

Larry W. Massey Jr.

From: michael burnside <michaelericburnside@gmail.com>
Sent: Wednesday, October 9, 2019 7:27 PM
To: CPC Housing Study
Cc: Micah R. Ince; Andrew V. Tuozzolo; Jenna D. Burke; Julia E. Zuckerman; Andrew J. Sullivan; Trayshawn Webb
Subject: affordable housing comments [10/9/2019]

EMAIL FROM EXTERNAL SENDER

not all these ideas are for general use, they are mainly conceived as options to "incentivize" ***non-***voluntary inclusionary permanently affordable housing. if we actually are in a "crises" we need to start acting like it.

- 1) window/glazing requirements. eliminated for extremely tall buildings in the cbd. this is so that residential units ***shall*** be built in the core of the building and not merely around it's perimeter. rich people can have the windows. poor people can share the address.
- 2) rebirth the 1:1 idea matching a short term rental to an affordable micro unit. [less than 400 sq ft] co located on the same building lot of record.
- 3) require some percentage of work force housing for all hotels over two hundred rooms, co located on the same building lot of record.
- 4) ***all*** zoning up shifts from residential to any zoning classification worth more money per sq ft of land ***must*** always include at least one affordable residential unit on site, no exceptions even for the super dome.
- 5) differentiate between the vacant land problem in the middle, and edges of the city from the potentially high density urban core problems and make different rules that reflect this difference.
- 6) do not sell city owned land, at worst lease it for 99 years. at best land bank it and encourage residents to pay to build their own houses on land owned by the city. follow the rta rules and let the house builder have the first ten years rent free or 50% rent depending on location of building lot. houses either from the beginning designed and built to last less than 99 years, or designed to be moved when the lease is up.
- 7a) do not allow any one story new buildings in the parish. one story is disrespectful of the cost of both the highway system and the levee system.
- 7b) do not allow any more parking lots. require parking structures. three stories. a two story parking lot must have a third story with at least one affordable micro unit per ten parking spaces.
- 8) lower the bulk and area standards, but not radically. better to increase height allowance even moderately.
- 9) prohibit the conversion of two family historical shotguns into single family residencies.
- 10) residential units should be forbidden from becoming offices, including non profit offices.



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— of NEW ORLEANS —

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Sept. 30, 2019

New Orleans City Planning Commission
1300 Perdido St.
New Orleans, LA 70112

Re: 2019 Housing Opportunity Study

Dear Mr. Rivers et al.,

It is my pleasure to provide the following input on the scope and focus of the Housing Opportunity Study presently being undertaken by Planning Commission staff at the request of Mayor LaToya Cantrell. Preservation Resource Center (PRC) encourages your team to make “the redevelopment of vacant blighted properties for affordable housing,” a cornerstone strategy, and we are glad to assist in analyzing the facts on the ground in New Orleans as well as identifying “successful programs nationwide.”

Building reuse as a critical tool

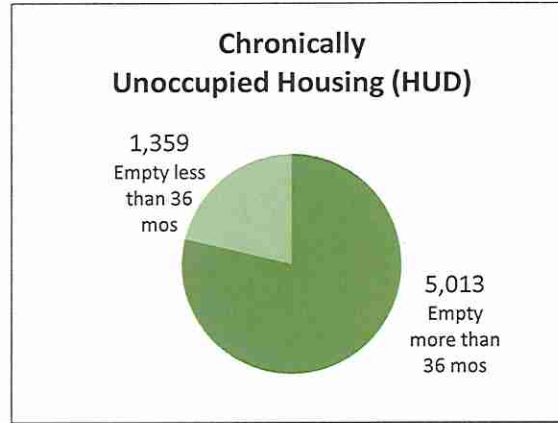
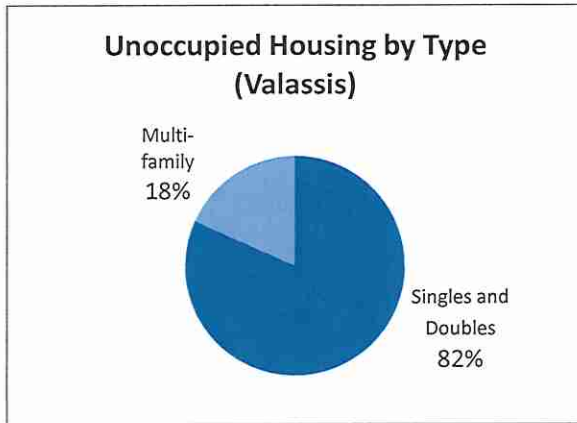
There can be no doubt about the synergy between preservation and adequate, affordable housing: Building reuse is a critical tool in the city’s housing toolbox. This is evident in a series of large adaptive use projects completed or underway, including Bell Artspace, McDonogh 16, Fallstaff Apartments, and Pierre Capdau School among others. However, the aggregate impact of renovations to existing empty or blighted homes also has a significant effect on overall housing supply.

