

Nicholas J. Kindel

From: CPCinfo
Sent: Tuesday, September 29, 2015 3:04 PM
To: Nicholas J. Kindel
Subject: FW: Short term rentals

From: nola rental report dot com [<mailto:nolarentalreport@gmail.com>]
Sent: Tuesday, September 29, 2015 11:44 AM
To: CPCinfo
Cc: Stacy S. Head; LaToya Cantrell; DistrictC; Susan G. Guidry; Jason R. Williams; CouncilDistrictD; James A. Gray
Subject: Short term rentals

To whom it may concern:

As the City Planning Commission moves forward in addressing the issue of short term rentals in New Orleans, we encourage you to visit the New Orleans Short Term Rental Report website [<http://nolarentalreport.com/>].

The New Orleans Short Term Rental Report was completed and is maintained by a small group of volunteers. We are not affiliated with any neighborhood organizations, hotels, or short term rental websites. The issues we're primarily concerned with revolve around housing affordability and access.

Utilizing data collected from Airbnb and Homeaway, nolarentalreport.com creates a framework for better understanding the impact of unpermitted short term rentals on New Orleans.

Here are some key points from our analysis that we'd like for the City Planning Commission to consider:

- Of the 1335 Airbnb listings tracked between June of 2015 and today, 70% were listed as "entire home/apartment."
- The average listing advertised as "entire home/apartment" on Airbnb goes for \$251.00 per night. The fair market rent for a one bedroom is \$767.00 per month, which on average is equal to \$26.00 per night. This disparity in pricing incentivises the prioritization of transients over long term residents. Hosts renting to tourists are able to earn far more than a long term renter would be willing or able to pay for the same space.
- The majority of New Orleanians are renters, one in three of whom pay more than half of their income in rent each month.

Short term rentals reduce the amount of available housing for long term residents while making the housing that is still available more expensive. The overall effect on the city is harmful, especially to low and moderate income residents already dealing with the increasing pressure of an affordable housing crisis.

Legalizing short term rentals could decrease the number of housing units that are available to long term residents and increase the density of short term rental use in many neighborhoods where increased pressure on the housing market is already negatively impacting renters.

Allowing individuals to convert residential housing into what is essentially commercial space undermines the Master Plan by negating the purpose of differentiating between residential and commercial zoning, raising significant questions regarding the city's policy making priorities when regarding neighborhood quality of life and ensuring a right to the city for our residents.

When drafting any plans or regulations for short term rentals, we encourage the City Planning Commission to consider how broad legalization could harm residents of the city, particularly low-income renters.

Sincerely,
Andru Okun

Breonne DeDecker
Darin Acosta

Nicholas J. Kindel

From: CPCInfo
Sent: Tuesday, September 29, 2015 3:04 PM
To: Nicholas J. Kindel
Subject: FW: Short Term Rental comments and ideas
Attachments: STR LETTER CPC.docx

From: Jill Stephens [<mailto:soulofneworleans@aol.com>]
Sent: Tuesday, September 29, 2015 12:43 PM
To: CPCInfo
Subject: Short Term Rental comments and ideas

Please read my letter attached regarding the Short term rental matter before you today.

Sincerely,
Jill Stephens

Executive Director,
City Planning Commission
1300 Perdido Street 7th Fl
New Orleans, LA 70112
cpcinfo@nola.gov

Dear Director,

As a 25 year resident of New Orleans, I am writing to express my opinions about the Short Term Rental policies to be considered by your commission today.

New Orleanians are famous for the “side hustle” to supplement their income. Short term rentals illustrate this concept “on steroids.” Under-employed, middle class residents have now found an easy way to make enough money to be comfortable with little inconvenience. When people know they can get away with profit-making activities, they take complete advantage. Illegality is not an issue. I will give most people a pass for their ignorance, but it is past time to fix this mess.

I am interested in this issue because I live in a block that has a short term rental near City Park. I also own a property that I rent legally for years at a time. When I recognized how many STR's were being created in my old neighborhood (Riverbend) & reported the violation to City Council. I quickly found they have virtually no power to control them. By the time the Super Bowl arrived in 2012, it was no holds barred. It's an epidemic.

First, I recommend that research is done to prove or disprove that low and middle income housing crisis is tied to the increase in Short term rentals.

Second, please put the wishes of residents ahead of other interests.

Other suggestions to be Included in the regulations are these:

- Proprietors must live in the property. **Owner occupied** units will eliminate the possibility of bad guest behavior.
- **Limits** on the number of short term rentals in a certain geographic perimeter. I don't know how many that is, but there should not be thousands in the city like there are now.
- **Discovery.** Root out the people who bought properties for the sole purpose of making them short term rentals where they do not live. Cross reference the LLC's recently created with properties found on VRBO, Airbnb & Craigslist. I recall Barry Kaiser's testimony during the March 2015 City Council hearing about his neighbor on Burgundy Street. Did I hear him say that the person got an emergency permit to reconstruct the property and now runs an illegal rental? That is obscene.
- A **sustainable** system where the fees that are collected pay for enforcement of the ordinance. Assign enough inspectors to breed fear in the owners. Rotate them among different districts to minimize the chance for corruption and pay offs. Make the penalties substantial, ending with termination of their license for repeat violations. The inspectors should have no other purpose. The system will fail if neighbors are required to report problem properties because they will always be discovered and

shunned. The inspectors should surprise the owners to enforce compliance. Ideally, the person should not be part of Safety and Permits because that department is a hotbed of poor management.

Thank you for your consideration.

Jill Stephens

4321 Saint Ann St.

New Orleans, LA 70119

(504) 810-0152

soulofneworleans@aol.com

Nicholas J. Kindel

From: CPCinfo
Sent: Tuesday, September 29, 2015 3:05 PM
To: Nicholas J. Kindel
Subject: FW: Positive Impact of Short Term Home Rentals in the Bywater & New Orleans
Attachments: Greatmen Cottage - Courtesy to Neighbors.pdf; NOLA Recommendations.pdf

From: James Brubaker [mailto:jamesbrubaker@gmail.com]
Sent: Tuesday, September 29, 2015 12:46 PM
To: CPCinfo
Cc: Polly Hardie; Christian Galvin
Subject: Positive Impact of Short Term Home Rentals in the Bywater & New Orleans

Dear City Planning Commission,

I'm sending this eMail to you to register my enthusiastic support for Short Term Rentals in New Orleans and to detail the Positive Economic Impact and Positive Quality of Life impact my Short Term Rental has had on the Bywater neighborhood and across the City of New Orleans.

In 2004, my husband - John Bardsley - and I purchased a neglected home in the Bywater. We undertook a complete renovation of the house and the yard. The result is nothing short of spectacular. We have created a beautiful home and yard from what had been a neglected and decaying property. Here are links to slideshows of our home both Before and After the renovation:

Before

Slideshow: <https://www.facebook.com/media/set/?set=a.1456188237942450.1073741830.1456094521285155&type=3>

After

Slideshow: <https://www.flickr.com/photos/9849204@N08/sets/72157612938191778/show/>

Once the house was completed, we found ourselves living in New Orleans ten weeks every year. Typically, we're in NOLA one week a month except for June & July. Since the house was sitting empty 42 weeks every year, we decided to make it available to others as a short term home rental. We also make our place available as a filming location for TV commercials and feature films.

The economic impact of our home as a short term home rental has been exciting and significant:

1. **We invested over \$200,000 in the renovation and decorating of the house and the yard.** We hired a local contractor, plumber, electrician, painter and HVAC team. We purchased all of our beds from Doerr Furniture. We purchased most of the other furnishings from local antique shops and consignment shops in New Orleans.

Now that our home is fully renovated and functioning as both a vacation home for us and as a vacation rental for others, we continue to contribute to the local economy:

2. **We pay our local cleaning service \$5,000 per year to clean our home in between guests.**

3. **We pay our local yard service \$2,000 per year to keep our property in great shape for our guests.**

4. **We pay Duraclean Upholstery Cleaners \$1,500 a year to keep all the furniture and rugs in our home looking great.**

5. **We spend over \$1,000 at Costco every year on maintenance supplies:** cleaning supplies, paper towels, toilet paper, soap, shampoo, fresh sheets, fresh towels, fresh wash cloths, laundry detergent, etc.

6. **We spend over \$100 per year at Mary's Hardware Store** having additional sets of keys made to the house. Guests sometimes inadvertently take extra keys home with them.

7. We also contribute to the local economy by driving tourist traffic to bars, restaurants, music clubs and other venues throughout our Bywater neighborhood and the entire city of New Orleans. We have crafted a "NOLA Recommendations" Guide for guests who stay at our house. Our guests love this guide and praise it. I've attached a copy for your review. The average stay at my home is 4 nights. The average number of guests per stay is 6. (My home is a three bedroom and each bedroom has a queen bed). Last year we had 250 guests at our home. Most of these guests eat out three meals a day. I've determined this based on feedback from my guests and observations of the folks who clean my home in between guests. So if we do some simple arithmetic:

250 guests per year X 3 meals per day X 4 night stay = 3,000 Dining Out Meals per year are generated by the guests staying at my home in the Bywater.

8. We encourage guests at our home to return to NOLA regularly. We have set up a Facebook page for our private home rental and we encourage guests to Like our page so they can stay up to date on enhancements to our house and our Bywater neighborhood. I regularly post updates to this Facebook page about fun neighborhood events, new restaurants openings, NOLA travel articles, etc, My guests love this Facebook page and it is working to drive repeat visits to NOLA and repeat stays at my private vacation rental home. You can visit this Facebook page here: <https://www.facebook.com/GreatmenCottage?ref=hl> (you may have to "Like" it to see all of the content).

I also contribute greatly to the Quality of Life in my Bywater neighborhood. There are only four homes on our block that are owner-occupied (mine being one of them). The other homes are all occupied by long term renters. Several of these homes are neglected. The renters in these homes do little/nothing to clean up or maintain the street and sidewalks on our block. I enjoy them as friends & neighbors but it pains me to state that they exhibit no pride of ownership. Litter and broken glass quickly accumulate on our block. I greatly contribute to the quality of life in my Bywater neighborhood as I am the maintenance crew that keeps our entire block clean.

9. Ten weeks every year, I pick up the litter, I sweep up the broken glass, I rake up all the leaves on the street and all the nuts that fall from the trees on the entire block. I clear the sludge, garbage and leaves from the four storm drains on our block. All of my neighbors joke that they know instantly when I am in town as there are several giant green contractor bags in front of my house - stuffed with garbage, sludge, leaves, nuts, glass,

weeds - waiting for the garbage men to pick up. FYI, I also contribute to the local economy by tipping my garbage men about \$100 per year to haul away this extra garbage.

