

Nicholas J. Kindel

From: CPCInfo
Sent: Wednesday, December 23, 2015 2:20 PM
To: Nicholas J. Kindel
Subject: FW: Primer: how to circumvent the prohibition against short-term rentals? (revised)
Attachments: REDACTED SHORT TERM RENTAL AGREEMENT.PDF

From: ssm@jgmclaw.com [<mailto:ssm@jgmclaw.com>]
Sent: Wednesday, December 16, 2015 11:19 AM
To: CPCInfo
Subject: Primer: how to circumvent the prohibition against short-term rentals? (revised)

Following my emails of September 27, 2015 and November 29, 2015, please see the attached short-term rental agreement. Although labeled as a 30 Day Rental Agreement, the check-in date is established as 9/4 and the check-out date is 9/7. The last page shows an executed "early buyout option" indicated the renter terminated the agreement early (on 9/3/15, i.e., before the check-in date). The renter of this property posted on VRBO that this type of lease is a "perfectly legal way of circumventing the anti-short-term-lease rules common in New Orleans."

I disagree with the renter's assessment. Do you? If you have any questions, please do not hesitate to contact me. Sincerely, Suzie Mahoney

Suzie Mahoney, member of Kissy Properties LLC (owner of 1111 Peniston condominium)
504-388-3511

From: Suzanne Mahoney
Sent: Sunday, September 27, 2015 2:47 PM
To: cpcinfo@nola.gov
Subject: City Planning Commission Meeting 9/29 Short-term rentals in Touro Boligny disturb the peace and violate city ordinance and governing condominium documents

Despite having been cited in a letter by the City, our condominium association has an out-of-town owner who persists in renting his condos for short-term hotel rental despite our Condo documents specifically forbidding it. He openly advertises his condos on the website leaving the other owners with a steady stream of strangers violating our security, safety, peaceful possession and potentially causing a loss of insurance. These unknowing hotel guests come to party and feel they've paid good money to do so. The person renting his condos to these strangers laughingly reminded us the news reported that the City Council has not penalized a single lawbreaker. The Zoning Administrator sent a warning letter to cease and desist which was ignored. Our Association's Attorney has sent a Cease & Desist Order to no avail.

There is talk about changing the laws allowing some short-term rental. Short-term rentals should not be allowed in residential, non-tourist areas. We are concerned that any revised ordinances may conflict with current Condominium documents that forbid it and that any revisions will be directly at odds with the

expectations of the property owners when they purchased their properties. If any changes are made, they should not affect residential, non-tourist areas. Further, any violations should carry high fines for violators, and penalties should be enforced. In addition, Owners should have to live on the premises to control their boisterous guests. Owners should fear the consequences of breaking the law. At present, the current laws leave citizens whose safety and peaceful possession are being violated with little or no ammunition with which to fight. Thank you and please contact us with any questions.

MARYFLYNN THOMAS
504-421-8484

SUZIE MAHONEY
504-388-3511

Redacted

30 Day Rental Agreement

Rental Confirmation

Dear Guest,

Thank you for choosing our home for your vacation. We hope that you have a pleasant stay.

The property is located at:

[Redacted]
New Orleans, LA 70115
[Redacted]

Your confirmation is as follows:

Check-in date: September 4, 2015 after 3:00pm CST (No early check-in please)

Check-out date: September 7, 2015 by 11:00am CST

Number of adults: 2
Number of children: 0
Pets: 0

Rental rate and fees are as follows:

\$ 40.00 per night x 30 nights = \$ 1200

Cleaning fee \$ 150
Refundable damage Deposit \$ 500
Extra Persons per night x = \$
Less deposit \$(350.00)

The total balance of payment is due on or before 8/28/2015.

TOTAL Due \$ 1,550.00 (Paid 8/28/2015)

Please sign and return the attached rental agreement. As soon as I receive your full payment, I will review and approve and return a copy of this agreement.

Thanks, and have a great vacation!

[Redacted Signature]

[Handwritten Signature]

[Handwritten Signature]

Redacted

30 Day Rental Agreement

This 30 Day Rental Agreement (the "Agreement") is made by and between _____ ("Homeowner") and _____ ("Guest") as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at:

The property is furnished and includes Kitchen Appliances, Linens, Bath Towels, Washer & Dryer and Computer

2. Rental Party: The rental party shall consist of Guest and the following persons:

3. Maximum Occupancy: The maximum number of guests is limited to 6 persons. An additional charge of \$50 per person per night for guests in addition to 4 will be assessed.

4. Term of the Lease. The lease begins at 3 p.m. on 9/04/2015 (the "Check-in Date") and ends at 11 a.m. on 9/07/2015 (the "Checkout Date").

5. Minimum Stay: This property requires a 30 night minimum stay. Longer minimum stays may be required during holiday periods. This Rental Agreement Offers an Early Buyout clause if for some reason the renter must vacate early. The Renter will be charged a Fee of \$1.00 if this option is exercised and forfeit the remaining days rent.

6. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.

7. Access: Renter shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner..

Redacted

30 Day Rental Agreement

8. Rental Rate and Fees

a. Deposit: A deposit of \$ 500.00 is due with full payment at the signing of this contract.

The deposit is for security and shall be refunded within 14 days of the Checkout Date provided no deductions are made due to:

- i. damage to the property or furnishings;
- ii. dirt or other mess requiring excessive cleaning; or
- iii. any other cost incurred by Homeowner due to Renter's stay.

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.

b. Rental Rate. Payment in full of the following fees shall be due at the time of this contract.

Rental rate and fees are as follows:

\$ 40.00 per night x 30 nights = \$ 1200

Cleaning fee \$ 150

Refundable damage Deposit \$ 500

Extra Persons per night x = \$

Less deposit \$(350.00)

The total balance of payment is due on or before 8/28/2015.

TOTAL Due \$ 1,550.00 (Paid 8/28/2015)

9. Cancellation Policy: If Guest wishes to cancel his/her reservation, the deposit will be refunded as follows:

0 % if cancelled 14 days prior to the Check-in Date

50 % if cancelled 7 days prior to the Check-in Date

10. Insurance: We encourage all renters to purchase traveler insurance. Below are some references you may contact to purchase such insurance:

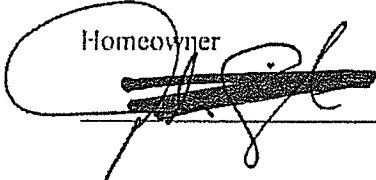


G 3

Redacted


30 Day Rental Agreement

The parties agree to the terms of this 30 Day Rental Agreement, as evidenced by the signatures set forth below.

Homeowner


Renter:



Name (print)


Name (print):


Date: 9/2/15

Date: 9/2/15

Phone # 

Phone # ():


G 4

Redacted

30 Day Rental Agreement

Early Buyout Option:

I chose to exercise my option to terminate the agreement early as of
(Date) 9/07/2015 and pay a fee of \$1.00.

