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New Orleans City Council

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To whom it may concern:

Please see the attached Master Plan amendments to Chapter 14 proposed by HousingNOLA. I am pleased to submit the HousingNOLA amendments on their behalf, which would otherwise be a cost prohibitive process for their organization. I believe that many of the recommendations contained within these pages will help alleviate the affordable housing crisis our city is facing. Their research and suggestions warrant debate and discussion by both the City Planning Commission and the City Council.

Thank you again in advance for your consideration of these matters. Feel free to contact me with any further questions.

Sincerely,

A handwritten signature in black ink, appearing to be "JR Williams", written over a large, stylized flourish that loops around the text.

Jason Rogers Williams
City Councilmember At Large

Volume 2, Chapter 14 Housing NOLA Proposed Master Plan Amendments

Amendment 1: All mentions of specific units per acre requirements should be removed from land use category descriptions. Specific, quantitative density regulations belong in the CZO and are too blunt a tool to effectively regulate density and land use at the citywide scale of the Master Plan. Land use categories from which units per acre numbers should be removed are:

- Residential Semi-Rural Single Family,
- Residential Pre-War Single Family,
- Residential Post-War Single Family,
- Residential Pre-War Low Density,
- Residential Post-War Low Density,
- Residential Pre-War Medium Density,
- Residential Pre-War Multi-Family,
- Residential Post-War Multi-Family.

Amendment 2: Add the phrase “Multi-family and mixed-use development is permitted” to the General Commercial land use category to avoid excluding all housing from portions of New Orleans’ major transit corridors.

Amendment 3: Change the wording of the Residential Pre-War Low Density land use category to read:

“Goal: Preserve the existing scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow for compatible infill development. Discourage the development of ~~additional~~-multifamily housing that is out of scale with existing character, **but allow small multi-family development that fits the scale and character of the historic neighborhood fabric.**

Range of Uses: New development generally limited to single or two-family dwellings, ~~and~~ preservation of existing multi-family buildings, **and new small 3-5 unit multifamily structures that are consistent with neighborhood scale and character.** Businesses and traditional corner stores may be allowed where current or former commercial use is verified. Supporting public recreational and community facilities (e.g. schools and places of worship) also allowed. Conversion to multifamily may be allowed for certain existing historic institutional, commercial or other non-residential buildings.”

Amendment 4: The Future Land Use Map should be edited to change certain transit-adjacent areas that are currently designated as “Mixed-Use Low Density” (MUL) to “Mixed-Use Medium Density” (MUM) as specified in the attached maps. Mixed-Use Medium Density is a land use category that is specifically suggested for use near transit corridors in the Master Plan. Criteria for identifying the proposed areas for changing land use from MUL to MUM include:

- Areas currently designated as MUL that are within 500 feet of high-frequency transit corridors.
- Contiguous areas currently designated as MUL that are partially within a 500-foot distance from high-frequency transit corridors, but may be partially outside this 500-foot distance.
- Areas currently designated as MUL that meet the following criteria for “Priority Transit-Oriented Development Areas”:
 - Located within a 30-minute transit/walk commute of major job centers
 - Currently underutilized or underdeveloped, without a previously extant consistent residential character
 - Within high-opportunity neighborhoods



- High Frequency Transit Corridors
- Type 1 TOD Priority Areas
- Future Land Use - Current Master Plan
- Mixed-Use Low Density
- Proposed FLUM Change
- Change MUL to MUM

High Frequency Transit Corridors

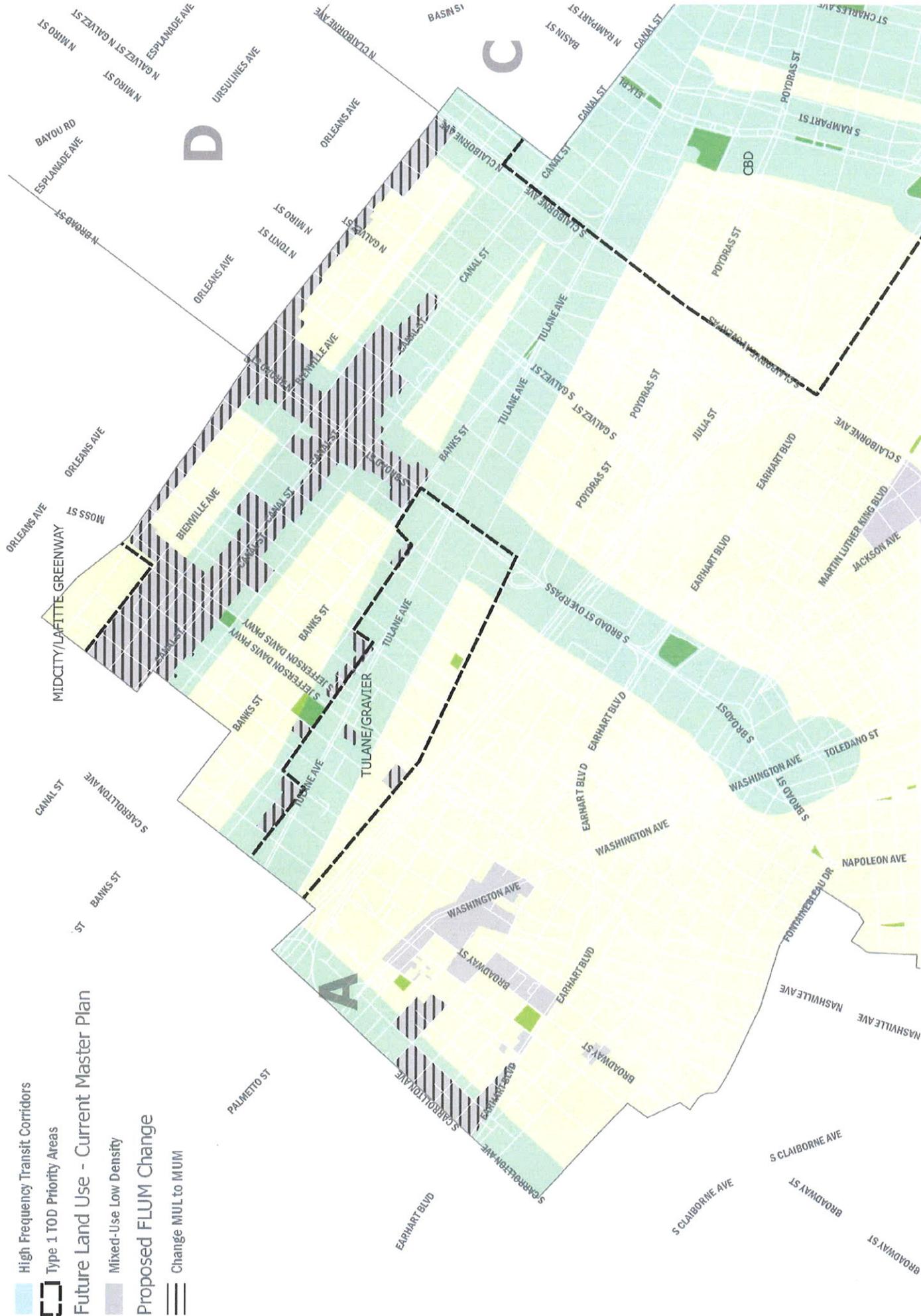
Type 1 TOD Priority Areas

Future Land Use - Current Master Plan

Mixed-Use Low Density

Proposed FLUM Change

Change MUL to MUM



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