10. **We also open up our home as a social gathering place for our neighbors.** Several times a year, we host cocktail parties where we invite the neighbors - both owners and renters - in a two-block radius. Accordingly, we are the people who make introductions and serve as the social lubricant to get our neighbors acquainted with each other. It is ironic that we - the part time residents - play this role, but this is the honest truth. We continually reach out to the newcomers in our neighborhood and invite them to join in. Our parties are the social lubricant that gets people introduced to each other. Our parties have also become the social glue that keeps our neighbors connected to one another.

11. **We are extremely courteous to our neighbors and we ensure that our guests are also courteous to them.** We have developed a detailed Orientation Guide to our house that is provided to all guests. This guide spells out the workings of our house in addition to detailed rules for parking, noise and music playing at our home and on our terrace. Key pages of this Orientation Guide are regularly shared with our neighbors as a "Courtesy to Neighbors" guide. We actively seek our neighbors' input on this guide and these policies. Additionally, our neighbors all have my contact information - they know they can call, text or eMail me at any time should any of the guests at my house disturb or irritate them in any way. My neighbors know that I am happy to intervene on their behalf. A copy of this "Courtesy to Neighbors" guide is attached for your review. I have not received a complaint from any of my neighbors regarding any of my guests in over two years. Prior to that, there were three noise complaints from the gentleman next door. They all pertained to conversations taking place in the side yard. My house sits on a double lot - we have a lovely side yard with a fountain and a sitting area. In nice weather, folks enjoy sitting out there. Unfortunately, our sitting area aligns with our neighbor's bedroom window. Accordingly, we implemented a policy of "Quiet Hours" in the yard between the hours of 9PM and 9AM seven days a week. We have not had a noise complaint since this policy was put into place over two years ago.

12. **Our guests are high quality, lovely people.** We have a beautiful home that rents at a premium price. The average age of guests at our home is 45. They are overwhelmingly groups of married couples or adult families. We've even had the Deputy Food Editor of The New York Times stay at our home with her family.

Below is additional rationale for why Short Term Rentals are a good thing for New Orleans. Unlike the above points, which are specific to my home, the following points are more general and apply to the overall New Orleans marketplace and economy.

13. **Short Term Home Rentals have been operating smoothly in New Orleans for many years.** Despite the protestations of those opposed, the Short Term Rental market has been running very well in New Orleans for both owner-occupied homes and owner un-occupied vacation homes.

In fact, the owner-unoccupied Vacation Rental homes in New Orleans have most likely been operating as Private Home Rentals in the city for a much longer period of time than the owner-occupied homes. VRBO - which only allows whole house rentals - has been around since 1995. Airbnb - which allows for individual room rentals in addition to whole house rentals - has only been around since 2008.

The fact that owner-unoccupied Vacation Rental homes are up & running and operating smoothly in New Orleans should come as no surprise to anyone. Owner-unoccupied Vacation Rental homes have existed as a market all over the United States (and throughout the world) for decades - probably for over 100 years. Florida, New York, Northern Michigan, Maine, New Hampshire, Vermont - owner unoccupied Vacation Rental Homes have been a thriving market in all of these places for many generations. It's a tried and true marketplace that operates smoothly.

So there is nothing new, controversial or unproven about Short Term Home Rentals. Here is a link to US Census data that supports these facts: <https://www.census.gov/hhes/www/housing/census/historic/vacation.html>

Ironically, many of those opposed to Short Term Home Rentals in New Orleans actually rent Owner-Unoccupied Vacation Homes themselves when they vacation in places like the Emerald Coast of Florida. New Orleans is a tourist mecca with lots of vacation homes, just like the Emerald Coast. Why shouldn't these vacation homes in New Orleans be made available to vacationers just like the vacation homes on the Emerald Coast?

14. **People who own vacation homes in New Orleans pay higher taxes than local residents and consume far fewer city services than full time residents.** Vacation Home owners don't qualify for the Homestead Exemption so their taxes are much higher. And because they only live in NOLA part time, Vacation Home Owners do not use the school system or social services and they are only light users of community services. They pay more and consume less; accordingly, vacation homeowners are a great help to the City of New Orleans in funding the annual budget and in only lightly using the services the city

provides. Accordingly, vacation home ownership should be encouraged in New Orleans. In fact, it would be wise to provide incentives for people to restore properties in blighted areas like the Bywater & St Claude for use as vacation homes and Short Term Home Rentals.

15. Allowing owners of vacation homes in New Orleans to rent out their homes as Short Term Home Rentals when they are not in New Orleans corrects a negative economic aspect of vacation homes.

Vacation homes that sit empty for 50 weeks a year and only come to life for the two weeks each year when their owners are in residence can create dead neighborhoods. Without a 52 week a year steady stream of foot traffic, neighborhoods can struggle to support local commerce: coffee shops, restaurants, bars, clothing stores, etc. Filling these vacation homes with a steady stream of guests/tourists who want to experience life as a local New Orleanian brings these neighborhoods to life and supports local commerce. These kinds of guests/tourists dine out, drink and shop much more than full time residents - further stimulating the economy.

16. Tourists who stay in Owner-unoccupied Short Term Home Rentals contribute more to the NOLA economy than tourists who stay in Owner-occupied Short Term Home Rentals

Rooms in owner-occupied Short Term Home Rentals rent at the lowest prices - far lower than hotels and far lower than an owner-unoccupied Short Term Home Rentals - so they attract the low end tourist. While NOLA wants to attract a broad range of tourists of all wealth levels, not allowing Owner-unoccupied Short Term Home Rentals would eliminate a premium slice of NOLA's current tourist market. Guests who stay in Owner-Unoccupied homes are wealthier and are looking for that unique whole house experience. Some want to create a family bonding experience, others want to create a Big Chill experience with their friends. Many of these folks have sworn off staying at Hotels - they are now 100% Short Term Rental. So they only travel to places where Short Term Home Rentals exist. By disallowing Owner-unoccupied Short Term Home Rentals, the City would kill off a premium and growing segment of its existing tourist market - many of these folks would rather vacation elsewhere than stay in a hotel in New Orleans.

17. Short Term Home Rentals can be leveraged to help fight blight in New Orleans

New Orleans is the third most blighted city in America (after Detroit and Flint, Michigan). According to a report published in 2012, 21% of all properties in New Orleans are blighted. Legalizing and Regulating Short Term Home Rentals can be used as a blight-fighter to help bring neglected neighborhoods back to life by providing the incentive for:

- Local Residents to buy a neglected single or double
- Vacation Home Seekers to buy a neglected single or double
- Investors to buy a neglected single, double or multi-family property

http://www.nola.com/politics/index.ssf/2012/08/new_orleans_is_no_longer_the_m.html

18. Disallowing Vacation Home Owners from renting their home as a Private Home Rental when they are not in New Orleans will not increase the supply of long-term rental apartments.

Vacation Home owners want access to their vacation home regularly. Accordingly, they will not rent it out long term to a local resident. If Vacation Home owners are not allowed to rent their place out as a Short Term Rental when they are not in town, their places will simply sit empty for 40 – 50 weeks every year. This will depress the local economy in the neighborhood as there will be no-one in the house supporting local businesses – coffee shops, bars, restaurants, markets, shops, etc.

19. The Short Term Rental marketplace in New Orleans is established, meaningful and important to New Orleans tourism-based economy

According to Inside Airbnb, there are 2,614 Short Term Home Rentals in New Orleans. The average number of bedrooms per unit is 2. Each of these Short Term Home Rentals is rented out an average of 141 nights per year. A poll of Short Term Rental owners indicates that guests in Short Term Home Rentals dine out an average of 3 meals each day. Accordingly, the Short Term Rental marketplace accounts for a whopping 2,211,444 meals dined out in New Orleans every year. Accordingly, Short Term Home Rentals are a key driver of New Orleans tourism based economy.

20. Short Term Home Rentals allow new businesses to launch and thrive in neighborhoods that have historically sat stagnant and blighted. Mid City, Central City, Irish Channel, Marigny, Bywater, St Claude, St Roch, New Marigny & Treme are all historically blighted and neglected neighborhoods in New Orleans that are now experiencing meaningful housing restoration and business development. Folks are restoring homes in these neighborhoods and youthful entrepreneurs are launching new businesses in these areas at a pace that hasn't been seen in New Orleans in over 60 years. Short Term Home Rentals are bringing a steady stream of tourists into all of these neighborhoods. Short Term Rental tourists are funding the housing restoration and are ensuring the financial success of

the new bars, restaurants, shops, hair salons, wine stores, etc in these formerly neglected neighborhoods.

21. Disallowing or scaling back the Short Term Rental marketplace in New Orleans will have a significant and negative impact on the New Orleans economy.

Many of the newer businesses that have opened & succeeded in the past five years in historically blighted and neglected neighborhoods (Mid City, Central City, Irish Channel, Marigny, Bywater, St Claude, St Roch, New Marigny, Treme) will fail as the tourist traffic in these neighborhoods will drop substantially. Growth in these neighborhoods will reverse and they will revert back to the stagnant, neglected places they have been for the past fifty years.

I thank you for taking the time to read through this eMail. Should you have any questions, I can easily be reached via phone/eMail/text at the contact info below.

Attached is a copy of the "Courtesy to Neighbors" guide I have shared with all of my neighbors. Also attached is the list of "NOLA Recommendations" I share with all guests who stay at my home. Should you like to review a copy of the detailed Orientation Guide to our house that we share with our guests, just let me know and I will be happy to eMail that out to you.