A recent PRC investigation of data from the marketing firm Valassis (obtained via our partners at the Data Center) and from the U.S. Department of Housing and Urban Development revealed that of the more than 6,000 unoccupied housing units in Orleans Parish, 73% have been empty more than 3 years. Of the unoccupied homes, 82% are unique street addresses – mostly singles and doubles – rather than multifamily units. It is important to note that these empty homes are not necessarily blighted. An additional 21,000 residential addresses were flagged by letter carriers as unlikely to be occupied in the near future; we believe this represents a better proxy for blight.

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The PRC preserves New Orleans’ historic architecture, neighborhoods and cultural identity through collaboration, empowerment and service to our community.

923 TCHOUPITOULAS ST. | NEW ORLEANS, LOUISIANA, 70130 | 504.581.7032 | PRC@PRCNO.ORG | PRCNO.ORG



While these figures are a snapshot at best, and likely conservative, they make a compelling case that building reuse has the potential to add thousands of much needed housing units across New Orleans. In particular, the rehabilitation of currently unoccupied housing units can supply single family homes to meet the needs of larger families and provide home-ownership opportunities. In most cases, these properties would not require rezoning, and if not compliant with current parking or setback requirements would enjoy a grandfathered status.

Small building reuse for affordable housing

That a majority of private sector development of affordable housing takes the form of large rehabilitation projects like the aforementioned former schools is a function of financing and underlying public policy. Developers looking to “stack” capital in order finance a project are more creditworthy if they have received Low-Income Housing Tax Credits from the Louisiana Housing Corporation or Project Based Vouchers from the Housing Authority of New Orleans (HANO). For those housing agencies, larger projects have the appeal of yielding more units.

Often adaptive-use developers will use Historic Tax Credits as well. Their opportunity costs may be lower for a single, large historic building than a collection of smaller homes because each structure requires a separate application. If the smaller homes are of varying sizes, and styles, the per-unit design and materials costs will likely be higher, too. Similarly, the opportunity costs of property acquisition, including title clearing and contract negotiation, increase with each parcel regardless of size. Finally, developers cannot quickly recover their costs by selling a property if they have used federal tax credits, which require 5 years of ownership.

A subset of the 2010-2015 Neighborhood Stabilization Program administered by New Orleans Redevelopment Authority (NORA) *did* include rehabilitation of existing homes by Redmellon Restoration & Development, Broadmoor Development Corporation, St. Bernard Project (now SBP), Project Homecoming, and VOB Development. Although the program has sunset, an examination of the lessons learned could help inform the Housing Opportunity Study.

Current housing policies that aim to make single family homes more affordable focus on the buyer or renter, not the developer. These include soft second mortgages offered by the Office of Community Development, down payment assistance offered by Finance Authority of New Orleans (FANO) and tenant-based vouchers from HANO, each of which aims to close the gap

between market rates and the buyer or renter. None makes a distinction between new construction and renovation.

Limiting factors and community benefits

Local policymakers, like local developers, have a limited capacity to drive down the cost of new housing units. Many of the associated costs – property acquisition, skilled labor, building materials, etc. – are influenced by factors like interest rates and international “trade wars.” This demands creative thought about what does lie within our grasp.

As of this writing, a statewide ballot initiative to grant New Orleans authority to freeze property taxes for affordable housing has not been decided. Depending on the outcome, it may be wise for the study to consider tax abatement policies in other jurisdictions. This strategy has been applied for preservation purposes in many states and localities, but is compatible with affordable housing, too. The logic of this approach holds that by temporarily forgoing taxes on improvements to empty or blighted properties, a jurisdiction sees no loss of revenue. Conversely, the community sees tangible benefits in the form of beautification, safety and neighborhood stabilization. In some cases, the resulting blight remediation may buoy property values within the neighborhood.