Renter: 

Name (print): 

Date: 9/3/15

5

Nicholas J. Kindel

From: CPCInfo
Sent: Wednesday, December 23, 2015 2:18 PM
To: Nicholas J. Kindel
Subject: FW: This is my home sharing story

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

From: Misty Reagin [<mailto:mjreagin@yahoo.com>]
Sent: Monday, December 21, 2015 1:50 PM
To: CPCInfo
Subject: This is my home sharing story

Dear Executive Director Robert Rivers,

Dear New Orleans City Planning Commission,

I have used AirBNB several times over the past year, and it has been an invaluable tool to help make ends meet. I'm a freelance writer, and as such, some months are leaner than others. This is a great way to share my home with visitors who wish to spend time in our amazing city, and I love being able to host them in my space—all while make some additional money to help my budget. I implore you to take the necessary steps to make AirBNB a viable option in New Orleans, as it has an incredible positive impact on the local economy.

Sincerely,
Misty Reagin

Sincerely,

Misty Reagin

Received December 27, 2011

TODD W. BERNSTEIN

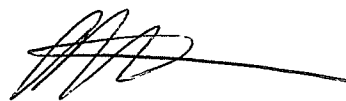
12/14/15

Dear Director Davis & Planning Commission,

I would like to voice my opinion on the future of short term rentals here in New Orleans. I am a native of Birmingham, Al & made my first visit to New Orleans at 15. I was captivated & adopted the city as my home away from home. I attended Tulane & UNO, living throughout the city over 8 years. I made life-long friends & make multiple visits year after year. I recently took a life-changing step & bought a vacation house in the Bywater. When I am not visiting, I would be relying on tourists from all over the world to help pay my expenses. I realize

the Commission must soon come to an agreement that's equitable to all parties. It is my hope that the Commission recognize there are many people in my position and that a distinction be made between us & those who are full-time local residents with multiple Airbnb properties in attempt to exploit the current system. Thank you for your service & attention to the matter.

Respectfully,



Nicholas J. Kindel

From: Becker, Marc <Marc.Becker@neworleanshotelcollection.com>
Sent: Tuesday, December 22, 2015 10:52 AM
To: Bonnie Rabe (bonnie@gvbb.com); mavisearly@gnohla.com; Stephen Perry; Jill Kidder; Marion Fox (marionfox@jeffdavis.org); Janice Delerno; James A. Gray; T. Gordon McLeod; Nicholas J. Kindel; Stacy S. Head; Jason R. Williams; Susan G. Guidry; LaToya Cantrell; DistrictC; Jared C. Brossett; Mayor Mitchell J. Landrieu
Cc: CPCinfo
Subject: Further pressures to RENT SHORT TERM and ILLEGALLY

I recently had reason to post a French Quarter apartment to rent, long term, lease required. The email copied below shows one of the responses that regular, everyday long-term rental unit owners are getting that pressures them into short term rentals – even illegally. This has been one of several contacts that I have received about renting my units illegally. Regretfully, neither the agency nor the landlord seem to know that this is against the law.

Perhaps law enforcement or city legal department should be asked to contact all these agencies and remind them of the law, as a start, in order that they no longer pressure owners.

Sam Makaryan
<96698d016e07360bbb1b39f01c1b9ac5@reply.craigslist.org>

Dec 15 (7 days ago)

to wrfs9-52957395.

Hi Marc,

I am contacting you about your posts on craigslist. We actually manage short term rentals for two buildings just blocks away from your property. I would like to meet with you at your convenience and talk to you about the potential of at least doubling your monthly real estate income by partnering with us. Specially 2 bedrooms are the most revenue generators in our concept.

Our company, Hosteeva, is a rapidly growing property management company specializing in short term rentals. We will manage your property from listing to cleaning and meeting/greeting our guests. All you will need to do is sit back and relax, while your property will be working non-stop and generating the increased revenues for you. We partner with Booking.com, Expedia, Airbnb, VRBO, HomeAway.com, VacationRentals.com and many others for the purpose of increasing your properties exposure to travelers.

Our high quality standards creates a higher guest satisfaction and a larger percentage of repeat business and the positive reviews can be a great reference for you.

If you're interested, please reply to this email or call me directly at [\(504\) 224-9057](tel:5042249057). I look forward helping you increasing your valuable rental income.

Thank you and looking forward to speak with you soon,

SM

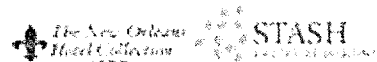
Sam V. Makaryan | [Hosteeva](#)

4736 W. Napoleon ave, Suite 201 | New Orleans, LA 70001 | Direct: [\(504\) 224-9057](tel:5042249057) | Cell: [\(812\) 431-0551](tel:8124310551) | Fax: [\(504\) 342-4447](tel:5043424447)

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Nicholas J. Kindel

From: CPCinfo
Sent: Wednesday, December 23, 2015 2:19 PM
To: Nicholas J. Kindel
Subject: FW: Letter from small French Quarter business regarding illegal Short Term Rentals
Attachments: Suds Dem Duds.docx

From: Carol Gniady [<mailto:carolgniady@frenchquartercitizens.org>]
Sent: Wednesday, December 23, 2015 10:58 AM
To: Robert D. Rivers; CPCinfo; DistrictC; Jason R. Williams; Stacy S. Head; LaToya Cantrell; Susan G. Guidry; James A. Gray; Jared C. Brossett
Cc: Susan Guillot
Subject: Letter from small French Quarter business regarding illegal Short Term Rentals

Good morning,

Attached, please find a letter from a French Quarter business requesting your help with illegal short term rentals.

Thank you.

Kindest regards,

--

Carol Gniady
Executive Director
French Quarter Citizens, Inc.
632 North Rampart Street
New Orleans, Louisiana 70112
Office: 504-588-2929
Cell: 504-948-1859
Email: carolgniady@frenchquartercitizens.org
www.frenchquartercitizens.org

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Robert D. Rivers, Executive Director, CPC
CM Nadine Ramsey, District C
CM Susan Guidry, District A
CM Latoya Cantrell, District B
CM Jared Brosett, District D
CM James Gray, II, District E
CM Janson Williams at Large
CM Stacy Head, At Large

City Council Members:

My name is Dinah Wagner. I operate Suds Dem Duds, a laundromat on 1101 Bourbon Street. There has been a laundromat on this site for at least 25 years. I am being negatively impacted by the short-term rentals that are going on in the French Quarter. When I purchased this business, I was told that the winter and holiday season was the busiest time of year. However, I am actually experiencing a decline in business because there seems to be less residents in the neighborhood. The people who rent out property Thursday through Sunday bring enough clothes for their vacation and do not come in to launder their clothes because they are only here for a very short time.