Regards,

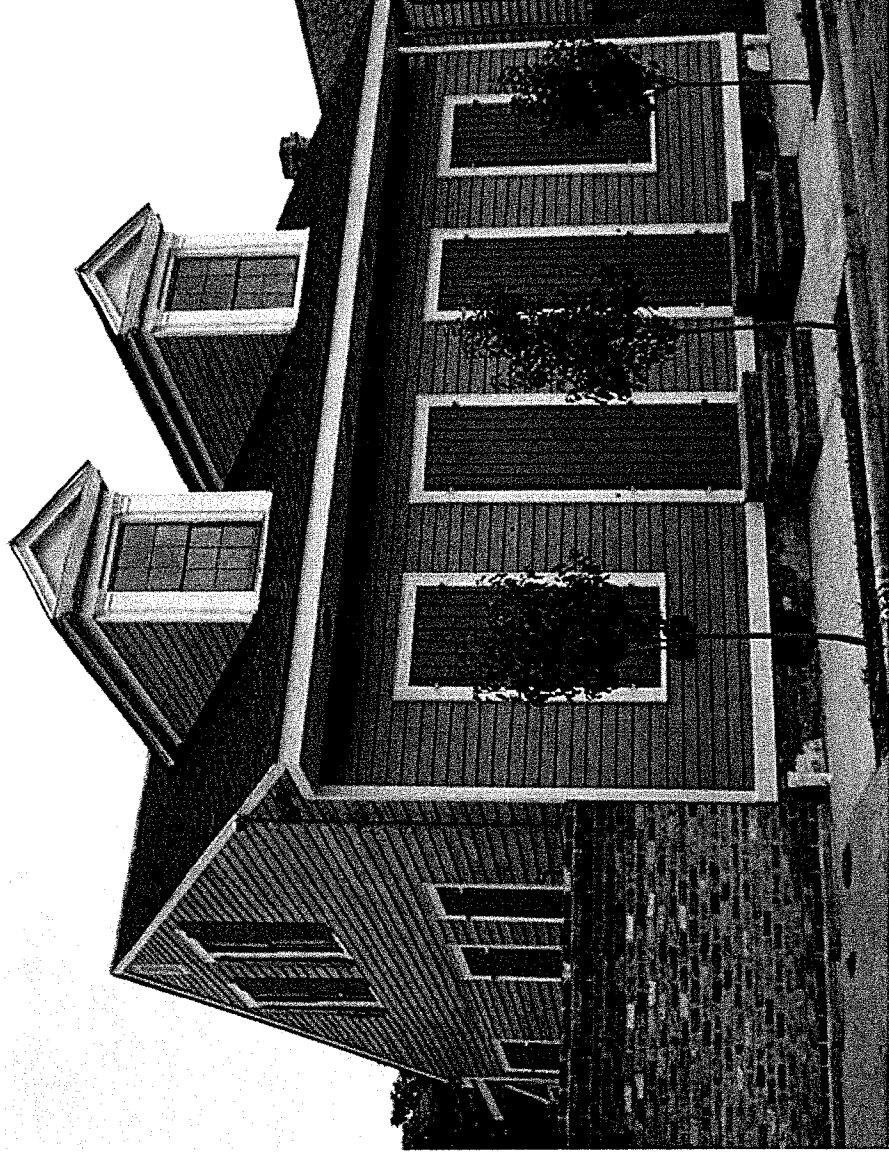
Jim Brubaker

jamesbrubaker@gmail.com

1-212-729-7566 (mobile)

Greatmen Cottage

Courtesy to our Neighbors



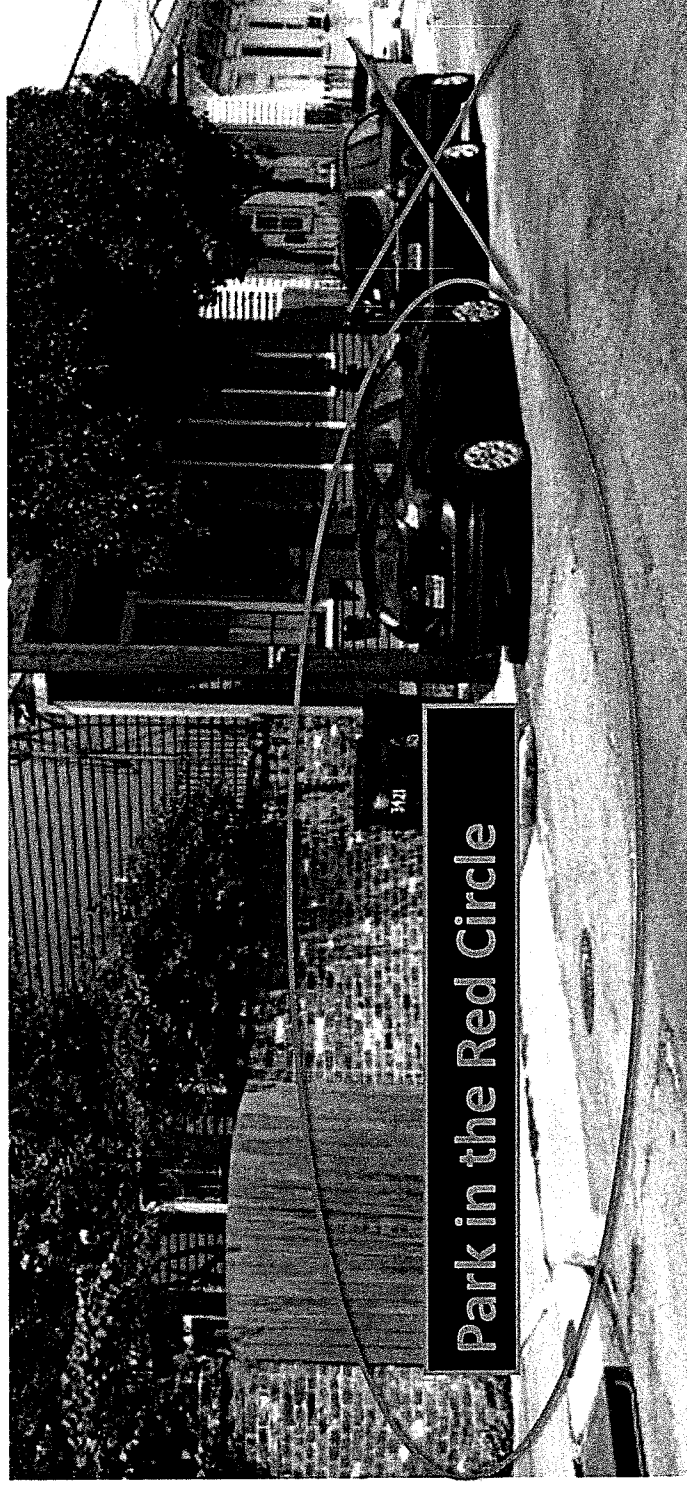
Owner Contact Info

- Hey neighbor. My name is Jim Brubaker. My husband, John Bardsley, and I live in NOLA about 10 weeks every year. We're in the green house in the middle of the block. Our home base is in Brooklyn, NY.
- When we are not in the Bywater, we let friends and family use our place. We also rent our place out as a private home rental to guests.
- To ensure that our guests enjoy their stay and respect the house and the neighborhood, we send each of them a detailed Orientation Guide to the house before they check-in.
- The following details a few select pages of this Orientation Guide. These pages pertain to street parking, yard maintenance, music playing and use of the terrace & yard.
- It is our goal to ensure that our guests in no way disturb or irritate our neighbors. To that end, when you have a free minute, please review the following pages. If you have any additional suggestions, please let me know and I will include your requests in an updated version of this guide.

Owner Contact Info

- Also, if you find that any of our guests are not following these rules, please call me, text me or eMail me ASAP and let me know what is going on. I will be happy to intervene on your behalf.
- You can call me or text me at 1-212-729-7566
- You can eMail me at jamesbrubaker@gmail.com

Parking



- There is plenty of street parking in front of the house on Dauphine Street at all times for up to two cars.
- Park in front of the 3421 side of the house and also in front of the brick wall. You may also park your car in front of the curb cut – you will not get a ticket for this.
- Please do not to park in front of other folks' homes – a local courtesy.

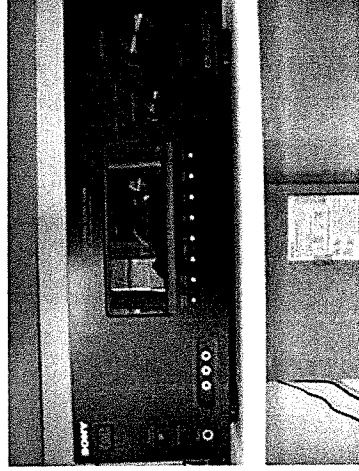
Terrace: Quiet Hours 9PM-9AM

- Our house is located just two blocks from several fun, hip restaurants and bars; however, our immediate neighbors are all quiet, local residents.
- To be respectful, we have agreed to make no noise in the yard between the hours of 9PM – 9AM.
- Additionally, we have agreed to not play music in the yard at any time.



Music: Please be Respectful

- Please keep all music and bass levels at modest levels in the house.



NOLA Recommendations

Any tourist guidebook will give you the standard tourist things to see and do and the big places to eat, so I encourage you to pick one up. Below is a list of suggestions written from more of a local perspective – some of these places appeal to tourists others just to locals.

You will do well no matter where you eat. It is truly difficult to have a lousy meal in New Orleans -- the bad places don't last -- people have no patience with them.

BYWATER

Mariza

This is a really great restaurant that opened in 2013 in the Rice Mill Lofts on the corner of Chartres Street & Press Street. 2900 Chartres Street. It's a beautiful hip space with an Italian influenced menu - incredibly fresh and delicious. It's a quick six-block walk (10 minutes) from the house, or you can drive. If you drive, you have to park on a side street, the two parking lots that surround the Rice Mill Lofts are not for the restaurant – one lot is for residents of the Rice Mill Lofts and the other is for the Performing Arts Center – NOCCA.

<http://marizaneworleans.com>

Booty's Street Food

Hip bar and restaurant in a fun space serving food and creative cocktails made with fresh ingredients. The food is small plate tapas style. The menu is inspired by street food from all over the world with a gourmet twist. Very popular place that attracts a hip crowd. Really delicious food. Beautiful space. Highly recommended. The portion size varies greatly by dish, so if you are very hungry ask your server for guidance. 800 Louisa Street (Corner of Dauphine). Two blocks from our house.

www.bootysnola.com

Oxalis

This is currently my favorite restaurant in the Bywater. It's at 3162 Dauphine Street (the corner of Dauphine and Louisa) – two blocks from our house – directly across the street from Booty's. Oxalis is a whiskey-focused restaurant that just so happens to serve amazing food. The drink menu has a heavy focus on American whiskey, with a particular attention to bourbon. They make a great Bourbon & Ginger Ale – the ginger ale is really intense and locally made. Food includes Korean bossam (pork belly,

mushrooms or shrimp served with popcorn rice and kimchi on butter lettuce). Small plates include a duck pâté, charcuterie and cheese plates. Large plates include Steak Frites and also a great vegetarian entrée they call Cauliflower Steak (my favorite). Oxalis recently was rated as serving the Best Hamburger in New Orleans by Travel & Leisure Magazine. In addition to the restaurant there is a great back bar – called The Branch - with a fireplace and an indoor lounge and an outdoor lounge. This back bar is open on Thu, Fri & Sat. <http://oxalisbywater.com> Here is a link to a review from 2014: <http://m.bestofneworleans.com/gambit/review-oxalis/Content?oid=2415085>

Pizza Delicious

There is an amazing local pizza place right around the corner from our house in Bywater called Pizza Delicious. Amazingly great pizza. Their Peppadew & Arugula Pizza is my favorite. It's a quick three-block walk from the house – it's at 617 Piety Street between Chartres and Royal. They're open from 11AM – 11PM. Closed on Mondays.