Unoccupied homes have a tendency to slide downhill, from empty to cited to blighted. Producing no rental income, they experience deferred maintenance. Code enforcement fines, fees and liens follow. By the time an owner sells or attempts to rehabilitate, the accumulated damage makes renovation costly. Upstream interventions are key to making better use of our existing building stock in the efficient way. We are hopeful that smart, proactive strategies, including incentives, can bring empty units back online quicker and at relatively lower cost. Please do not hesitate to reach out to me if PRC can provide any useful additional information as you complete the Housing Opportunity Study. Thank you for your work in service to our community.

Sincerely,



Nathan Lott
Public Policy Research Director & Advocacy Coordinator
504-581-7032, nlott@prcno.org

11) if you insist on selling public land, include a deed restriction in writing so that even if the land is bought by a non profit, that non profit shall pay full property taxes on that parcel.

12) differentiate between tiny houses [wheels] and micro homes [foundations], allow both, with different rules of course.

13) think about houses on water. the south east asian countries also have hurricane/typhoons. we are a water bound city...

thank you,

michael eric burnside
2215 felicity 70113

Larry W. Massey Jr.

From: michael burnside <michaelericburnside@gmail.com>
Sent: Thursday, October 10, 2019 3:40 PM
To: CPC Housing Study
Cc: Micah R. Ince; Andrew V. Tuozzolo; Jenna D. Burke; Julia E. Zuckerman; Andrew J. Sullivan; Trayshawn Webb; Duplessis, Rep (District Office)
Subject: affordable housing comments [10/10/2019]

EMAIL FROM EXTERNAL SENDER

1) vacant land fee. all vacant land must pay some fee. perhaps a combined zoning and square foot table, the "better" economically the zoning and the greater the square footage the more the fee.

2) vacant building fee. similar table based on zoning and sq footage.

these two are to instill respect in our economic choices for the socialism of the federally funded highway system and the federally funded levy system. both are billion dollar investments. vacancy is socialism run amok. land by itself is basically valueless. it needs access to water to even be worth anything at all. without access to roads and if subject to annual flooding, land is nothing more than a hunting preserve. land value is location dependent, particular in cities where the quality of the soil itself, for farming, is largely unknown and irrelevant. location is a fancy name for socialism. access to dry land [levies], access [roads], access to schools [buildings], access to the red trolley line [did wonders for property along north rampart]. property value is all about access [lower nine being a food desert...] all property owners want uncle sam's dollars invested near their property. the air base outside mountain home idaho is directly responsible for the economic well being of the whole town. to a very real extent the same federal dollars matter a lot to this city's well being. [river being dredged} vacancy is disrespect of these various investments. vacancy is denial of access to these investments. other people who otherwise would put these vacant lands and buildings to actual use are being prevented opportunity and agency by enforced vacancy. enforced vacancy is created by our law. a law that needs fees with which to fund itself. without law, squatters would have all the rights there personal power could compel. vacant land, particularly if owned by absent owners, is a creation of law. law needs funding. fees are a reasonable and logical outcome of law dependency, and federal infrastructural socialism.

3) fairly modern state law currently severely limits any future use for land that at some point historically has been a grave yard. note the land does not have to actually be a current graveyard. so for example municipal square number 360 is owned by the orleans parish school board. it is completely vacant and completely surrounded by the harmony oaks hano public housing development. this land "should" be housing. apparently it is prevent from being used for housing by these new graveyard rules. prior to the building of the school building that had been at that site, the land had had graves placed in it. some human bones were found during the construction of the public school that was on this site and is now torn down. those moldy old bones are, through the application of a very misguided law, now preventing the living descendants of those now long dead ancestors from having affordable housing. the grave yard laws need changed, appeal routes need to be opened. the dead do not out rank the living in land use matters.

michael eric burnside
2215 felicity 70113

Larry W. Massey Jr.