Having so many homes rented out for short term rentals creates a hardship for small businesses like mine. The residents are the steady backbone of the neighborhood because they support me by using my laundromat on a regular basis. I know many of them by name and they often stop by my place just to say hello. Businesses like mine are the backbone of the neighborhood too. The neighbors support my business and in turn, I support the fabric of the neighborhood. It takes both to make it work. No neighbors mean no small businesses like mine. Without neighbors and small business, there will be no special charm or unique atmosphere to our neighborhood, and eventually, there will be no tourists who want to come here.

Please help me by making the property owners in the French Quarter follow the law and rent their properties out for 60 days, instead of a four day weekend. Thank you,

Sincerely,

Dinah Wagner
Suds Dem Duds
1101 Bourbon Street

Nicholas J. Kindel

From: CPCinfo
Sent: Monday, December 28, 2015 12:40 PM
To: Nicholas J. Kindel
Subject: FW: Favor Restrictions on AirBnB

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

From: Henry Alpert [<mailto:henry@capandwing.com>]
Sent: Monday, December 28, 2015 10:34 AM
To: CPCinfo
Subject: Favor Restrictions on AirBnB

I'm writing to give my voice that New Orleans needs restrictions on AirBnB. I'm troubled by the way tourists are displacing residents and how home sharing is altering communities and driving up rental prices.

I'm a homeowner with a double. I choose to rent out the other side of my home to permanent tenants when I could have put it on airBnB. These values are important to me.

-Henry Alpert
4713 Iberville
NOLA 70119

Nicholas J. Kindel

From: Paul Cramer
Sent: Tuesday, December 29, 2015 12:14 PM
To: Nicholas J. Kindel
Subject: FW: No Short Term Rentals

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

From: pv@paigevalente.com [mailto:pv@paigevalente.com]
Sent: Sunday, November 29, 2015 10:19 PM
To: Robert D. Rivers; Paul Cramer
Subject: No Short Term Rentals

I have been a resided in the Bywater at 815 Louisa Street for 7 years and have witnessed many a change, the most recent and drastic, is that my community is no longer a community, but an (over) saturated market of Air BnB's. My neighborhood has become a stomping ground for tourists, bachelor parties; I once knew everyone in my neighborhood. Now my neighbors are few and far between. Renters can no longer afford to rent and businesses cannot sustain on short term renters alone. Please take action to restore our neighborhoods as a community and not vacant lots for occasional tourism. We are a city that thrives on tourism, indeed, but please let business owners i.e. hotels and bed and breakfasts benefit and not out of state home owners who do not give back to our city.

Thank you for your consideration,

Paige Valente
504.723.3656

Nicholas J. Kindel

From: Becker, Marc <Marc.Becker@neworleanshotelcollection.com>
Sent: Wednesday, December 30, 2015 12:53 PM
To: Bonnie Rabe; CPCinfo
Cc: Nicholas J. Kindel; Stacy S. Head; Jason R. Williams; Susan G. Guidry; LaToya Cantrell; DistrictC; Jared C. Brossett; James A. Gray; Mayor Mitchell J. Landrieu; Marion Fox (marionfox@jeffdavis.org); Janice Delerno; Jill Kidder; Laura Cating
Subject: Airbnb Becoming Real Threat to Hotel Business in Big US Cities (via Quartz)

(click for comprehensive article) **Airbnb Becoming Real Threat to Hotel Business in Big US Cities (via Quartz)**

Altogether, 2015 was a good year for the US hotel industry. For the month of November, US hotels improved on three key metrics: room occupancy, average daily rates...

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QUARTZ

UNINVITED GUEST

Airbnb is becoming a real threat to the hotel business in big US cities

Alison Griswold December 29, 2015



📷 Airbnb is starting to make a dent in New York's hotel demand. (Reuters / Andrew Kelly)

Altogether, 2015 was a good year for the US hotel industry. For the month of November, US hotels improved on three key metrics: room occupancy, average daily rates, and revenue per available room, according to STR Global, a hotel industry research firm. Year to date, hotel performance is also up across the board, with a notable exception: Airbnb, which is starting to make a noticeable dent in the hotel business.

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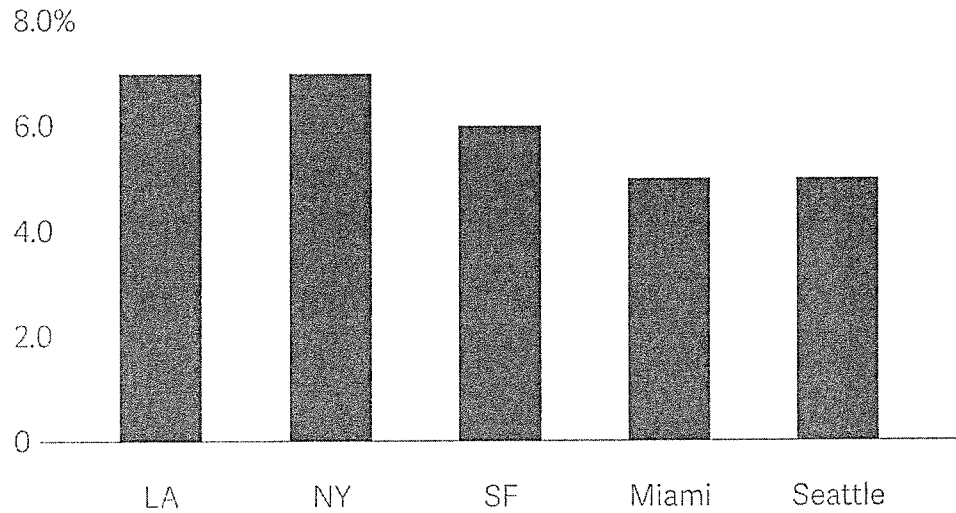


Airbnb's US bookings are disproportionately concentrated in the top metropolitan markets, according to a report from Bank of America Merrill Lynch earlier this month. While the top 10 markets account for only 13% of bookings at traditional hotels, those markets make up 40% of equivalent bookings for Airbnb.

That distribution is important because it means Airbnb is also edging into hotels' territory significantly more in those cities. Across the US, Airbnb represents only about 1-2% of hotel demand. But in some of

those top cities, Bank of America estimates that Airbnb makes up closer to 5-7% of hotel demand.