<http://pizzadelicious.com> 504-676-8482

In 2014, they were voted the best pizza in New Orleans:

<http://m.nola.eater.com/archives/2014/03/21/is-the-winner-of-the-best-pizza-in-new-orleans-poll.php>

And again in 2015:

http://www.nola.com/dining/index.ssf/2015/06/best_pizza_pizza_delicious.html#in-cart_river

Piety Street Sno-Balls (612 Piety Street)

Piety Street Sno-Balls is directly across the street from Pizza Delicious. It's an adorable snow cone stand in an old ironworks. Owner David Rebeck said he was "just another musician looking for a job after Katrina," when a visit to a popular sno-ball place got him thinking: "The flavors were so unnatural. I thought, this is ridiculous." He opened Piety Street and features flavors like kaffir lime, made with citrus from a neighbor's tree, and Vietnamese coffee, the secret to which is a big can of Café du Monde ground coffee. They also serve Kosher and Veggie Dogs. Plus six flavors of Kleinpeter Ice Cream. During the warmer weather months, they tend to be open every day except Monday from 1:30PM – 7:30PM.

Piety Street Market (612 Piety Street in the Old Ironworks)

Arts & Crafts & Vintage Flea Market held the second Saturday of every month from 11AM to 4PM. It's a bustling Bywater neighborhood market. Vendors of all types, from creative artists and crafters to vintage and flea market dealers. Mix-and-match booths that sell both handmade art and

garage sale stuff are not just permitted but encouraged.

<https://www.facebook.com/pages/Piety-Street-Market/129068507204822?sk=info>

Euclid Records (3301 Chartres Street - on the corner of Chartres & Piety) Music store with a funky ambiance – it has a huge selection specializing in jazz, soul and New Orleans music. It's next to Pizza Delicious and across the street from Piety Street Sno-Balls. They also do live music events from time to time. The best way to find out about their live music events is to "Like" them on Facebook: <https://www.facebook.com/EuclidRecordsNola>

Satsuma Café & Coffee House

There is an excellent restaurant and coffee shop just two blocks from our house called Satsuma – it's on Dauphine between Piety and Louisa. Just make a right out our front door walk two blocks. They offer truly great breakfast and lunch food. This place is THE local hub for our neighborhood. It's definitely worth a trip to get the feel for what Bywater is all about. They serve a full breakfast and lunch menu – do not dismiss the food here thinking it is just a coffee shop – it is not. It is an excellent restaurant. <http://satsumacafe.com>

Elizabeth's Restaurant

There is a great place for brunch, breakfast, lunch, happy hour and dinner just around the corner from our house called Elizabeth's. Extremely popular on weekends (both locals and tourists). Much easier to get in on weekdays. Upstairs is a much more charming place to sit than downstairs, so if you go, push for a seat upstairs. Unfortunately, the charming upstairs room is typically only open on the weekends. <http://www.elizabeths-restaurant.com/>

The Joint

Amazing BBQ restaurant on the Corner of Royal Street & Mazant Street, 7 blocks from our house, an 8 minute walk. Amazing ribs, chicken and pulled pork. Great sides. And the Peanut Butter Pie is hard to resist for dessert. Great homemade iced tea & lemonade and also a full bar. Lots of tables and a bar inside. If it's a nice day, you might want to sit out back at one of their fine outdoor tables. The Joint is extremely popular, it was featured on the Food Network's program "Diners, Drive-ins, and Dives." <http://alwayssmokin.com>
<https://www.facebook.com/alwayssmokin>
<http://www.yelp.com/biz/the-joint-new-orleans>

Press Street Station

Brand new in February of 2015, this stylish, open, sunny restaurant serves breakfast, lunch and dinner. Bistro food with a Creole twist. BYOB. This is a for-profit restaurant that helps support the NOCCA Institute (New Orleans Center for Creative Arts). It's located in NOCCA on the corner of Royal Street & Press – right along the railroad tracks. It's a beautiful space. Next door is the Press Street Art Gallery.

<http://pressstreetstation.com>

Bacchanal Wine Bar & Restaurant

Bacchanal is a unique place where, wine, cheese, gourmet food and great live music converge in a funky space. You buy a bottle of wine upfront and then walk back to the dining room or to the backyard courtyard for lunch, dinner and live music. The wine & food are excellent. They have excellent chefs who create different menus of excellent options every night of the week. Open from 11AM until Midnight seven days a week.

<http://www.bacchanalwine.com>

Faubourg Wines

Very hip wine shop and wine bar. They feature high quality low production wines. 100 selections under \$15. And a rotating selection of 8 wines at just \$5 per glass at the bar. Free tastings on Wednesday evenings. They also sell really great baguettes & cheese. They have tables so if you'd like, you can claim some space, buy a baguette & cheese and they will set it up on a tray for you. Then you can taste the four wines they are sampling that night. That's my approach. Located at 2805 St Claude on the far side of St Claude just across the railroad tracks – between Press & St Ferdinand. The traffic on St Claude moves fast – 35 MPH so crossing this street on foot is only for the hardy. Also be aware that the far side of St Claude has only just begun to gentrify – so it can be a bit rough over there, not so much on St Claude, but as you move in a few blocks towards Robertson & Claiborne Avenues. You won't have any problems at Faubourg Wines, it's a really great space.

<https://www.facebook.com/FaubourgWines>

<http://www.yelp.com/biz/faubourg-wines-new-orleans>

Vaughan's Lounge

Vaughan's is on the corner of Dauphine and Lesseps Street about 8 blocks from our house. It is very famous for live music on Thursday nights as this is when Kermit Ruffins occasionally plays. Kermit is also famous for the great BBQ he cooks out on the sidewalk on Thursday nights.

<http://www.yelp.com/biz/vaughans-lounge-new-orleans>

BJ's Lounge

BJ's is a great local music dive bar just 10 blocks from our house at 4301 Burgundy Street. Very popular on Monday nights when King James & the Special Men play. They also serve Red Beans & Rice on Monday nights. Typically it is just a bar, no food. Smoking allowed.

http://www.nola.com/bar-guide/index.ssf/2010/07/bjs_lounge.html

The Country Club

Greatmen Cottage is just three blocks from The Country Club – an elegant retreat that offers a lushly landscaped saltwater pool, a hot tub & a sauna. Plus an amazing restaurant and two bars (one inside & one outside). It's the perfect setting for a relaxing afternoon – memorable meals, poolside cocktails & dining, plus the friendliest staff in town. Saints and LSU games are screened on a 25-foot projector at the pool. Saturday brunch features a bottomless mimosa and a build-your-own Bloody Mary bar with 50 ingredients. And it's happy hour any time it rains.

<http://www.thecountryclubneworleans.com>

<http://www.yelp.com/biz/the-country-club-new-orleans>

La Cocinita Food Truck

Located on the corner of Chartres Street & Louisa Street, La Cocinita serves fresh, authentic gourmet street food from Latin America. Delicious and inexpensive. Check the website for hours of operation. Highly recommended. <http://lacocinitafoodtruck.com>

Markey's Bar

Markey's is a friendly and popular neighborhood bar on the corner of Louisa Street & Royal Street. It's a great place for watching sports and people.

<http://www.yelp.com/biz/markeys-bar-new-orleans>

Bywater Farmers' Market

A great Farmers Market open every Saturday from 10AM – 2PM, rain or shine. Produce, Baked Goods, Prepared Foods, Plants & Herbs. It takes place in front of Frederick Douglass High School at 3820 St Claude between Pauline and Alvar Street. Vendors include: **Katia's Backyard** with fresh dried herbs, fresh citrus, pecans, wild rice, birdhouse gourds; **Cal's Crops** with fresh yard eggs, onions, plants, jams and jellies; **Richard's Shrimp** with jumbo shrimp and fish; **NOLA Pie Man** with mini pies; **Keith's Gourmet Blends** with jarred seasonings; **Grilling Schilling with BBQ** and burgers; and, **Sally's Country Gourmet Foods** with banana nut raisin craisin bread, hummus, pimiento cheese, salad

dressings, Mardi Gras bean soup mix, apple cider. And breads & bagels from Sugerman's Bakery.

Shake Sugary Bake Shop

Open on Saturdays & Sundays from 9AM – 4PM, Shake Sugary is a great all-natural bakeshop that also serves coffee. All their baked goods are handmade and homemade with all natural ingredients. You can do take out or you can sit down and indulge. They have a nice seating area with about eight tables. They are located next to Holy Angels Convent on the corner of St Claude & Congress Street - four blocks from the house on our side of St Claude.

<https://www.facebook.com/pages/Shake-Sugary/136325423073043>

<http://shakesugary.com>

<http://www.yelp.com/biz/shake-sugary-new-orleans>

Dr Bob's Art Gallery (3027 Chartres Street)

A small gallery run by local self-taught folk artist, (you'll see examples of his work at local bars, cafes, and restaurants all over town) with eccentric artwork for sale that will immediately conjure New Orleans and the nearby Cajun Country. He is the guy behind the famous "Be Nice or Leave" artwork all over the city of New Orleans.

Bon Castor (3207 Burgundy Street)

Tues-Fri 11-7, Sat 11-8, Sun 12-6, closed Monday

All local, all the time. Handmade accessories, artwork, jewelry, clothing, furniture, prints, cards, kids stuff - if someone in New Orleans can make it, they'll probably carry it.

Sneaky Pickle (4017 St Claude)

Primarily a vegan and vegetarian restaurant. But they do serve meat and fish. Moderately healthy and locally sourced when possible. The tempeh Ruben Sandwich is amazing. Primarily a lunch place. I love the food here, but the businesses on St Claude have to deal with some iffy street traffic (panhandlers, homeless, etc.) as gentrification has just begun on St Claude. So I recommend you call ahead and get your order to go.

http://www.yelp.com/biz_photos/sneaky-pickle-new-orleans?select=3tc0Dsdu2p9LZnLfJLHVSA#3tc0Dsdu2p9LZnLfJLHVSA

<https://www.facebook.com/yousneakypickle>

Melt Down (4011 St Claude)

Gourmet Frozen Pops just a few doors down from the Sneaky Pickle. Strawberry-Basil, Pineapple-Cilantro, Nectarine-Ginger, the list goes on and on. Delicious. Check the Facebook page to see if the shop is open before you go. They also run a Food Truck operation, so sometimes the staff is focused on the Food Truck rather than the kitchen and store on St Claude. <http://www.meltdownpops.com>
<https://www.facebook.com/pages/Meltdown/192498824095400>

Red's Chinese

Fusion of Chinese & Creole, Red's Chinese opened in late 2014. The reviews have been great. I have not made it here yet. We tried to go in late December for dinner but were alarmed by the homeless folks camped out on the porch of the abandoned house two doors down the street. Next time I am in town I plan to try it for lunch during the daylight hours.
<http://www.redschinese.com>

Junction

Directly across the street from Red's Chinese, Junction was voted one of NOLA's 10 Hottest Bars in 2015. Amazing burgers. Amazing beer.
<http://www.junctionnola.com>

Saint Claude Arts District

On the second Saturday night of the month you should check out the Saint Claude Arts District as this is the night all of the Art Galleries in the Bywater & Marigny are open. I recommend that you start your tour just two blocks down Dauphine Street at the Bywater Art Lofts – they always put on a great show. The galleries are typically open from 6PM to Midnight, so go at 6PM and spend an hour checking out the scene and enjoying the free wine and snacks
<http://scadnola.com/>

And here is a link to a great interactive map. Just click on any of the markers that appear on the map and a detailed explanation of that venue will appear.

