Clair [mailto:cinistclair@p2a.co]  
**Sent:** Thursday, August 17, 2023 5:52 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Please support new proposed hosting rules in Richmond

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Members of the Richmond Planning Commission,

Airbnb is a viable solution to address the needs of the RVA community and the needs of traveler from around the globe that want and need to spend time in our city. I support adjustments to regulations that encourage our RVA host to do so by allowing them to maximize their hosting income, bring travelers to our communities while minimizing risks and disturbances.

I support regulated unhosted stays city-wide and in residential and commercial areas. I also support hosting in Accessory Dwelling Units as I find them easy to manage while giving guests their privacy.

I also support adjusting regulations to allow hosts with multiple guestrooms in their homes to host individual travelers in these rooms simultaneously, and within regulation guidelines.

Thank you for your support of the Airbnb Community. We appreciate you.

Sincerely,  
Terricina Clair  
||

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Please support new proposed hosting rules in Richmond  
**Date:** Friday, August 18, 2023 1:27:07 PM

---

**From:** Leslie Robertson [mailto:leslie.robertson@advocatefor.me]  
**Sent:** Friday, August 18, 2023 9:54 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Please support new proposed hosting rules in Richmond

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Members of the Richmond Planning Commission,

The last time this issue was before City Council it was clear the proposal (now adopted law) was poorly constructed. However, despite that, City Council chose to pass it on the recommendation of former PDR leader, Mark Ollinger. It is clear that the proposal did not work. It is difficult to enforce and difficult to comply with.

The only remedy to this issue is to allow a legal path for non-principal residency operators to operate. It is clear that a primary residency requirement not only doesn't work but is an unsupported condition of this law.

Remove principal residency and the owner operator requirements. Find a method to track operators and comply with safety and taxation and you will have a successful STR program that benefits not only the operators but also our great City. It is time for our city to progress.

Sincerely,  
Leslie Robertson  
||



**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Short term rentals and accessory dwelling units  
**Date:** Friday, August 18, 2023 1:29:02 PM

---

**From:** Diane Cook-Tench [mailto:cooktench@gmail.com]  
**Sent:** Friday, August 18, 2023 11:26 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** Short term rentals and accessory dwelling units

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello, I own a home at 3204 Bute Lane in the Carillon Neighborhood and would like to comment on the upcoming legislative vote. I love this neighborhood and would hate to see it hurt by short term rentals.

It's currently quiet and very neighborly. People know and look out for each other. This helps us prevent some of the typical crime that occurs in other neighborhoods that are close by. Rentals will add many unknown faces can negatively impact our current calm and our safety.

I am also against giving people the ability to add accessory dwelling units to their yards. These units will hurt our current property values as their construction won't fit into the older style and materials used to construct the majority of homes in our historic neighborhood.

Thank you for considering my thoughts. If you have questions please contact me at my email address or via phone at 804-370-6646.

Sincerely,  
Diane Cook-Tench

--

Diane Cook-Tench Richmond, VA 804.370.6646  
Kindness is contagious!

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: August 21 Agenda Item 22 ORD 2023-235  
**Date:** Friday, August 18, 2023 1:28:16 PM

---

**From:** Thomas Innes [mailto:tom@tominnes.com]  
**Sent:** Friday, August 18, 2023 11:16 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Cc:** Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>; Philipsen, Sven J. - City Council <Sven.Philipsen@rva.gov>; Lynch, Stephanie A. - City Council Office <Stephanie.Lynch@rva.gov>; Robins, Amy E. - City Council Office <Amy.Robins@rva.gov>; Melissa Savenko <melissa@mikemelissa.com>; Martha Warthen <mwarthen@hunton.com>; David & Cindy Wofford <wofford3@comcast.net>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>  
**Subject:** August 21 Agenda Item 22 ORD 2023-235

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## Members Planning Commission

While it is not clear to me, it appears that the recommendations for modifications to the Ordinance are in the Memo from the City attached to Item 22 in the Agenda. In that, it appears that they support the requirement of primary residence (the current requirement) in all Residential Districts be retained in the Ordinance going forward. Like most Fan residents, I agree and support that recommendation for the litany of reasons previously enumerated by so many to the Planning Commission, The BZA and City Council.

There is a list of requirements for the STR Application and it appears to be only for those applications in a Non Residential area. I assume there will be a separate STR Application asking the same information for the Residential area STR's with the addition of verification and confirmation of Primary Residence by the applicant. It should include a substantial and legal penalty for any misrepresentation by all applicants.