Airbnb room nights booked as % of hotel demand

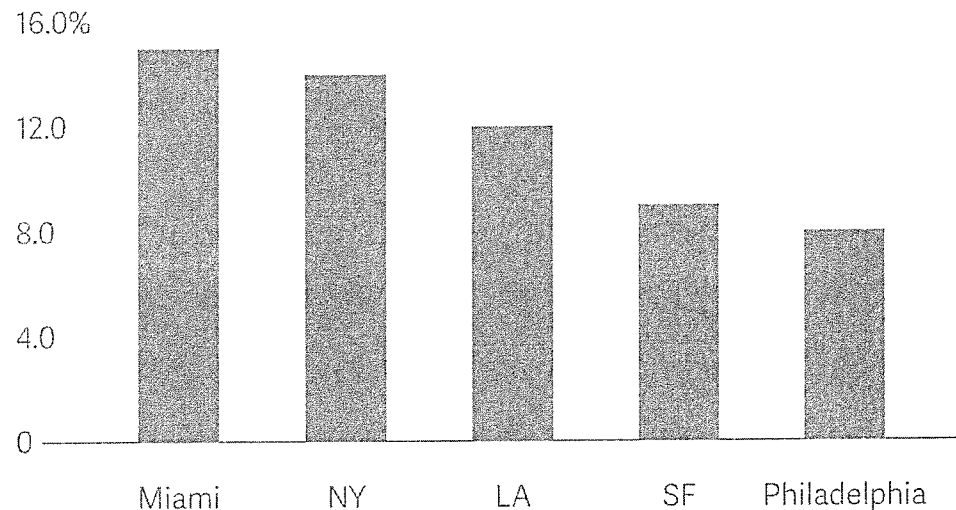


△ T L △ S Data: AirDNA, STR Global, BofAML Global Research estimates

Share

The same is true on the supply side. Nationwide, Airbnb's entire-home and -apartment listings are thought to make up 2-4% of the overall hotel room supply. But in the biggest US markets, those same Airbnb listings account for an estimated 8-15% of the hotel supply.

Airbnb room nights available as % of hotel supply



△ T L △ S Data: AirDNA, STR Global, BofAML Global Research estimates

Share

One city where the hotel industry has been particularly vocal about its Airbnb concerns is New York. In October, the Hotel Association of New York City released a report from HVS Global Hospitality Services that put Airbnb's share of local demand at nearly 8%, and its share of revenue at 4.6%, or a "direct loss" to the hotel industry of \$451 million from September 2014 to August 2015.

"There's not one hotelier in New York City who wouldn't tell you that this is a real problem for their business," Shaun Kelley, senior research analyst for gaming, lodging, and leisure at Bank of America

Merrill Lynch, said during a recent panel in New York City.

Airbnb has logged tremendous growth since its founding in 2008. Over the summer, the company closed a \$1 billion funding round that valued it at more than \$24 billion, and projected its 2015 revenue would climb to \$900 million. The company also forecast hitting \$3 billion in earnings before interest, taxes, depreciation, and amortization in 2020.

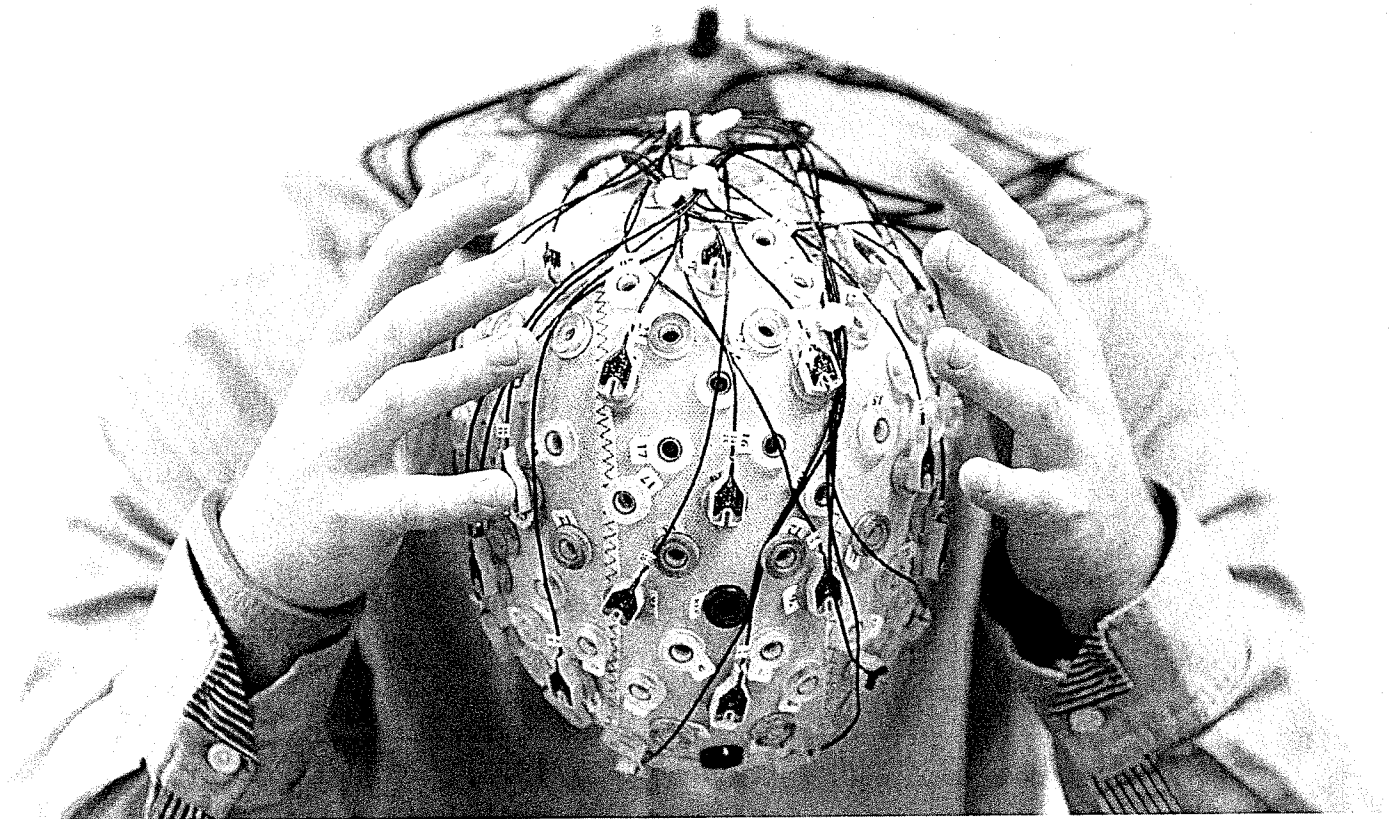
Despite this rapid growth, Airbnb has maintained that it is not competitive with traditional hotels so much as complementary. Airbnb CEO Brian Chesky has famously shied away from the term “disruption,” and the hotel industry has also embraced the notion that its core base of business travelers isn’t the same as the people booking vacation jaunts in Airbnb’s housing stock.

US-wide, that might still be the case. But the city-level data on Airbnb’s bookings makes that story a lot harder to believe.

