

To Whom it May Concern:

My wife and I own 530 Neck O Land Rd. in Williamsburg. Our property consists of two structures and four total residences. My family currently occupies one of the four units; long term renters are in the others. We hope to get a special use permit to allow us to rent our units to short term vacationers instead. I believe it could benefit my family as well as the community.

Short term renters will create more profit for me and my wife as owners. We can charge higher rates without the risk of late or non-paying tenants. Evictions are costly both in dollars and in time. Maintaining the property will be easier as we will be cleaning and turning over each unit between rentals. Check-ups will become a weekly occurrence rather than an annual one, which prevents unnecessary damage due to lack of maintenance of the units. Landscaping and grounds management will be included in the regular upkeep of the property, as it is now while we are in residence. Furthermore, short term renters have more motivation to be gentle with a property, as they are graded by the landlords online. High ratings for both landlords and tenants are an important factor for future transactions. Short term renters are less likely to treat the property as "their own" and thus tend to report any problems sooner and are more respectful to the interior and property as a whole.

In a broader sense, this will be good for the community and will create additional lodging options for vacationers. "House sharing" has become a huge marketplace. People now realize staying in a nice furnished home with a yard is more private, comfortable, and spacious than a hotel experience. A residential stay also provides more charm and local flare. Airbnb, VRBO, and similar sites offer travelers tailored options in minutes. Lack of these home rentals can actually deter people from coming to Williamsburg. When my family couldn't find a house to rent in Charlottesville for vacation this summer, we opted for another location entirely rather than settle on a hotel. Larger families in particular often want to share living space and divide the cost amongst themselves.

Vacationers here in Williamsburg are people we feel comfortable and confident renting our units to. Tourists tend to be families drawn by our rich historical offerings or kin of students. House sharing in Williamsburg is not as risky as doing so in Miami or the Vegas area. Short term rental prices for a full house are generally more expensive per night than a hotel, so offering our property will attract tourists who are willing to spend money at local attractions, shops, and restaurants.

We hope you approve our special use permit request and look forward to hearing from you. Please don't hesitate to contact us if you have any questions or need further documentation.

Thank You and Best Regards,

Wilson and Emily Huffman