<https://maps.google.com/maps/ms?msid=210189332434090666468.0004c6bf48f9017a7903f7&msa=0&ll=29.971349,-90.047421&spn=0.014387,0.01929>

In March of 2014, Details Magazine recommended three great places in the Bywater: <http://www.details.com/style-advice/food-and-drinks/201401/new-orleans-bars-and-restaurants-to-visit-during-mardi-gras>

In March of 2014, The New York Times ran a great article about New Orleans and mentioned several places in the Bywater:
<http://www.nytimes.com/2014/03/09/travel/experiencing-new-orleans-with-fresh-eyes-and-ears.html? r=0>

The Guardian ran a great article on New Orleans in March 2014 that mentioned Bywater several times:
<http://www.theguardian.com/travel/2014/mar/14/magic-of-new-orleans-how-nola-got-its-groove-back>

MARIGNY

Feelings Restaurant

My favorite place to have a cocktail is in the Marigny at a place called Feelings. There is an incredible courtyard just off the bar that is ancient and beautiful – **the most New Orleans moment you will experience**. The restaurant is also great. The courtyard is a **must see**. So make an effort to go there for a drink. Typically, they are open from Wednesday – Sunday. On Friday and Saturday nights and when there is a convention in town, they will often set up the courtyard for dinner to handle the crowds. So the best nights to see the courtyard as a charming bar/lounge are Sunday, Wednesday or Thursday. Feelings serves classic New Orleans food in a French direction. There is also a remarkably delicious Vegan Restaurant on the second floor. Feelings offers several Vegan options on their menu, too. The owners of Feelings sold their business and building to a new owner (an attorney) on December 31, 2014. As of early January there was a dumpster in front of the building and it was closed. We all expect it will reopen soon under the same name of Feelings. But I won't be able to recommend it until I give it a go under the new owner.
<http://www.feelingscafe.com/>

The Franklin

Extremely stylish & delicious restaurant with a hip bar on the corner of Franklin and Dauphine Streets in the Marigny. They call their cuisine New American. They are open every day from 6PM to Midnight – so they are a great option for Monday nights when many places are closed. This is one of my new favorite places to eat. The staff is very knowledgeable and helpful. Beautiful space. This is probably my second favorite restaurant in NOLA at this time. 2600 Dauphine Street. <http://www.thefranklinnola.com>

Ruby Slipper

Amazing place for breakfast & brunch. Located in a beautiful old bank

building. Amazing eggs & amazing Bloody Marys. And I like to order the decadent Bananas Foster Rum Soaked French Toast as a second entrée for everyone to share at the table as dessert. Yum!

<http://www.therubyslippercafe.net>

Paladar 511

Cool new restaurant in an old Sock & Hosiery Mill that's been converted to hip lofts in the Marigny. Fancy Pizza is at the center of the menu, but lots of other options too. Like green garlic, potato and chard soup, hanger steak with salsa verde and homemade pappardelle with Bolognese sauce. They update their menu every few weeks and will feature gulf seafood and local produce. Accessible food. Affordable. 511 Marigny Street.

http://www.nola.com/dining/index.ssf/2015/03/paladar_511_pizza_marigny.html

Mona's Restaurant

If you want healthier fare, there is a healthy Middle Eastern cafe on Frenchmen Street called Mona's. We do "take-out" from Mona's from time to time for dinner. This is not an elegant place. Low-end atmosphere, but delicious, healthy food.

<http://www.frommers.com/destinations/neworleans/D41567.html>

Fatoush Restaurant

There is an EXCELLENT Middle Eastern restaurant called Fatoush in the Healing Center in the Marigny just a few feet from the New Orleans FOOD CO-OP. This place is new, clean and incredibly delicious. There is also a coffee house at Fatoush. On nights when the restaurant is closed, the coffee house offers a limited menu. The food here is amazing. It's a great place to eat and also a great place to "take-out" from. Highly recommended.

<http://www.fatoushrestaurantnola.com/>

Mimi's in the Marigny

2601 Royal Street. Mimi's is a dive bar downstairs while upstairs it is a swank Jazz Joint. Cocktails, music, dancing and great food.

<https://www.facebook.com/mimisthebar?rf=106966652671120>

Lost Love Lounge

2529 Dauphine (corner of Franklin). Voted one of New Orleans 5 Best Neighborhood Bars, Lost Love Lounge is a great dive bar with a hip vibe

that eschews hipsterism. Pool table, juke box (the Clash, Velvet Underground, Ray Charles, etc), Louisiana Microbrews. Plus great Vietnamese food served from the back room. Friday night Karaoke, Comedy Catastrophe on Tuesday. Group TV watching on other nights.
<http://lostlovelounge.com>

Marigny Brasserie

There is also a fun restaurant on Frenchmen Street called Marigny Brasserie. If you are looking for something light, you could just grab a table in the bar area and have a drink and order a cheese plate - or a salad – they make a great strawberry salad during strawberry season. They changed the menu in 2010 to adjust to the recession – the food is now standard NOLA classics (Red Beans & Rice, Jambalaya, Etouffe, Gumbo, plus some really great sandwiches). At night they do offer a special fish entrée. Great for lunch. Great for drinks. Great for a simple, low-key dinner. They often have live music on Friday & Saturday starting at 9PM.
<http://www.marignybrasserie.com/>

Orange Couch Coffee House

Another great option for coffee is a chic, artsy coffee house called the Orange Couch – it's on 2339 Royal Street.
<http://www.theorangecouchcoffee.com/>

Horn's (1940 Dauphine Street)

Horn's is a nice corner restaurant in the Marigny that is owned by the same folks who run Slim Goodies uptown. They serve the Slim Goodies menu at breakfast and serve more upscale food for lunch and dinner. The design of the restaurant and bar is very nice and the breakfast is delicious. I have yet to go there for dinner or lunch, but it looks promising.
<http://www.yelp.com/biz/horns-new-orleans>

Indywood

630 Elysian Fields Avenue (Between Royal & Chartres). Indywood is a boutique movie house that screens Independent Local Louisiana Films. And they are also building a web-based platform to help finance and distribute independent films. You can check out their schedule of films here: <http://www.indywood.org>

ST ROCH

St Roch Market

Directly across from the Healing Center on the corner of St Claude & St Roch is the St Roch Market. It's a beautiful, recently restored 1875 Food Market with a hip, stylish twist. It's a lot like NYC's Chelsea market. There are thirteen permanent vendors and an on-site bar. There's a raw bar, a fishmonger, house-made charcuterie, freshly foraged produce, cold-pressed juices and salads, house-made crepes, a unique Korean-meets-Creole fusion and West African cuisine by a Nigerian-born cook. Sweets and pastries are courtesy of the aptly titled Sweet Spot, which wash down well with coffee from the micro-roaster Kevin Pedeaux's Coast Roast.

2381 St Claude Avenue.

<http://www.strochmarket.com>

<http://mobile.nytimes.com/blogs/tmagazine/2015/04/09/st-roch-market-new-orleans-food-hall/?referrer>

FRENCH QUARTER

Eat NOLA Restaurant

A nice cost-effective option for brunch, lunch or dinner in the French Quarter is Eat New Orleans – it's BYOB so you save a lot on booze. And it's in a very charming part of the French Quarter.

<http://eatnola.com/faq/>

Louisiana Pizza Kitchen

A great pizza joint in the French Quarter is Louisiana Pizza Kitchen, right at the end of the French Market. Our two favorite pies are the Margarita and the Four Seasons. And we always order a carafe of Arnold Palmers. Heaven.

www.lpkfrenchquarter.com

Café Amelie

There is a beautiful outdoor and indoor restaurant in the French Quarter called Amelie - great place for dinner, nice bar indoors - amazing garden that we have patterned our garden in NOLA after.

<http://www.cafeamelie.com/gallery/dining-at-cafe-amelie>

Bayona

In my opinion, the best high-end restaurant in the French Quarter is Bayona - reservation required. Everything about this place is perfect. Very memorable.

<http://www.bayona.com/>

Bar Tonique

An excellent option for a cocktail is Bar Tonique on North Rampart Street in the French Quarter. Tons of charm, extensive menu of great drinks. Two charming fireplaces that are always cranking during the winter months. When it's cold out, we love to end the night there with a hot buttered rum in front of one of the fireplaces.

http://www.bartonique.com/Home_Page.html

Port of Call

There is a great burger joint/pub called Port of Call on the corner of Esplanade and Dauphine just at the end of the French Quarter. It's very popular with the locals. Not upscale - a fun, energetic pub for burgers. Standard fare is a burger and a baked potato. They have huge sweet drinks in go cups (not my thing but many folks love them) or you can get a beer. They also have a full bar.

<http://www.portofcallneworleans.com/index.html>

Café Du Monde Coffee House

For coffee one day, you should do the tourist thing and go to Cafe Du Monde in Jackson Square in the French Quarter. Get a Cafe au Lait and one order of Beignets (one order is three beignets with powdered sugar). Be prepared to pay your server when your coffee and beignets are brought to your table. After you eat, walk up the ramp to the Moon Walk & River Walk. Be sure to position yourself so you can compare the water level of the Mississippi River to the level of the ground by the cathedral - fascinating and disturbing. Especially during the spring when the river is at its peak. When I do this, my brain never wants to accept what it's seeing - it just doesn't make any sense.

<http://www.cafedumonde.com/>

Croissant D'Or Coffee House

Another great & charming coffee house in the French Quarter is Croissant D'Or. They also have decent bathrooms, so...

<http://www.neworleansonline.com/directory/location.php?locationID=543>

Walking Tour

One of my favorite things to do in New Orleans is to walk around the quiet, charming part of the French Quarter after dark when all the gas lamps are on. This area is roughly between Dumaine and Esplanade from Burgundy Street to Royal Street. If you are lucky enough to be in town on a night when there is a heavy fog, be sure to go for an evening walk anywhere in the French Quarter – very special.