LIGHT AND DARK

Creative people’s brains really do work differently

Carolyn Gregoire & Scott Barry Kaufman 4 hours ago



📷 It feels different, too. (Reuters/Michaela Rehle)

CPCinfo

From: Maureen Wall <mowall@bellsouth.net>
Sent: Tuesday, January 05, 2016 11:08 AM
To: CPCinfo
Subject: short term rentals

Once again I had to spend the Christmas holiday next door to a 4 bedroom short term rental full of strangers. This is a residentially zoned uptown neighborhood. You must not allow these absentee rentals to exist. I understand that some people want to rent out their homes for profit but this is harming our property values and our taxes should be reduced if you let this happen.

Please consider our rights when you make a decision. It is one thing to rent out A ROOM IF the owner is in the home but you must not allow them to move out and rent the whole house. These people bought the home knowing what the zoning is. It is already reserved for more days in 2016. My quiet and peaceful enjoyment

of my property is being greatly harmed. Thank you for your consideration

CPCinfo

From: Erik <erikschulz@aol.com>
Sent: Wednesday, January 06, 2016 5:29 PM
To: CPCinfo
Subject: Please no AirBnB/VRBO in the French Quarter

Dear CBC: I am a native New Orleanian and homeowner in the French quarter. Over the past year there are several new short-term rentals on my street and they attract a very loud and rambunctious clientele. They also don't care about the neighbors who live here full-time like myself and are very loud late at night and litter in front of the house and really just don't care about our neighborhood. It is also taking revenue away from boutique hotels that are close by. Please keep them out of the quarter and keep a one year minimum on rentals in the Quarter. Thank you!

Erik Schulz
1022 Toulouse Street

Regards,
Erik Schulz

The Schulz Group
Bonnie, Warren, Erin and Erik
Associate Brokers

Gardner Realtors
4509 Veterans Blvd.
Metairie, LA 70006-5322
504.887.7877 ext. 4350

TheSchulzGroup.com
Ph: 504.737.4501 24/7

CPCinfo

From: Tom Maher <frqtr@hotmail.com>
Sent: Wednesday, January 06, 2016 5:48 PM
To: CPCinfo

Legalize short term rental now!!!

Sent from Windows Mail

CPCinfo

From: Brigid Brown <bbrown@irwinllc.com>
Sent: Thursday, January 07, 2016 1:20 PM
To: CPCinfo
Subject: Short Term Rentals

Please vote AGAINST Short Term Rentals. They have a negative effect on neighborhoods and particularly on those residents trying to preserve our historic neighborhoods. We also need a sufficient enforcement action against those who violate short term rental rules. Thank you.

Brigid Brown
New Orleans Resident

CPCinfo

From: Bob Hagan <rhagan0855@gmail.com>
Sent: Thursday, January 07, 2016 4:37 PM
To: CPCinfo
Subject: Please hear our voice re: Airbnb

Dear Commission,

We B&B owners rely on Mardi Gras, Jazz Fest and a few other events each year to make or break our businesses. See the thread below that I pasted from the B&B association message board. We are growing concerned and frustrated by the unregulated, non-tax paying, unlicensed Airbnb businesses eating up our revenues. Imagine if you sunk your life savings into a B&B only to see your business threatened by an unregulated, illegal predator. Please take this seriously!

Sincerely,

Bob Hagan
Elysian Fields Inn

Monica Ramsey msramsey70@yahoo.com [PIANOlist] <PIANOlist@yahoogroups.com>

3:47 PM (44
minutes ago)

to PIANOlist

I agree. My sales for this month are down by 40%
I have 21 Airbnb with in 2 blocks of my B and B

Canal Street Inn
Monica S Ramsey
3620 Canal St
New Orleans, la 70119
[504-483-3033](tel:504-483-3033)
www.canalstreetinn.com

On Jan 7, 2016, at 10:43 AM, Stephen Fowlkes coulounguesthouse@yahoo.com [PIANOlist] <PIANOlist@yahoogroups.com> wrote:

I can't help but believe that all of this is due to the proliferation of AirBnB and other illegal short-term rentals which has been fueled by the City of New Orleans' failure to enforce laws on the books.....

Pierre Coulon Guest House
www.pierrecoulounguesthouse.com
coulounguesthouse@yahoo.com

From: "Schuyler Hoffman" schuyler@chezpalmiers.com [PIANOlist]
<PIANOlist@yahoogroups.com>
To: PIANOlist@yahoogroups.com

Sent: Thursday, January 7, 2016 9:47 AM
Subject: RE: [PIANOlist] MARDI GRAS Cancellation

We are still fully open for the first weekend of parades. This is a first for us.

Schuyler Hoffman & David Peterson

Chez Palmiers Bed and Breakfast
1744 N Rampart Street
New Orleans, LA 70116

Local: [504.208.7044](tel:504.208.7044) or [504.729.8686](tel:504.729.8686)
www.chezpalmiers.com

From: PIANOlist@yahoogroups.com [<mailto:PIANOlist@yahoogroups.com>]

Sent: Thursday, January 7, 2016 6:03 AM

To: PIANO <PIANOlist@yahoogroups.com>

Subject: Re: [PIANOlist] MARDI GRAS Cancellation

Seems that there are over a dozen places that still have space open for Mardi Gras 2016. Some even directly on the parade route. Crazy!

--

Bonnie Rabe, Innkeeper
[Grand Victorian Bed & Breakfast](http://GrandVictorianBed&Breakfast.com)
info@gvbb.com
tel: 504-895-1104; toll free: 1-800-977-0008
2727 St. Charles Avenue
New Orleans, LA 70130

Come experience the New Orleans Garden District at the Grand Victorian!

On Wed, Jan 6, 2016 at 3:26 PM, Ray Ruiz ladauphine@aol.com [PIANOlist] <PIANOlist@yahoogroups.com> wrote:

Guy & Nancy,

You will refill for sure!

:~)

Ray Ruiz

Sent from Ray's iPhone

On Jan 6, 2016, at 2:46 PM, Sully
Mansion sullym@bellsouth.net [PIANOlist] <PIANOlist@yahoogroups.com> wrote:

We have just heard from an eight year loyal guest that her husband has passed away and she and her traveling buddies will

not be coming to town for Mardi Gras leaving us with two vacant rooms. When you are answering those endless phone calls about rooms for Carnival please keep us in mind. Thanks and Happy New Year

--

Guy & Nancy Fournier, Innkeepers
Sully Mansion Bed and Breakfast
2631 Prytania Street, New Orleans. La. 70130
504 891 0457 800 364-2414
www.sullymansion.com

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CPCinfo

From: Galen Marquis <galenmarquis@icloud.com>
Sent: Friday, January 08, 2016 1:09 PM
To: CPCinfo
Subject: Re: Short Term Rental Report

Dear CPC:

I sent you a PDF file re the two illegal short term rental businesses across the street from a week ago. I would like to supplement that report with a video documentary that I have recently compiled providing concrete evidence of just how such activities are disruptive: <https://vimeo.com/151106324>

I would appreciate some kind of verification of receipt of this material.