From: michael burnside <michaelericburnside@gmail.com>
Sent: Wednesday, October 16, 2019 4:33 PM
To: CPC Housing Study
Cc: Trayshawn Webb
Subject: czo section 21.6.A - please modify

EMAIL FROM EXTERNAL SENDER

right now; no detached accessory structure may be used for habitation.

we need to reconsider this in light of the affordable housing crises. perhaps one accessory unit per building lot might be considered. particularly if the accessory unit had to be less than 400 sq ft...

meb

Larry W. Massey Jr.

From: CPCinfo
Sent: Thursday, October 10, 2019 3:58 PM
To: CPC Housing Study
Subject: FW: Affordable Housing Study

Follow Up Flag: Follow up
Flag Status: Completed

Chantaé R. Barré
New Orleans City Planning Commission
1300 Perdido Street, 7th Floor
Office: 504.658.7004

From: Paula Pete [mailto:paulaapete@hotmail.com]
Sent: Thursday, October 10, 2019 3:46 PM
To: CPCinfo <CPCinfo@nola.gov>
Subject: Affordable Housing Study

EMAIL FROM EXTERNAL SENDER

Hello,

I am interested in participating in the Housing Study the Mayor requested based on an article in the Times Picayune.

I have 30 years of housing experience and would like to contribute to this study.

Thank You

Family Resources of New Orleans
Paula Pete. Director of Housing
817 N. Claiborne Ave
New Orleans, La. 70116
504 722-9497
504 822-8519

Larry W. Massey Jr.

From: CPCinfo
Sent: Tuesday, October 1, 2019 9:30 AM
To: CPC Housing Study
Subject: FW: Housing Opportunities Study October 8, 2019 Public Hearing Notice
Attachments: PRC Comments to CPC re Housing Opportunity Study Sept 30 2019.pdf

Chantaé R. Barré
New Orleans City Planning Commission
1300 Perdido Street, 7th Floor
Office: 504.658.7004

From: Nathan Lott [mailto:nlott@prcno.org]
Sent: Monday, September 30, 2019 5:37 PM
To: Paul Cramer <pcramer@nola.gov>
Cc: CPCinfo <CPCinfo@nola.gov>
Subject: Re: Housing Opportunities Study October 8, 2019 Public Hearing Notice

EMAIL FROM EXTERNAL SENDER

Paul et al.,

Good evening. Attached is a comment letter on behalf of the Preservation Resource Center regarding the forthcoming Housing Opportunity Study. I realize this may be too late for the Oct. 8 meeting packet, but that is fine. My only goal is to provide your team with useful information and keep open channels of communication as you proceed. Any time we can be of help, please let me know.

Thanks!

Nathan Lott
Policy Research Director & Advocacy Coordinator
Preservation Resource Center of New Orleans
923 Tchoupitoulas Street
New Orleans, LA 70130
504-636-3049 o 804-370-7972 m
www.prcno.org

On Tue, Sep 10, 2019 at 4:22 PM Paul Cramer <pcramer@nola.gov> wrote:

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

CITY COUNCIL CHAMBER (CITY HALL ROOM 1E07)

TUESDAY, OCTOBER 8, 2019

(PUBLIC HEARING WILL BEGIN FOLLOWING THE 1:30PM REGULAR ZONING MEETING)

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH A REQUEST BY MAYOR LATOYA CANTRELL AND THE CITY PLANNING COMMISSION'S ADMINISTRATIVE RULES, POLICIES, & PROCEDURES, WILL HOLD A PUBLIC HEARING, OCTOBER 8, 2019 IN THE CITY COUNCIL CHAMBER (CITY HALL - 1E07) ON THE HOUSING OPPORTUNITIES STUDY.

HOUSING OPPORTUNITIES STUDY – Request by Mayor LaToya Cantrell for the City Planning Commission to conduct a public hearing and a study to summarize opportunities for changes to the Comprehensive Zoning Ordinance based on the most recent amendments to the City's Master Plan; review and report on successful programs nationwide and the use of strategies that include but are not limited to: the new construction of accessory structures for and/or the conversion of accessory structures to residential use, the adjustment and possible re-alignment of bulk and area standards city-wide, placing limitations on the removal of residential units from historic two-family and multi-family structures, placing limitation on the conversion of existing residential units to non-residential use, the use of public land for affordable housing, the redevelopment of vacant blighted properties for affordable housing, and the exploration of new building types such as “tiny houses.”