MUSIC

If you want to hear some great music, the Bywater & Marigny neighborhood options mentioned earlier are all great: Vaughan's, BJ's & Mimi's in the Marigny. Frenchmen Street in the Marigny, just one block from the French Quarter, is the best known and most popular strip of Jazz Clubs in New Orleans: Snug Harbor, Spotted Cat, d.b.a (no smoking), The Blue Nile, Three Muses, Café Negril, The Maison, Apple Barrel, Bamboula's, etc.

<http://frenchmenstreetlive.com/category/music-clubs/>

<http://www.snugjazz.com/site/>

<http://www.spottedcatmusicclub.com>

Ingrid Lucia, NOLA's very own torch singer. Every Friday night at d.b.a. on Frenchman street.

http://www.youtube.com/watch?v=rfsRN_50Lno

John Boutté also performs regularly at d.b.a. - if you see him listed, make an effort to go see him. He's amazing – he sounds a lot like Sam Cooke. He was been voted Best Male Vocalist in New Orleans many times. He sings the theme song to the TV show Treme on HBO.

<http://www.johnboutte.com/>

<http://dbabars.com/dbano/>

Here are some suggested musicians and other locales:

Jeremy Davenport--the golden boy with a trumpet at the Davenport Lounge at the Ritz Carlton on Canal Street. On Thursday he plays from 5:30PM – 9PM. On Friday and Saturday, he plays from 9PM – 1AM. Davenport & his band are great; they put on a great show with great energy. There is no cover charge to get in, but the drinks are expensive.

We typically go for an hour or so on a Thursday night and order a bottle of wine for about \$65. And they also give us a little bowl of snacks. It's a great way to start off a Thursday night. If you get there early you can grab one of the couches with a great view of the stage. There is a great & affordable indoor parking lot behind the Ritz Carlton on Iberville Street. <http://www.ritzcarlton.com/en/Properties/NewOrleans/Dining/DavenportLounge/Default.htm>

Check out his new hit "Mr. New Orleans" with Kermit Ruffins [Click to hear Jeremy play. Select Mr. New Orleans!](#)

Kermit Ruffins--The best trumpet player ever. He often performs at Vaughan's Lounge in the Bywater on the corner of Dauphine and Lesseps on Thursday nights. Listen to him sing about the New Orleans Saints [Kermit Ruffins singing The Saints Christmas song](#)

Here is a link to his Facebook page so you can find out about his upcoming performances: <https://www.facebook.com/kermitruffinsnola>

LIVE THEATER

Saenger Theatre

A beautifully restored 1927 theatre designed like a 15th century Italian courtyard & gardens with a blue domed sky ceiling complete with stars. The theatre books a wide variety of theater and musical acts throughout the year. <http://www.saengernola.com/calendar>

The Joy Theater

A beautifully restored boutique theater on Canal Street showcases live music, theater and comedy. <http://www.thejoytheater.com/upcoming-events/>

Summer Lyric Theatre

A musical theatre summer series based on the Tulane University Campus features a combination of local and professional talent. <http://summerlyric.tulane.edu/index.cfm>

UPTOWN

Be sure to set aside some time to go uptown, see the Garden District, Audubon Park, and shop along Magazine Street.

Audubon Park Clubhouse Cafe

If you make it uptown to Magazine Street & the Garden District you should also swing by Audubon Park. The Audubon Park Clubhouse serves a nice lunch and cocktails until 3PM. I recommend eating outside on the porch - great views of the golf course and the live oak trees. And you can continue to enjoy the porch until 4PM if you like.

It's on Golf Club Drive, right in the middle of Audubon Park. Golf Club Drive is a parking lot/loop and the Clubhouse is at the far end of the lot. If you get a day with a light rain, the porch would be a great place to keep dry but still be outside to take in the view. The food is fine – standard lunch fare. The view from the porch is great.

<http://www.auduboninstitute.org/visit/clubhouse-cafe>

Slim Goodies

A fun place to go for breakfast is a diner on Magazine Street called Slim Goodies. Their menu is a riot; the names they have chosen for their different dishes are hilariously offensive, making equal fun of every socio-economic-ethnic-religious group on the planet. On weekends there is always a line to get in. 20-30 minute wait. On weekdays there is never a line.

http://travel.nytimes.com/travel/guides/north-america/united-states/louisiana/new_orleans/56920/slim-goodies-diner/restaurant-detail.html

Taqueria Corona

A fun Mexican place with great food is Taqueria Corona, on Magazine Street – I highly recommend getting two rib-eye carne asada tacos. This place is casual, not upscale, but delicious. Popular with young professionals and also with students from Tulane.

<http://www.taqueriacorona.com/>

Sucré for Dessert

There is a truly amazing place for dessert on Magazine Street called Sucré. I like to get a bowl of gelato – half hazelnut, half pistacio. Yum! They also offer delicious cakes, cookies & candies. Not to be missed.

<http://www.shopsucre.com/magazine/>

Ignatius Restaurant

There is a fun place on Magazine Street for classic NOLA lunch standards like Gumbo, Jambalaya, Red Beans & Rice – it's called Ignatius. I also love their hot roast beef po-boy – the beef is the consistency of a pot roast – so moist and delicious. Yum!

<http://www.yelp.com/biz/ignatius-eatery-new-orleans>

Jacques Imo's

A rockin' loud, funky New Orleans place for dinner Uptown is Jacques Imo's (you will need a reservation). Very authentic cuisine. Beware, you will get "critters" on your food; e.g., alligator, crawfish, shrimp with their heads, etc.

<http://www.jacquesimoscafe.com/>

La Madeleine

If you take the St Charles Street Car uptown one day, you might want to get off at Riverbend and have a nice lunch at La Madeleine – it's on the bend in the river where St Charles Avenue turns into Carrollton Avenue. La Madeleine is a kind of rustic, yet upscale, French gourmet cafeteria – the food is excellent. It's a small chain – they have several locations dispersed across the Southern US. I recommend the soup and sandwich combo – tomato basil soup, chicken parisien sandwich, mango iced tea and an order of lemon madeleines for dessert. During nice weather, I like to eat outside. After lunch, it's fun to walk across the street and up to the top of the levee to take a look at the Mississippi.

<http://www.lamadeleine.com/menu/lunch>

WAREHOUSE DISTRICT

Julia Street Arts District

If you are in New Orleans on the first Saturday night of the month you might want to check out Julia Street in the Warehouse District for the Evening Gallery Open House night. 25 galleries – all kinds of art. Hipsters and socialites abound.

<http://www.neworleansonline.com/tools/neighborhoodguide/artsdistrict.html>

CANAL STREET

Domenica Restaurant

Another great option for dinner is Domenica in the Roosevelt Hotel on Canal Street (between Dauphine and Burgundy – although once you cross Canal to the Roosevelt side, the side streets change their names to

Baronne and O'Keefe/University). Reservations required, especially Thursday – Saturday and if there is a convention in town.

<http://www.domenicarestaurant.com/>

Sazerac Bar

A great start to any evening is a Sazerac (the world's first cocktail) in the incredibly beautiful Sazerac Bar at the Roosevelt Hotel. After drinks you can then walk thru the lobby to Domenica for dinner. If you are in town between Thanksgiving and New Year's, it's worth checking out the decorations in the lobby of the Roosevelt Hotel – very impressive.

<http://www.therooseveltneworleans.com/diningAndEntertainment/bar.php>

BAJOU ST. JOHN

Café Degas Restaurant

If you have a car or want to take a cab, I also love Cafe Degas, which is on Esplanade about three quarters of the way between the French Quarter and City Park. It's a unique space – sort of an outdoor tree house.

Excellent restaurant. French owned and French Cuisine. Reservation required. Great for dinner and great for brunch.

<http://www.cafedegas.com/>

Swirl Wine & Cheese Shop

Just across the street from Cafe Degas is a great wine store called Swirl - they get a big crowd on Friday nights for their tastings. A hip lesbian couple owns the place. They attract a fun, hip, and energetic crowd of people. It's great fun to go there for half an hour of tastings. You can buy a cheese plate at Swirl if you're hungry. And then for dinner, walk across the street to Cafe Degas (but be sure to make a reservation at Café Degas ahead of time).

<http://www.swirlinthecity.com/>

CITY PARK & MOPHO

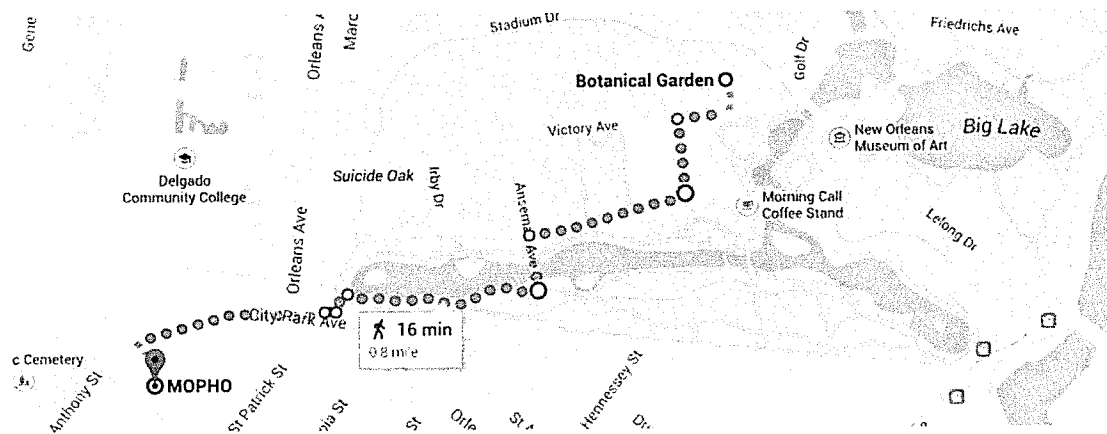
If you want to commune with nature a bit, I suggest a trip to City Park. I like to start with a walk through the outdoor **Sculpture Garden** at the New Orleans Museum of Art. Beautiful walk around the lake with amazing art. Free of charge. Next, I like to check out the **New Orleans Botanical Garden**. It's right behind the Sculpture Garden – take the gate by the three giant Urns. The Botanical Garden is beautiful 12 months of the year. Very impressive. Even more so when you learn that it's all private money and volunteer labor that make this place happen. \$4. After the Botanical Garden, I like to take a beautiful 15 minute stroll through City Park to an amazing restaurant called **Mopho** – it's just two blocks outside the park.

MOPHO Restaurant

MOPHO offers an amazing fusion of Vietnamese and Louisiana Food. Truly delicious and remarkable. Be sure to start with an order of the Fried Oysters as an appetizer to share. Over-the-top delicious.

<http://mophonola.com> After lunch at MOPHO, I like to walk back to City Park and have coffee & beignets at the Morning Call Coffee Stand.