Sincerely,

Galen Marquis

Sent from my iPad

On Dec 30, 2015, at 13:44, Galen Marquis <galenmarquis@icloud.com> wrote:

<Short Term Rental Report.pdf>

Sent from my iPad

CPCinfo

From: Kris Anderson <kris94109@gmail.com>
Sent: Sunday, January 10, 2016 4:41 PM
To: CPCinfo
Subject: Short Term Rentals

Hello,

I bought a historic property here in the French Quarter a few years back that had been an under-the-radar short term rental (STR) for some years. We are listed on Trip Advisor and are very proud of our 5 star rating.

I understand and fully agree that STR's are out of control and need regulation. On my block I have seen multiple long term rentals disappear and be replaced by tourists and/or absentee landlords. I chose New Orleans to be my home because of it's warm, quirky, neighborhood atmosphere, and this is undermined by the proliferation of tourists and absentee landlords. Many of these rentals are a second (or third) home, and I even know of one person with a lease who is living elsewhere and offering her home for STR.

I fully report all income, paying state and federal taxes. I would pay local taxes if I was legalized. This would be a huge financial source for our city, and would also help fund enforcement of illegal STR's.

My solution: proof of homestead exemption to obtain a license to own and operate short term rentals. This would limit the STR operators to those who live here full time and have a vested interest in maintaining FQ culture. They would also be available on site should there be any issues.

I know this has been a contentious issue, and believe that this simple solution would solve most, if not all, issues.

CPCinfo

From: Gretchen Bomboy <secretary@faubourgmarigny.org>
Sent: Monday, January 11, 2016 3:15 PM
To: CPCinfo
Subject: Short Term Rental Committee

To All,

I am very concerned as to how and when the language was changed. When I acquired my B&B License years ago it stated One per Block, meaning both sides of the street. Somehow that language was changed to one per Block Face. That effectively doubles the number of B&B licences available. Marigny is crying for relief from the OLD interpretation. We will not survive with two per block. That is just the B&B issue...this does not entertain the added short terms.

If you should persist and legalize to tax, you should NOT allow half of a double as that closes the rental market for our new young people who make the neighborhood desirable. We do have to have at least a few local taxpayers who VOTE, or our neighborhood dies when we older folks die.

Thank You,
Gretchen Bomboy

CPCinfo

From: Galen Marquis <galenmarquis@me.com>
Sent: Tuesday, January 12, 2016 8:00 AM
To: info@noshort-term.org; CPCinfo; Edward J. Horan
Subject: Illegal Short Term Rental Report

Dear Short Term Rental Committee, City Planning Commission, Zoning Administrator:

I apologize for having sent some of this material to you before, but this is an updated version including an updated link to my video documenting the issue and to an article regarding the effect STRs have on property values, and a couple of representational photos.

I am writing to you to report the operation of two illegal short-term rental businesses directly across the street from me in the Tremé.



1. Located at 1216 N. Galvez St., owned and operated by one Marc V. Pagani. Mr. Marc rents out his entire home, during which time he himself lodges elsewhere, to as many as 12 persons. He advertises on the Airbnb website: <https://www.airbnb.com/rooms/896709?%20s=A1aX619K>. Mr. Pagani has been a member of Airbnb since January 2013 and has 30 reviews from the 30 times he has rented out his house since then.



2. Located at 1210 N. Galvez St. (immediately adjacent to No. 1), owned by Gary J. Hannon, Jr., and operated by one Ms. Lore (presumably his wife) and her entire family. Ms. Lore rents out one half of the two-story double-unit house, to as many as 10 persons (with an option to add more for additional money), as well as offering individual rooms. They advertise on the Airbnb website: <https://www.airbnb.com/rooms/4941635?s=A1aX619K>, where their experience in the hospitality business is expressly touted. In fact, these people purchased this house, renovated, and installed a fancy swimming pool and deck in the back yard for the express purpose of establishing an illegal hotel business, evicting the prior tenants in the process. More than 50 photographs of this illegal resort have been posted on their Airbnb entry,

touting its luxuriousness and attractiveness. They also advertise that their place is suitable for events, thus becoming not only an illegal hotel business in a residential neighborhood, but also an event venue. Ms. Lore has been a member of Airbnb since June 2012, and has 13 reviews from the times they have rented out their unit beginning in November 2015.

The above two photographs of said properties are frames from a 23-minute video entitled “The Invasion of the Neighborhood Snatchers” that I have compiled documenting the disruptive activities taking place directly across the street from me over several months. This video can be watched at: <https://vimeo.com/151422858>

Both of these illegal short-term rental businesses are an ever-increasing nuisance to our residential neighborhood, with cars, vans, taxis, and Uber drivers loaded with people and baggage unloading and loading and comings and goings throughout the stays of their guests, who are frequently noisy, rowdy, and disrespectful of the neighborhood, and often late in the evening. The situation was bad enough with Mr. Pagani's illegal short term rentals, but has doubled now that Ms. Lore and her family have opened for business, and frankly, I am fed up. These guests are often an entire group come to New Orleans for a bachelor or bachelorette party, with the accompanying drunken and lewd behavior such occasions entail. The guests often congregate on the front porch or the upstairs balcony, laughing and speaking loudly, drinking and smoking pot. Once, during a particularly obnoxious weekend of revelry, with a professional party organizer and all, a group of musicians was hired to provide the guests with some local entertainment, with a phony second-line march down the street. The musicians arrived, most of them half-inebriated already, and used my front driveway as a staging area, one of whom placed his beer on top of my car. Later that evening, the party girls arrived...

I am reporting these troublesome issues to you in the hope that action will be taken to curtail the clear and increasing nuisance that such illegal businesses operating in a residentially-zoned area comprise: increasing as the positive reviews are posted, accompanied by a raising of the price (for the one with the pool and "resort-style" deck, as described by one guest, who promised to tell all his friends), or a lowering in price for the one without a pool, to keep up with the competition. If both these illegal short term rental hotels manage to get booked at the same time (which is inevitable), our neighborhood will be inundated with some 22 strangers (or more) looking for a good time and beholden to no one. I doubt if any one of these guests would like the same to happen to them in their own neighborhoods. Yet they inflict their unwanted presence upon us all the same, and their hosts could care less as they are making a lot of money.

Besides the fact that the peace and quiet and quality of life and neighborhood of both myself and my neighbors are constantly and ever-increasingly disrupted, particularly on the weekends, it is only a matter of time before something really bad happens. Neither I nor my neighbors anticipated having to live alongside or across the street from a hotel business, legal or otherwise, or to be confronted by ever-changing entire groups of strangers on our street, the very antithesis of a neighborhood.