The deadline for submission of written comments for the October 8, 2019 public hearing is 5pm, Monday, September 30, 2019. The City Planning Commission will continue to accept written public comments during the study development until a date is set for consideration of the final study.

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH A REQUEST BY MAYOR CANTRELL, WILL HEAR PUBLIC COMMENTS ON THE HOUSING OPPORTUNITIES STUDY. ALL INTERESTED PARTIES ARE ENCOURAGED TO ATTEND AND ALL RELEVANT COMMENTS CONCERNING EXISTING REGULATIONS OR PROPOSED CHANGES ARE ENCOURAGED. THE CPC HAS ESTABLISHED PUBLIC HEARING RULES WITHIN ITS ADMINISTRATIVE RULES, POLICIES, & PROCEDURES, WHICH ARE AVAILABLE ON THE CPC WEBSITE: WWW.NOLA.GOV/CPC. YOU MAY ALSO SUBMIT WRITTEN COMMENTS TO THE EXECUTIVE DIRECTOR IN ADVANCE BY MAIL (1300 PERDIDO STREET, 7TH FLOOR, NEW ORLEANS, LA 70112) OR EMAIL CPCINFO@NOLA.GOV.

September 18, 25 and October 2, 2019

Robert D. Rivers, Executive Director

Paul Cramer

Planning Administrator

City Planning Commission

1300 Perdido Street, 7th Floor

New Orleans, LA 70112

Larry W. Massey Jr.

From: CPCinfo
Sent: Wednesday, November 20, 2019 10:29 AM
To: CPC Housing Study
Subject: FW: Housing opportunity meeting

Follow Up Flag: Follow up
Flag Status: Completed

Chantaé R. Barré
New Orleans City Planning Commission
1300 Perdido Street, 7th Floor
Office: 504.658.7004

From: Bettina Reutter [mailto:bettinareutter@gmail.com]
Sent: Tuesday, November 19, 2019 4:45 PM
To: CPCinfo <CPCinfo@nola.gov>
Subject: Housing opportunity meeting

EMAIL FROM EXTERNAL SENDER

I won't be able to attend tomorrow. please post minutes on Nextdoor or let me know how to access information.
thank you

Larry W. Massey Jr.

From: CPCinfo
Sent: Tuesday, October 1, 2019 9:30 AM
To: CPC Housing Study
Subject: FW: Housing Opportunity Study comments

Chantaé R. Barré
New Orleans City Planning Commission
1300 Perdido Street, 7th Floor
Office: 504.658.7004

From: Brooke Perry
Sent: Tuesday, October 1, 2019 9:28 AM
To: Chantaé HR. Barré <chantae.barre@nola.gov>
Cc: CPCinfo <CPCinfo@nola.gov>; Larry W. Massey Jr. <lwmassey@nola.gov>; Kelly G. Butler <kgbutler@nola.gov>; Paul Cramer <pcramer@nola.gov>
Subject: RE: Housing Opportunity Study comments

Chantaé – would you please forward any comment on the Housing Study to: CPCHousingStudy@nola.gov

Thanks!

Brooke Perry
Assistant Planning Administrator
New Orleans City Planning Commission
1300 Perdido Street, Suite 7W03
New Orleans, LA 70112
Office: 504.658.7035
BTPerry@nola.gov

Pronouns: she/her/hers

From: CPCinfo
Sent: Tuesday, October 1, 2019 9:13 AM
To: Brooke Perry; Larry W. Massey Jr.
Subject: FW: Housing Opportunity Study comments

Chantaé R. Barré
New Orleans City Planning Commission
1300 Perdido Street, 7th Floor
Office: 504.658.7004

From: Sullivan, John [<mailto:jsullivan@enterprisecommunity.org>]
Sent: Monday, September 30, 2019 4:43 PM
To: CPCinfo <CPCinfo@nola.gov>
Subject: Housing Opportunity Study comments

EMAIL FROM EXTERNAL SENDER

Hello – Please find attached comments from Enterprise Community Partners on the 2019 Housing Opportunity Study.

John Sullivan

Senior Program Director

State and Local Policy, Gulf Coast

[Enterprise Community Partners, Inc.](#)

643 Magazine Street, Suite 202

New Orleans, LA 70130

504.335.2305 | Fax: 504.561.0785

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Larry W. Massey Jr.