<http://neworleanscitypark.com/in-the-park/morning-call>



FUN FOR KIDS

AQUARIUM

<http://www.auduboninstitute.org/aquarium>

AUDUBON ZOO & SPLASH PARK

<http://www.auduboninstitute.org/zoo>

BUTTERFLY GARDEN & INSECTARIUM

<http://www.auduboninstitute.org/insectarium>

IMAX THEATRE

<http://www.auduboninstitute.org/imax>

LOUISIANA CHILDREN'S MUSEUM

<http://lcm.org>

SWAMP TOURS

<http://www.neworleansonline.com/neworleans/tours/swamptours.html>

OTHER IDEAS

I've never done the Katrina disaster tour - have no idea if that is worthwhile. Here is a link to an interactive Flash movie that shows what happened during Katrina. Our house is located just under the letter "A" in the word "BYWATER" on the map - we were very lucky - no flooding, no damage.

<http://www.nola.com/katrina/graphics/flashflood.swf>

SWAMP TOURS

<http://www.neworleansonline.com/neworleans/tours/swamptours.html>

SAINT CLAUDE ARTS DISTRICT

For an interactive map, follow the below link and then click on any of the markers on the map to see a detailed explanation of that venue:

<https://maps.google.com/maps/u/0/ms?msid=210189332434090666468.0004cbf48f9017a7903f7&msa=0&ll=29.971349,-90.047421&spn=0.014387,0.01929&dg=feature>

THE ULTIMATE GUIDE TO NOLA CUISINE

As Bravo's Emmy Award-winning "Top Chef" heads to New Orleans this fall, here's a taste of the culinary delights of Bayou country from étouffée to Oysters Rockefeller to bananas foster. You can catch the new season on Wednesdays at 10/9c.

HOW TO SAY IT



Beignets
(Ben-YAYs)

Fried choux (SHOE) pastry, with a heavy sprinkling of powdered sugar. The light dough has a high water content so the steam puffs the pastry. Perfect pairings: café au lait (cafe-oh-lay) or chocolate milk.



Étouffée
(eh-too-FAY)

From the French word for "smother," this dish is a shrimp or crawfish stew over rice.



Rémoulade
(rem-oo-LAYD)

Mayonnaise typically mixed with mustard, hot sauce, garlic, paprika and Cajun or Creole seasoning.



File
(fi-LAY)

Powder made from ground leaves of the sassafras tree. A thickener for gumbo.



Doberge
(dough-BASH)

Cake consists of multiple layers of cake and pudding or custard — usually chocolate, lemon or caramel — topped with rich icing.



Roux
(ROO)

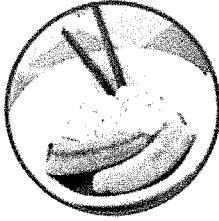
The base of sauces, gumbo and stews, it's made with butter, lard or oil and flour. Tip on stirring it from famed NOLA chef Emeril Lagasse: "Be careful not to produce specks of black. The roux must remain an even color throughout process."



Andouille
(an-DOO-ee)

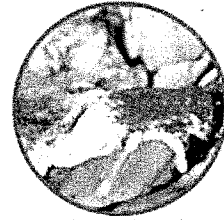
A spicy pork sausage brought by the French to Louisiana. Often mixed with seafood and rice.

HISTORY



Bananas Foster

A chef at famed Brennan's Restaurant created this dish in 1951. Rum-soaked bananas, brown sugar, butter and liqueur are flambéed and served over ice cream. The chef named it for frequent customer Richard Foster, who served with owner Owen Brennan on the New Orleans Crime Commission.



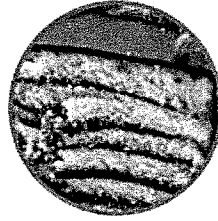
King Cake

This ring of Danish dough braids dates to the Middle Ages. Twelve days after Christmas, Europeans marked the coming of the three wise men bearing gifts with a celebration they called the Feast of the Epiphany (also known as Twelfth Night or King's Day). Cakes are decorated with Mardi Gras colors of green, purple and gold to represent faith, power and justice. Today's cakes have a plastic baby hidden inside — whoever gets the slice with the baby has to buy the next cake or host the next party. You'll find them at most celebrations from Jan. 6 through Ash Wednesday.



Beignets

French settlers brought beignets as they migrated to eastern Canada, a region in Nova Scotia they called Acadia, in the 17th century. Many Acadians settled in Louisiana.



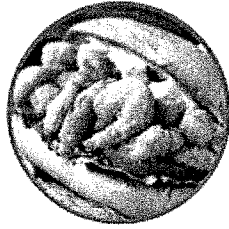
Doberge Cakes

According to the New York Times, this dessert was invented during the Great Depression by Beulah Levy Ledner, a local woman who started making Hungarian Dobos tortes for extra money. She adapted the filling to the Louisiana climate by using custard instead of buttercream and gave it a fancy French name. You'll see these at New Orleans bridal showers and birthdays.



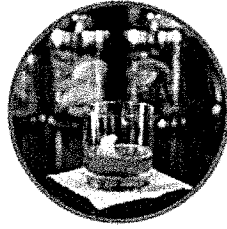
Jambalaya

Mixture of rice, sausage, seafood and spices. The story from the Dictionary of American Food and Drink goes that a traveler arrived at a New Orleans inn long after dinner had been served. A cook named Jean was told to "batayez," or "throw something together" to feed the guest. The name of the delicious results eventually morphed into jambalaya. Adding raw long-grain rice to absorb flavors from the stock sets this favorite apart.



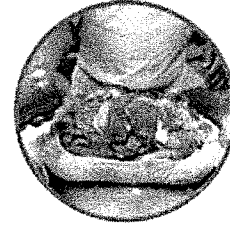
Po' Boys

This French bread sandwich, overstuffed with meat or seafood and smothered in gravy, has roots in the Great Depression when there was a street car strike. Some former streetcar workers opened a sandwich shop and used potatoes and roast beef gravy to create this signature dish.



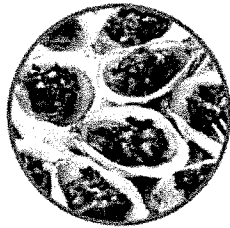
Sazerac

Thought to be the world's first cocktail. In the 1800s, Antoine Peychaud created the drink in the French Quarter and named it for his favorite French brandy Sazerac de Forge et Fils. In 1870, American rye whiskey was substituted for brandy, and a dash of absinthe was added.



Turducken

A deboned chicken stuffed into a deboned duck stuffed into a deboned turkey. This legendary New Orleans Thanksgiving dish has more stories about its origin than cooks' preferences for stuffing it. Hebert's (pronounced Ay-Bears) Specialty Meats claims to cook 10,000 of the hybrids a year and sells them in stores or ships them.



Oysters Rockefeller

Oysters on the half-shell topped with capers, green herbs and parmesan, crowned with a rich (rich as John D. Rockefeller) white sauce of butter, flour and milk and broiled. According to Southern Living magazine: "A true Rockefeller is bold and strong with freshly blended ingredients including parsley, celery leaf, and fennel bulb. The addition of anise-flavored liqueur such as Pernod only enhances the green herbaceous flavor."

CREOLE VS. CAJUN

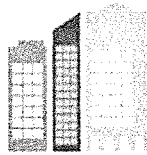


These cooking styles are different, though some of the spices are the same and they both originate from FRANCE.



CREOLE cuisine grew out of the the settling of New Orleans and Louisiana by Europeans from Spain and France. The cuisine was also influenced by African, Caribbean and Italian immigrants.

CAJUN recipes come through the settling of Acadians in rural southern Louisiana.



Creole recipes are CITY FOOD.



Cajun dishes are COUNTRY FOOD.



With CAJUN CUISINE, think hearty one-pot cooking and rustic ingredients – salt pork, corn, wild game and seafood.



CREOLE FOOD is classically French with rich dishes such as shrimp rémoulade and trout meunière.



CREOLE roux is made from butter and flour.



CAJUN roux is made from lard or oil and flour.

COMMON INGREDIENTS



RICE



BEANS



OKRA



CRAWFISH



OYSTERS



CRAB



SHRIMP



FISH



YAMS



ANDOUILLE



CHICKEN



ONIONS



CELERY

TYPICAL SPICES

Paprika



Ground cumin



Black pepper



Garlic powder



Onion powder



Thyme



Oregano



Cayenne pepper



Cumin



Cumin seeds



Dried basil



File powder



Dry mustard



TRADITIONAL FARE

Appetizers

Crab cakes, oysters, stuffed jalapenos, barbecued shrimp, crab claws.

Soups

Turtle soup, gumbo, crab and corn soup.

Entrees

Jambalaya, étouffée, red beans and rice, muffuletta, crab cakes, shrimp or chicken creole, red snapper, po' boys, stewed or fricasseed rabbit.

Desserts

Beignets, bananas foster, pralines (call them praw-teens if you want to sound like a local), bread pudding, lemon icebox pie, snowballs (cups of finely shaved ice with any number of syrups and creams.)

Nicholas J. Kindel

From: CPCInfo
Sent: Tuesday, September 29, 2015 3:05 PM
To: Nicholas J. Kindel
Subject: FW: Pro air bnb host

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

From: Kimberly [<mailto:kimberlydparker@gmail.com>]
Sent: Tuesday, September 29, 2015 1:42 PM
To: CPCInfo
Subject: Pro air bnb host

We all know that we are living in a shared economy. Short term rentals are one aspect in which the economic model manifests itself. While I recently dined at a nice establishment in an Uptown neighborhood, the table next to mine had a couple meeting with a financial advisor. Among the topics that I overheard was that they should air bnb their home to increase their portfolio.

Post Katrina/recession, it's a way to off set insurance and property taxes, maintain and enhance property.

Ten years ago, no one could have imagined the impact of social media, how it has changed and connected society. Short term rentals, in my opinion especially Air Bnb is a community of like minded people who want to share experiences. It's social media in physical form.

Being a host is no easy task. People are not throwing money at you cavalierly. There is feed back and repercussions for poor experiences on both ends.

Two years ago I was told by one of the organizers of a huge international physicians conference that they would not returning due to the shortage of hotel rooms and taxis. (city had not yet embraced uber)

My home is owner occupied. We rented the back of the house to a full-time tenant for two years that tenant rarely went out for fine dining or shopped. Short term renters do go out to eat and shop. The city knows the huge economic impact that these folks bring into town visitors that would not normally come and stay in a hotel room even if they could find a hotel room.

Short-term rentals are global. Every major city in the world participates and short-term rental it's nothing new. craigslist and other ads have always solicited short term renters. With those renegade rentals, scams always occur there is no safety net and no accountability. With the new organizations that operate, money is handled safely and securely. Each rental carries insurance, and participants agree to a rigorous contract of accountability.