Moreover, the real estate industry is beginning to realize that such blights on neighborhoods have a significant effect on property values and the liabilities of realtors:

“The real estate industry is caught in the middle of a fight between those who oppose STRs and the property owners and companies promoting them. But practitioners selling real estate should keep this in mind: A single-family home or condo unit next door to a short-term rental — where the occupants change every few days — will take longer to sell and bring in lower offers. You never know who your neighbors could be, and that’s a classic situation of property stigma.

In the future, real estate agents could be required to disclose to a seller or long-term renter the existence of a nearby STR. The California Association of REALTORS® may soon ask its Forms Committee to add a question to the Seller’s Property Questionnaire: “Is your home across from or next door to a short-term rental?” If agents fail to disclose nearby STRs they know about, they could open themselves up to a lawsuit by unhappy clients who end up living next door to one.”

<http://realtormag.realtor.org/news-and-commentary/commentary/article/2015/12/airbnb-crashing-neighborhood>

I trust this report will be taken seriously and that actions will be taken to insure the safety and well-being of me and my neighbors, and to maintain the distinctive character of the Tremé and its true residents.

Acknowledgment of receipt of this email would be appreciated.

Sincerely,

Galen Marquis

1215 N. Galvez St. New Orleans

CPCinfo

From: April Allen <abamda@gmail.com>
Sent: Tuesday, January 12, 2016 3:13 PM
To: CPCinfo
Subject: This is my home sharing story

Dear Executive Director Robert Rivers,

We are an owner occupied short term rental provider, we only rent in our home and while we are home. We are very respectful of our neighbors and our neighborhood as this is where we live and the City we love! This rental provides us the opportunity to do more than just survive financially, we now have a little extra for our family to go out and actually enjoy our great city! We also love the opportunity to share this city with people from all over the world and give them a different, more intimate, experience where we can showcase all the things that make New Orleans great!

Sincerely,

April Allen

CPCinfo

From: Allison Hartdegen <allison.hartdegen@gmail.com>
Sent: Tuesday, January 12, 2016 3:31 PM
To: CPCinfo
Subject: This is my home sharing story

Dear Executive Director Robert Rivers,

I have been using Air BNB to rent my spare bedroom for about a year, and I have absolutely loved it. I think the benefits for the city are significant and home sharing as well as short term rental should be considered a vital part of our tourism industry.

I do not believe that our local government should legislate the capacity in which we are using our property unless it can be specifically shown that a certain function is causing direct physical harm to occupants or the surrounding environment.

I think to take away income opportunities for residents and areas of the city that have struggled to come back or make ends meet post Katrina is short sighted, and politically miss guided.

I have hosted guests from all over the world and each one of them leave with plans to return for another visit. Home sharing offers a unique perspective that can not necessarily be obtained in a hotel setting. Our city is built on the back bone of all the crazy, loud, hard working, party loving people that live here day in and day out. As a born and raised New Orleanian I am proud to have the opportunity to share my city and experiences through Air BNB and home sharing.

I hope your decisions will support the the growth and sustainability of Air BNB in our community.

Sincerely,

Allison Hartdegen

CPCinfo

From: murelle.hammant@gmail.com on behalf of Murelle Farmer
<murelle.farmer@gmail.com>
Sent: Tuesday, January 12, 2016 3:53 PM
To: CPCinfo
Subject: Concerning Short Term Rentals

To Whom it May Concern,

I am a resident of Central City / Fauborg Delassize and I view Short Term Rentals as a benefit to our neighborhood.

In an area that is rapidly gentrifying, where long term residents are being priced out, I've seen Short Term Rentals allow long term residents to remain in their neighborhoods, while extending a portion of their properties to short term guests - tourists and film industry who all contribute to the economy of New Orleans.

Short Term Rentals are an entrepreneurial opportunity to homeowners of our neighborhood who should be entitled to benefit from the gentrification of the area.

Short Term Rentals also help support businesses in our local community as tourists explore the surrounding area, off the beaten path of the French Quarter, Garden District, Magazine St. etc.

I feel strongly that restricting STRs in our neighborhood will hurt its economy, as well as that of larger New Orleans, and it will limit opportunities for people who make up this close knit community.

Sincerely,
Murelle Farmer

CPCinfo

From: John Jarrott <ajarro@yahoo.com>
Sent: Tuesday, January 12, 2016 5:01 PM
To: CPCinfo
Subject: This is my home sharing story

Dear Executive Director Robert Rivers,

It's win , win situation for the city and the renter. The city gets a visitor and the renter gets help with the mortgage, groceries, diapers, tuition etc. Airbnb from my experience is a very reliable website that made it possible for me and my wife to go on a honey moon in Europe, while at the same time helping someone in Europe pay their bills. With a city like New Orleans it is simply a no brainer.

Sincerely,

John Jarrott

CPCinfo

From: Glen Steeb <nomc1988@yahoo.com>
Sent: Tuesday, January 12, 2016 7:26 PM
To: CPCinfo
Subject: This is my home sharing story

Dear Executive Director Robert Rivers,

Please allow NOLA homeowners to use their hard-earned property for their own use. I pay higher and higher taxes and insurance every year, and I need the income from my Airbnb rental to keep up with these expenses. Tourism continues to grow every year in NOLA and, despite the expansion of hotel rooms, there is a need for extra accommodations for our guests. Visitors want to stay in neighborhoods outside the French Quarter, and we hosts are happy to provide alternative spots for them to rest themselves after a long day in the city. Making guests welcome and offering an alternative to the bustle of the French Quarter is part of what makes our city great!

Sincerely,

Glen Steeb

CPCinfo

From: Rachel Lee <rachelelee@gmail.com>
Sent: Tuesday, January 12, 2016 10:49 PM
To: CPCinfo
Subject: This is my home sharing story

Dear Executive Director Robert Rivers,

Airbnb is contributing to rampant gentrification in New Orleans and only benefits people who are already relatively privileged. According to Inside Airbnb (<http://insideairbnb.com/new-orleans/>) 68.9% of rentals in New Orleans are entire homes or apartments. This is not "home sharing" - it is running hotels and taking much needed rental units off the market when housing is already incredibly unaffordable! Please please please take a stand AGAINST Airbnb.

Sincerely,

Rachel Lee

CPCinfo

From: m eljaouhari <Maryam.eljaouhari@gmail.com>
Sent: Tuesday, January 12, 2016 11:55 PM
To: CPCinfo
Subject: This is my home sharing story

Dear Executive Director Robert Rivers,

airbnb listings have taken over in a lot of neighborhoods and I've seen the rent jump hundreds, finding a place to live is getting to be very difficult for folks who have been here and will stay here but don't have the means to purchase a house or keep up with the rise

Sincerely,

m eljaouhari

CPCinfo

From: Melissa Eversmeyer <meversmeyer22@gmail.com>
Sent: Wednesday, January 13, 2016 8:04 AM
To: CPCinfo
Subject: This is my home sharing story

Dear Executive Director Robert Rivers,

Being a host has been a great experience. I became a host to help me pay my taxes. I currently have a full time job and two part time jobs to make ends meet, but because of high property taxes, I still fall short at the end of the year. The guest that I have hosted have enjoyed staying in a neighborhood and loved experiencing life as a temporary local, riding the streetcar, taking in local music, and eating at nearby restaurants. They've also gone home and shared experiences with other people who have come down as well.