From: CPCinfo
Sent: Monday, October 28, 2019 5:02 PM
To: CPC Housing Study
Subject: FW: Housing Study

Chantaé R. Barré
New Orleans City Planning Commission
1300 Perdido Street, 7th Floor
Office: 504.658.7004

From: Olga Hartman [mailto:ohoh48@aol.com]
Sent: Monday, October 28, 2019 3:21 PM
To: CPCinfo <CPCinfo@nola.gov>
Subject: Housing Study

EMAIL FROM EXTERNAL SENDER

Please advise as to how you determined to schedule the first Housing Study meeting in the last alphabetically listed district.

Thank you for advising me of the rationale of the scheduling.

Olga Hartman

Sent from my iPad

Larry W. Massey Jr.

From: CPCinfo
Sent: Monday, October 28, 2019 5:02 PM
To: CPC Housing Study
Subject: FW: Housing Study

Follow Up Flag: Follow up
Flag Status: Completed

Chantaé R. Barré
New Orleans City Planning Commission
1300 Perdido Street, 7th Floor
Office: 504.658.7004

From: Olga Hartman [mailto:ohoh48@aol.com]
Sent: Monday, October 28, 2019 3:21 PM
To: CPCinfo <CPCinfo@nola.gov>
Subject: Housing Study

EMAIL FROM EXTERNAL SENDER

Please advise as to how you determined to schedule the first Housing Study meeting in the last alphabetically listed district.

Thank you for advising me of the rationale of the scheduling.

Olga Hartman

Sent from my iPad

Larry W. Massey Jr.

From: CPCinfo
Sent: Friday, October 4, 2019 12:27 PM
To: CPC Housing Study
Subject: FW: NPP Meeting - 6022 N. Derbigny St.
Attachments: 6022 N Derbigny St NPP Letter.pdf

Chantaé R. Barré
New Orleans City Planning Commission
1300 Perdido Street, 7th Floor
Office: 504.658.7004

From: Cherie Teamer [mailto:cherie@radiusstrategy.com]
Sent: Friday, October 4, 2019 12:03 PM
To: CPCinfo <CPCinfo@nola.gov>
Subject: NPP Meeting - 6022 N. Derbigny St.

EMAIL FROM EXTERNAL SENDER

Hello,

Please see attached NPP letter and site plan for an Affordable Housing Planned Development located at 6022 N. Derbigny St.

Thank you,

Cherie

--

Cherie Teamer
Owner - Radius Strategy Group, LLC
(504) 410-0854

Larry W. Massey Jr.

From: E B Harrison <ebharrison531@icloud.com>
Sent: Wednesday, November 20, 2019 4:21 PM
To: CPC Housing Study
Subject: Housing

Follow Up Flag: Follow up
Flag Status: Completed

EMAIL FROM EXTERNAL SENDER

I cannot attend the meeting but would like information on assistance and or funding for landlords to repair and update property in exchange for charging lower rent similar to the small rental program. Small Landlords have property that they cannot afford to repair due to taxes and insurance. This is especially true for family of inherited property. Grants or forgivable loans would be a good option.

E.B. Harrison

Larry W. Massey Jr.

From: Keith Hardie <keithhardie@yahoo.com>
Sent: Wednesday, October 30, 2019 12:44 PM
To: CPC Housing Study
Subject: Housing Opportunities Study

EMAIL FROM EXTERNAL SENDER

Do you have any information about this study available, including power point presentations? Does the study have a zoning docket number where residents can review documents and see comments submitted?

Keith Hardie, Jr.
keithhardie@yahoo.com
757 St. Charles, Suite 304
New Orleans, LA 70130
(504) 522-6222
(504) 522-6226 (fax)

Larry W. Massey Jr.