Also, it looks like a tenant that claims the unit as their primary residence can also operate a STR, which I believe is a substantial change from the original Ordinance. If there are multiple tenants, do all of them have to claim (and verify) that the unit is their primary residence? Since operators in Condominiums have to verify that the use is permitted, do tenant operators need to provide verification from the Landlord that the use is permitted? The majority of leases may have language that restricts the use and without verification, all the parties are at risk. Further, the operation of STR's may impact the Landlord's insurance. A good example would be the three bedroom house with three student tenants, 3 being the unrelated party limit in R 6 Zoning, one of whom claims Primary Residence. The school year of August through May easily covers the 185 days, so basically they could have up to 6 people, only one of which needs to be 18, use the property as a STR on weekends and Holidays. My sense is that it is certainly not the intent of the Ordinance, so there must be some language/structure to prevent this type of end run. If it is in place, I missed it.

The lack of enforcement, sanctions and compliance has encouraged violators to proceed. If the

consumer can find the STR's with just a cursory look on the Internet, it should be very easy for a code enforcement individual to do the same. The City needs to stand behind the new regulations and enforce them without any delay, including an easier mechanism to report violations.

Thank you in advance for your consideration of my comments and thank you for your service to the citizens of Richmond.

Tom Innes  
1501 Grove Avenue  
23220

--

**Thomas N. Innes**  
**Principal Broker**  
**RE/MAX Commonwealth**  
**7201 Glen Forest Dr #104**  
**Richmond, VA 23226**  
**804 288 5000**  
**Licensed in the Commonwealth of Virginia**

[What can we do for you today?](#)

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Comments on STR ordinance re: Tourist Home by right  
**Date:** Friday, August 18, 2023 1:06:01 PM  
**Attachments:** [Tourist Home Connundrum \(2\).docx](#)

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-----Original Message-----

From: Lizzie Drucker [<mailto:lizzie@nophika.com>]  
Sent: Thursday, August 17, 2023 2:53 PM  
To: PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>; Philipsen, Sven J. - City Council <[Sven.Philipsen@rva.gov](mailto:Sven.Philipsen@rva.gov)>  
Subject: Comments on STR ordinance re: Tourist Home by right

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good afternoon,

Please find comments attached about Tourist Homes and how they fit into the STR picture. There is a loophole that could put a tourist home in a bind. Even though a tourist home is allowed to operate outside the constraints of an STR by right, there are some open questions about how they are to be handled moving forward in the STR landscapel. I hope the city will give this consideration as it plans for upcoming changes.

Thank you for your time on this matter and for your work on behalf of the city and it's residents.

Best,  
Lizzie Drucker

Comments to the planning commission:

The short-term rental ordinance going through the adoption process now does not address an issue that significantly affects me and potentially other residents of the City of Richmond. My properties, 412 and 414 West Franklin Street are located in Monroe Ward. The area is zoned RO-3. By right in RO-3 zones, a dwelling may be used as a “tourist home.”

The definition in Chapter 30 of the zoning document is;

122- Tourist home means a building containing not more than ten guestrooms, with or without kitchens and with or without board, intended to be rented for compensation for occupancy by the traveling public and similar transient guests on a daily basis and in which access to individual guestrooms is provided exclusively from within the building, as distinguished from a hotel, motel, lodging house, transitional housing, permanent supportive housing, emergency housing, or similar form of housing.

The definition gives a property owner the right to run an Airbnb, without the need for an STR permit.

However, I have had a confusing and contradictory experience with the Tourist Home designation so far and that is why I bring this up now.

I applied to the city for a STR permit for the above properties. I was told that because I can have a tourist home by right, I could not get an STR permit. I was advised by a planning and zoning employee that I needed to change the use of the properties to a tourist home. I went through the Change of Use process. I paid to have the city issue me a new certificate of occupancy for 414 W Franklin St to reflect the use. I have not changed 412 W Franklin yet because I found the process less than intuitive.

After receiving the CO for the change of use, I called Airbnb to tell them that I had done the above and was allowed to operate as an STR in Richmond. They told me that because there was no provision or guidance from the City of Richmond allowing me to operate on their platform, the Tourist Home designation was meaningless to them. Their advice was

to go back to the city and request an STR number to be considered in good standing with Airbnb.