Sincerely,

Melissa Eversmeyer

CPCinfo

From: Mia Goff <miagoff@yahoo.com>
Sent: Wednesday, January 13, 2016 9:10 AM
To: CPCinfo
Subject: This is my home sharing story

Dear Executive Director Robert Rivers,

I have 2 large apartments in a historic home that I share on Air Bnb; The additional income has allowed me to transfer into a new career while bridging the financial gap, and it allows me to employ several people year round to perform cleaning, landscaping and maintenance services.

I would be renting it for shorter term tenants regardless; quite a few of my tenants stay for 1-3 months and are in town for business. I mostly have shorter term visitors on peak tourist times to the city.

Air bnb is by far the best hosting platform for finding good quality tenants and taking care of the transaction part (Which gets reported, and I pay taxes on).

I've met and become friends with many people who feel that their experience is greatly enhanced by staying in a local neighborhood; most are affluent visitors to town, and spend quite a bit of money specifically in local businesses and restaurants.

Sincerely,

Mia Goff

CPCinfo

From: Diane Calhoun <1dianecalhoun@gmail.com>
Sent: Thursday, January 14, 2016 10:10 AM
To: CPCinfo
Subject: This is my home sharing story

Dear Executive Director Robert Rivers,

I need it in order to live here.

Sincerely,

Diane Calhoun

CPCinfo

From: Byron Stuart <soopagroove@yahoo.com>
Sent: Wednesday, January 13, 2016 1:40 PM
To: CPCinfo
Subject: This is my home sharing story

Dear Executive Director Robert Rivers,

Allowing local residents to profit from short term rentals is good for the city. It gives tourists a personal experience in a local person's home in one of the many great neighborhoods in New Orleans. It helps locals pay their rent/mortgage and pay for improvements to their homes and has little impact on the hotel occupancy rates, especially during the festival season when hotels are all sold out on major event weekends already.

However, preventing real estate investors from renting out houses as short term rentals is also incredibly important. Making sure that short term rentals are only allowed when a local resident is permanently living in the building has the following benefits: 1) keeps our neighborhoods filled with permanent residents which maintains the character of the neighborhoods, 2) makes sure that the money being made from short term rentals is going into the pockets of locals who will likely spend the extra money here in New Orleans, and 3) has a low impact on the availability and pricing of long term rentals because real estate investors are only allowed to rent residential units as long term rentals.

The City of New Orleans should not only welcome home sharing as part of the available tourist experiences here, it should be making revenue from it. With some simple changes to the ordinances and rules that govern short term housing and Bed and Breakfast licensing, the City, the residents, the local businesses and the tourists can all benefit. With the current rules, only owner occupied single family homes that are not within a 500 foot radius of another licensed Bed and Breakfast can receive a license. This requirement should be removed. By simply changing the rules to allow any owner/renter (person must be a permanent resident of the City of New Orleans) of a single family home or duplex to receive a license to allow short term rentals, all of the people who live in New Orleans and wish to rent out a room in their home and/or the other side of their double shotgun house for short term stays would be able obtain a license to legally do so. At the same time, this excludes investors from being able to buy up houses and use them as short term rentals, which is now a problem that is making it difficult to find affordable long term rentals for local residents. This would also substantially increase the City's revenue from short term rental license fees. Finally, to prevent investors from continuing to rent their properties as short-term rentals, stiff penalties/fines should be established for renting homes as short-term rentals without a license.

The solution seems simple to me. "Home sharing" is the term used and the goal is to provide local residents a legal way to share their home. Allowing local residents to obtain short term rental licenses and prevent real estate investors from continuing to rent homes as short term rentals would achieve these goals. The locals make more money, the city makes more money, local business make more money when the tourists spend it in the neighborhood, the tourists have the options for a more personal experience and real estate investors can still make money from equity gain on their real estate and long term rental income. Everyone wins.

Sincerely,

Byron Stuart

CPCinfo

From: Michael Connor <mike@cloudswing.info>
Sent: Thursday, January 14, 2016 7:32 PM
To: CPCinfo
Subject: This is my home sharing story

Dear Executive Director Robert Rivers,

I help a couple home owners of very modest means rent out spare rooms on AirBnB. It has helped them a lot. My number instruction to guest is - don't annoy the neighbors. We haven't had any problems. Pleas let us keep it going.

Sincerely,

Michael Connor

CPCinfo

From: Marla Krause <snarla55@yahoo.com>
Sent: Friday, January 15, 2016 2:52 PM
To: CPCinfo
Subject: This is my home sharing story

Dear Executive Director Robert Rivers,

I have stayed in people's houses all over the world and it was a wonderful experience for me. In Yugoslavia, that is the only way you can have an extended stay. There are no big corporate hotels and it helps the locals pay their bills. I am very suspicious of anybody that would say I am competing with other industries. What we offer is something very unique. Many tourists would not choose to stay in someone's home--I would choose not to stay in a big fancy hotel. I am targeting the people who want a different experience in my home. Some of my clients are still my friends--we wish each other happy birthday and follow each other on facebook. I surely would not get that experience from the concierge at a high-rise hotel. I do not understand the issue of competition from B&Bs and hotels. If I came up with a new flavor of potato chip, would the giant potato chip companies be able to keep me out of the grocery store?

Sincerely,

Marla Krause

CPCinfo

From: Winter Melancon <winter1144@hotmail.com>
Sent: Friday, January 15, 2016 4:07 PM
To: CPCinfo
Subject: Re: Short term rentals

Legalize and tax it. Airbnb listings should be required to list their license # showing that they are legitimate. This works in other cities -see Vail, CO. The taxes should be comparable to hotel tax rates to make it an even playing field.

Owner occupants only. Licenses should only be issued to owner occupants; either a room in their house or a unit of their double/4 plex. This will prevent absentee owners from neglecting to acknowledge the impact on the neighbors.

Limit the number per block. Only allow 1-2 short-term rentals per block. Owners can sign-up on a first come first served basis. Others wanting a license in the same block would go on a waiting list. If someone with a license doesn't follow the rules, revoke their license and give it to someone on a waiting list. Have a website that maps which addresses have a license and explains how neighbors can get service after hours (nights, weekends and holidays).

Enforce the rules. This is the most important part. Charge a yearly fee for a license. Use this \$ to hire staff to crack down on illegal short term rentals and to deal with problems caused by legal operators. Be strict on owners with licenses. Owners will be motivated to be responsible (screen tenants) if they know they can lose their license.

Thank you,
Winter