From: stacyhead08@yahoo.com
Sent: Friday, October 25, 2019 7:53 AM
To: CPC Housing Study
Cc: Joseph I. Giarrusso; Jenna D. Burke; Katie M. Baudouin
Subject: Housing study

EMAIL FROM EXTERNAL SENDER

Dear CPC Staff,

I am trying not to be cynical (and snide in my comments) but it is hard – actually impossible. The idea of having a study to discuss increasing housing opportunities borders on the absurd in terms of wasted time and energy. If the city wants to increase housing opportunities, more of the vacant, fallow properties should be put into commerce. Unfortunately, this would take work and actually doing something, rather than just studying or discussing. Here are a few super simple actions that would get thousands of properties into commerce, which, in turn, would reduce blight, reduce housing costs (that old supply and demand rule), and increase tax collection: 1) get HANO to sell 50% of its vacant properties and use that money (easily \$10-12M) to invest in the other 50% of HANO properties to get them habitable; 2) demand that the Sheriff sell his 20 or so vacant lots in Mid-city; 3) increased efforts to get properties through sheriff sales (this is slow, but effective at getting properties long forgotten into commerce); 3) hire the 3rd party auditor (who works on a contingency) to review non-profit status (many properties uptown/central city are owned by defund non-profits or churches and if they were put back on the tax rolls, they would go to tax sale, and in 3 years, they could be put into commerce); 4) demand that governmental agencies like LHC (I sit on the board) get properties they have subsidies on into commerce (LHC has given tens of millions to shysters who took the money for affordable housing, obligated themselves to 35 years affordability, and walked away from the properties when they got run down) – the clouds on the title that the LHC and probably the city's OCD have on the properties keep them out of commerce.

PLEASE consider ACTIN, not just discussing and studying.

City Planning Commission Housing Opportunities Study

The City Planning Commission is asking for your input on ways to increase housing opportunities and preserve existing housing in your neighborhood! Come discuss: • accessory dwelling units • bulk and area standards • use of public land for housing • redevelopment of vacant and blighted properties • tiny houses • other ways to increase housing opportunities in your neighborhood

Larry W. Massey Jr.

From: Crystal Burke <crystal.burke@hotmail.com>
Sent: Wednesday, November 20, 2019 5:00 PM
To: CPC Housing Study
Subject: Idea for affordable housing in NOLA

Follow Up Flag: Follow up
Flag Status: Completed

EMAIL FROM EXTERNAL SENDER

Hello-

I don't know if this appropriate to email but I thought I'd try. I read about the call for ideas regarding tiny houses and affordable housing.

Background for idea: Below is a link for a company that provides FREE tiny houses to those who wish to manage an Airbnb. The land owner rents to short term renters and a portion of the profits goes to the company, without requiring expense from the land owner.

Here is an IDEA FOR AFFORDABLE housing in NOLA:

If we are looking at affordable housing, and it would be possible for the city of New Orleans to partner with this tiny house company (or allow land owners or investors) to partner, they can receive a free, nice, tiny house and provide AFFORDABLE LONG-Term rentals or homeownership options to New Orleans residents using the tiny house. Even providing very affordable rental rates, this would bring money to the city as well as provide profit to the company that provides the units free of charge, allowing them to continue if it suits the city's needs.

<https://www.escapetraveler.net/freeunits>

<https://www.google.com/amp/s/amp.insider.com/you-can>

If this is a viable idea and I can help in any way, please let me know.

Thank you,
Crystal Burke

Sent from my iPhone

Larry W. Massey Jr.

From: Jeanne Jean <jjean1921@hotmail.com>
Sent: Wednesday, November 13, 2019 12:08 PM
To: Paul Cramer
Subject: Re: Housing Opportunities Study Meeting for District C - Westbank Nov. 14

EMAIL FROM EXTERNAL SENDER

Paul,

It was nice to see again still at work. I'll send a more extensive list of issues with the tiny house backyard sheds but one thought occurred to me over the weekend that wasn't brought up in the meeting. New Orleans and Louisiana has one of the highest rates of domestic abuse and abuse death rates in the country which include spousal and child abuse. Researching the tiny house issue I found that a notable number of tiny house owners abandoned them do to the stress of living in such close quarters. All stated that it never occurred to them how challenging that would be. This would be especially hard in the winter months when spending time outdoors would be very limited.

With the stress and mental health issues we already have putting people in such close quarters may be a powder keg just waiting to be lit. Mental Health must be taken into consideration. Even people that start out mentally healthy can find this challenging.

Side Note: Another problem that has caused communities across the country to negatively view tiny homes is that the very limited storage space inside causes the tenants to store stuff outside. This quickly makes them an eyesore and nuisance for neighbors.