When I followed up with my contact in zoning administration to report this and to ask for an STR number to comply with Airbnb, I was told that STR numbers are not given out to tourist homes because they can be operated by right. I was told it would have to be solved with Airbnb as it was not a city issue.

I find myself in a catch 22. I have tried to comply with both the city and with Airbnb without luck. While I am still operating on Airbnb's platform, I don't know for how much longer they will allow this once this ordinance passes.

I believe that Airbnb will only accept STR numbers on their platform as a means of proving compliance to municipalities as time goes on.

Many of the tourist homes operating on Airbnb are not known to the city. If the city requires a tourist home designate themselves as such and require a CO to receive an STR number it would ensure that the City has more accurate data of the properties acting as Airbnbs. Closing this loophole only benefits the cities potential income as well as yielding demographic and housing information.

I reach out now looking for a long-term solution to this problem. Any help I receive would be greatly appreciated.

Respectfully submitted,

Lizzie Drucker-Basch

## Mercer, Brian P. - PDR

---

**From:** Jennifer Joyce <jjoyce@HistoricRichmond.com>  
**Sent:** Monday, August 21, 2023 9:00 AM  
**To:** Mercer, Brian P. - PDR  
**Cc:** Danielle Worthing Porter; Cyane Crump  
**Subject:** RE: Zoning changes to revise STR Regulations and permit ADUs

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Mr. Mercer,

Historic Richmond is writing to provide feedback on the draft ordinances for the zoning changes to revise Short-Term Rental (STR) regulations (CPCR.2021.168) and permit Accessory Dwelling Units (CPCR.2021.095). We are a nonprofit focused on historic preservation and neighborhood revitalization and care deeply about keeping the neighborhood in the neighborhood.

**We applaud the City's decision to retain the primary residence requirements within residential zones in the STR regulations.** In the face of Richmond's current housing crisis, allowing accessory dwelling units (ADUs) by right in residential districts is one path towards alleviating the existing housing shortage, assuming these ADUs are used as long-term rentals. This benefit is negated if the majority of ADUs are used as STRs, not as long-term housing solutions.

Studies have shown that as historically long-term rental units are converted to short-term rentals, housing prices have increased, adversely impacting affordability. As owner-occupied residential units are bought by non-owner occupants (such as out-of-towners as a vacation property, or corporate entities as an investment) neighboring owner occupants are increasingly pushed out of the neighborhood. This is because investors typically can pay more for such properties as income producing properties. For this reason, retaining the primary residence requirement is supported by Goal 14 of the Richmond 300 Master Plan (Inclusive Housing).

We understand that the City of Richmond will soon begin work rewriting its zoning ordinance. As the City works to rewrite its zoning ordinance, some sort of review mechanism should be put in place to ensure that any removal of the R category does not negate the primary residence requirement in the neighborhoods currently identified with residential zoning.

**We therefore recommend the following additional changes:**

- **The City should define the term "primary residence" within this ordinance.**
- **The City should limit the number of STR permits available in non-residential zones.** An example of this would be Airbnb's "one host, one home" policy, which the company introduced in 2017 for individual cities struggling to balance housing needs. This would protect the unique character of our neighborhoods, by limiting the number of properties owned by corporations and out-of-town investors.
- **The STR rules should require STR platforms to remove any listings that are not in compliance with the zoning code.** Other cities with robust historic districts, including Boston and Philadelphia, have already taken this step.
- **The City should articulate and strengthen penalties for non-compliant STR operators.** Unless there are meaningful consequences for failing to comply with these guidelines, there is little incentive for STR operators to abide by them.

As of December 2022, the City had processed 124 permit applications, with 17 still pending review. A search for entire homes available for short-term rent in Richmond on Airbnb pulls up over 1,000 listings. This huge discrepancy shows

that current efforts are insufficient. We were pleased to note the inclusion of additional staffing for permitting and enforcement in the draft recommendations presented to the public in December 2022, as well as the creation of a noncompliance fine for ordinance violations. However, we do not see this reflected in the current language of the ordinance. Without enforcement, there can be no meaningful regulation, something we believe is a necessity to protect both our vibrant city and its residents, as well as the tourists and visitors who come to enjoy it.

We appreciate the level of community engagement involved in this project and we hope that you will take our comments into consideration. Please do not hesitate to contact us with any questions.

Sincerely,  
Jennie Joyce



Jennie Joyce  
Preservationist & Community Outreach Manager

**Historic Richmond**

*Building on history*

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