Jeanne Marie Jean

From: Paul Cramer <pcramer@nola.gov>
Sent: Tuesday, November 12, 2019 4:22 PM
To: Paul Cramer <pcramer@nola.gov>
Subject: Housing Opportunities Study Meeting for District C - Westbank Nov. 14

DISTRICT C



COMMUNITY MEETING



City Planning Commission's **Housing Opportunities Study**

We need your input!

November 14th, 2019

5:30 pm —7:30 pm

Algiers Regional Library

3014 Holiday Drive

New Orleans, 70131

The City Planning Commission is asking for your input on ways to increase housing opportunities and preserve existing housing in your neighborhood! Come discuss:
accessory dwelling units • bulk and area standards • use of public land for housing • redevelopment of vacant and blighted properties • tiny houses • other ways to increase housing opportunities in your neighborhood!

For More Information:

www.nola.gov/CPC ☎ 504-658-7033 ✉ CPC HousingStudy@nola.gov

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Larry W. Massey Jr.

From: michael burnside <michaelericburnside@gmail.com>
Sent: Friday, November 8, 2019 4:07 PM
To: CPC Housing Study
Cc: Robert D. Rivers; Michael Joseph
Subject: reactive comments to the nov 7th rosa keller meeting

EMAIL FROM EXTERNAL SENDER

(1) property viewer is extremely outdated. it has buildings in it that were demo'ed years ago. it does not have "new" buildings in it that were built years ago. for example: i got my building permit one january 2016, i got my certificate of occupancy roughly a year and a half after that. even so my house is not in property viewer. conversely 1517 south liberty was demoed almost three years ago now and it remains in property viewer. you guys need to pay and up date this tool.

(2) on a personal note robert talked too long. if the verbal presentation is going to be so long, it needs multiple voices. robert can answer questions, but much of the statements can be made by two or three different voiced employees. the boss should not and need not do all the talking.

(3) require at least one housing unit to be built and inhabited on land that has it's zoning changed out of residential and into commercial. obviously this housing unit can be on the second floor with the commercial on the first.

(4) any parking lot and possibly any parking structure should be required to have at least one affordable tiny house on site or as a penthouse as the case may be. people are more important than cars.

(5) build out the red trolley line from the union train station to al davis park. along the way build a second guste apartment tower at the corner of mlk and simon bolivar.

(6) change you definition of tiny house from "they are usually less than 1,000 square feet." to: they are usually less than 500 sq ft. [some people say 600, some 400; nobody says 1000]

(7) personally i want more dense, smaller setbacks, more height for sure, less space required.

(8) if you want to require a rain water retention tank underground on all new commercial construction good. water could even be used, landscaping irrigation or what ever. in platinum leed buildings it is often used to flush toilets.

(9) put several floors of affordable housing on top of the main library building.

(10) deliberately go talk with habitat for humanity.

(11) deliberately go out of your way to talk with michael joseph

(12) talk with tulane's small center in central city about their couple year old public display about density along the oc haley corridor.

(13) do not sell any city land to anybody. worse case option 99 year lease it. seriously privately owned land will never be affordable to anybody who is not born into the landowning family. examples include the fact that over 50% of the land in scotland is owned by fewer than 500 families and that wall street investors are buying, building, owning, and NOT selling 1,500 house suburbs in texas. land and water need to have at least some public permanent ownership.

(14) the city should build houses WPA style. it should NOT incitvize private for profit builders. maybe nonprofits and churchs..maybe not... depend on payment in lieu of property tax agreements.

(15) the city should only provide resources to rehabilitate properties if they have some kind of lien / pay back option on the property itself, so that when property is sold the tax payers get their money back. ditto "preventing" other properties from being blighted or vacant.

(16) a vacant land tax and a vacant building tax need to be brought into existence, in part to maintain an active registry of owners, so they can be found. aka short term rentals....

(17) historic double shotguns should be prohibited from being made into singles.

(18) if a residential house is turned into a commercial establishment the turner must provide a replacement sq foot for square foot in a commercial zoned area. penthouse, converted old warehouse, etc. if commercial intrudes into residential, the residential must intrude into commercial else in the end all will be commercial and nothing residential. aka harbor authorities having to do wetland restoration to compensate for their localized destruction of wetland.

thank you for coming out to the neighborhood.

michael eric burnside
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