Short term rentals do not take away from hotels because it is a very different experience for a certain type of person usually.

We had a Italian PhD that had come to speak for a week a an international conference. His plane was late and when he arrived from his long trip, the downtown hotel had given his room away and none to be found. He became verified in the lobby with air bnb.

Kimberly Parker

Sent from my iPad

Nicholas J. Kindel

From: CPCinfo
Sent: Tuesday, September 29, 2015 3:05 PM
To: Nicholas J. Kindel
Subject: FW: Short term rentals

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

From: Muffin Bernstein [<mailto:muffinsills@hotmail.com>]
Sent: Tuesday, September 29, 2015 1:44 PM
To: CPCinfo
Subject: Short term rentals

Please help regulate short term rentals. The Airbnb map that was published this year is ridiculous. I think if you want to run a bed n breakfast then do just that acquire the permits and run a business.
Please help stop short term rental abuse!

Sent from my iPhone

Nicholas J. Kindel

From: CPCinfo
Sent: Tuesday, September 29, 2015 3:05 PM
To: Nicholas J. Kindel
Subject: FW: Comments on the subject of short-term rentals for the hearing on Sptember 29
Attachments: Comments for City Planning Commission on short-term rentals.pdf

From: Jay Brinkmann [<mailto:jaybrinkmann@gmail.com>]
Sent: Tuesday, September 29, 2015 1:59 PM
To: CPCinfo
Subject: Comments on the subject of short-term rentals for the hearing on Sptember 29

Attached are comments I am submitting for the hearing on the subject of short-term rentals. I regret that I will be unable to attend the meeting in person.

Jay Brinkmann
4506 Canal Street
New Orleans, LA 70119
504-826-9724 (home)
202-409-5907 (cell)

Emile J. Brinkmann, PhD
4506 Canal Street
New Orleans, LA 70119

September 29, 2015

I am submitting these comments regarding the City Planning Commission's hearing on the subject of the short-term rental of properties located in areas zoned for non-commercial use. These comments represent my own opinions and are not connected with any other organization. My comments are summarized below with the detailed discussion following:

1. Zoning laws exist to give homeowners some assurance that their long-term investments are protected from those who could create a nuisance that would negatively impact their ability to enjoy their property. Zoning helps protect the property's potential resale value, thus encouraging investments in improvements and maintenance.
2. The "economic" evidence cited by the Alliance for Neighborhood Prosperity in support of legalizing short-term rentals in residential neighborhoods is so riddled with logic errors that it is laughable and should not be taken seriously by anyone with even a modest background in economics. It is much closer to the type of half-truths that are thrown around in a political campaign rather than a serious analysis of the subject.
3. The continued loss of hotel and motel tax revenue primarily impacts the Superdome and the convention center, both state-owned facilities. The failure of the city to address the problem of the short-term rentals and the millions of lost hotel and motel tax revenue risks having the state legislature becoming involved in a solution.
4. The distortion of home prices that impacts potential homebuyers and long-term renters is due to the fact that short-term rental properties are valued based on their expected cash flows, not their relative merits as owner-occupied or long-term renter-occupied properties. The assessor's office needs to recognize this in determining appraised values and, in addition, prohibit the use of homestead exemptions by any operator of a short-term rental.
5. Removing a home from the long-term rental market and placing it into short-term rental usage effectively circumvents Fair Housing laws and permits disparate treatment of potential occupants based on race or other characteristics.

6. While it is perhaps beyond the scope of the City Planning Commission's review, it should nevertheless be recognized that special problems arise if short-term rental properties are financed with a traditional home mortgage. If the owner of the property financed the purchase of the property with a mortgage, and unless that owner explicitly stated that he or she was going to operate a short-term rental in the property, that person committed mortgage fraud and is subject to considerable legal sanctions.

1) Zoning laws exist to protect long-term investments.

Purchasing a home is a long-term investment, and very often that home is the largest single asset of the homeowner. There are no guarantees in life and the potential risks to a long-term real estate investment are many. While the homeowner has personal risks (loss of job, long-term illness or disability, divorce or death of a spouse), the homeowner also faces community-level risks, such as a drop in the economy, increase in crime, or a general failure to provide city services. Zoning laws exist, however, to provide the homeowner with some assurance that a nuisance establishment will not be licensed at some future date that would deprive the homeowner of the right to enjoy his or her property or that would negatively impact its value. Absent strong and enforced zoning laws, the homeowner has no such long-term assurances.

One needs only go to Houston to see the *ad hoc* arrangements such as deed restrictions in some areas that are far more restrictive than zoning ordinances that have developed to compensate for the lack of citywide zoning. While the emergence in New Orleans of the neo- and crypto-libertarians who say "It is my house and I can do whatever I want with it," illustrates an ignorance of the law as it exists in most of the country, I invite them to depart for Houston and exercise their political beliefs there.

The short-term rental proposal seeks to ratify the currently illegal establishment of commercial ventures in residentially-zoned neighborhoods. It is a product of lack of enforcement rather than any underlying economic need, other than that of the owners of the properties. If short-term rentals in residential districts are allowed, it would represent a fundamental betrayal of the trust that homeowners place in the zoning process. It is the type of abrogation of property protections for no valid reason that one might expect in some banana republic, not in our city. Quite frankly, if short-term rentals receive official sanction, I will probably start selling beer off my front porch because I do not see the logical difference between that commercial venture on my private property and what is being proposed here.

2) The “economic” evidence cited by the Alliance for Neighborhood Prosperity is so riddled with logic errors that it is laughable.

According to the presentations on their website, the organization advocating short-term rentals claims that short-term rentals generate:

- 100,000 visitors annually
- \$174.8 million in direct and indirect spending
- 2,200 jobs
- \$10.8 million in local and state tax revenue

The source of much of the data is a survey performed by the Hospitality Research Center of the University of New Orleans. The problem is not as much with the UNO survey data but in the way it is interpreted. The interpretation makes two fundamental mistakes that completely invalidate any assumptions drawn from it. First, it ignores the difference between static and dynamic analysis, that is, it assumes that the people staying in short-term rentals would not otherwise visit if those rentals were not available. Second, it engages in selection bias in estimating spending levels. Both errors are discussed below.

The easiest way to understand a static versus dynamic analysis error is to think about going into a restaurant and ordering a soft-shell crab dinner. Under the static analysis approach used by the proponents of short-term rentals, if waiter told you that the restaurant was out of soft-shell crabs, you would leave the restaurant, go home, not eat anything, and overall spending in restaurants would fall by the amount of the cost of that dinner. Decisions in life, however, are dynamic, not static. People react to changed circumstances. If told that the restaurant was out of soft-shell crabs, your response would almost certainly be to order something else. Similarly, if short-term rentals were not available, we would not see a 100,000 drop in visitors. Those visitors would simply make the dynamic choice to stay in a legally licensed facility.

The actual net economic impact of short-term rentals is either zero or negative. While some visitors might not come if they could not stay in a short-term rental, absent any actual evidence to the contrary it can be assumed that the number is *de minimis*. As a result, spending would not drop and tax revenues would increase through the collection of the hotel and motel tax on these visitors.

The second basic economic mistake in their analysis is the claim that visitors who stay in short-term rentals spend more while they are here. Absent a more detailed analysis that accounts for potential economic and demographic differences, there is a clear selection bias behind those numbers. It would be the same as saying that visitors who stay in the Ritz-Carlton or Windsor Court spend more while they are here, and reaching some conclusion about the Ritz versus the

Residence Inn. It has more to do with how much money visitors have in their pockets when they get here rather than where they ask the cab driver to drop them off.

In short, the economic “evidence’ presented by the proponents of short-term rentals makes for useful public relations, but it is as substantive as cotton candy in supporting real life policy decisions.

3) The continued loss of hotel and motel tax revenue primarily impacts the Superdome and the convention center, both state-owned facilities.

Based on data available from InsideAirBNB.com, it is possible to estimate the tax revenue lost to the state and city from just the AirBNB arrangements. The 2,614 properties listed on the site have an average nightly rent of \$201, and an average minimum stay of two nights. Applying the nightly rent rate times the minimum stay requirement on a per property basis, and making the very conservative assumption of only two stays per month per property at the minimum stay, gives an estimated revenue to the operators of short-term rentals of almost \$27 million. At a 13 percent tax rate, this works out to about \$3.5 million per year in lost hotel and motel tax revenue. Expanding those assumptions slightly to three stays per month, or expanding the actual nights stayed to slightly more than the minimum required, results in a revenue loss of \$5.2 million. It is important to remember that these revenue loss estimates are based solely on those properties listed with AirBNB. Adding in the properties listed solely on other sites could easily increase this number by 50 percent.

The current loss of perhaps \$7.5 million in hotel and motel taxes falls principally on the Louisiana Sports and Exposition District and the New Orleans Convention Center, both state-owned facilities. One argument made on behalf of short-term rentals is that visitors who spend less on their hotel rooms have more to spend on eating out and other tourist activities. If true, the city comes out ahead because the small share of the hotel and motel tax it loses is more than offset by higher sales tax collections. While some might see this shifting of revenue from state-owned facilities to the city as an argument in favor of rentals on which the hotel and motel tax is not collected, this view is very short-sighted. If it became widely known that this revenue shifting would be the result of any move in favor of short-term rentals, it is very likely that the state legislature would seek to intervene to protect its interests, particularly given the amounts the state has expended to maintain patrols in the French Quarter.

4) The distortion of home prices that impacts potential homebuyers and long-term renters is due to the fact that short-term rental

properties are valued based on their expected cash flows, not their relative merits as owner-occupied or long-term renter-occupied properties.

A short-term rental is a commercial use of a property, not a residential use. While homes are generally valued based on occupancy by the owner or long-term renter, commercial properties are valued based on the rental income they produce. While residential property values are estimated based on the recent sale prices of comparable properties, commercial properties are valued based on the income they can produce. Perhaps the most common approach is the use of capitalization rates (commonly called cap rates) and net operating income to compare and set valuations. The simplest explanation of the cap rate is that it is the ratio of net operating income (earnings before interest, taxes, depreciation, and amortization) to price. For example, if a property has an annual net operating income of \$100,000 and sells for \$1,000,000, its cap rate is .10. The cap rate for a class of properties (such as hotels, office buildings, shopping centers, etc.) is used to come up with the value for a property when all you have is the net operating income.

The point is that comparing residential home values to commercial income-producing property values is like comparing apples to watermelons. Here is a quick example. Imagine that a short-term rental in Mid-City brings in \$30,000 per year after expenses (a reasonable estimate based on available data). The cap rate for equivalent hotel and other hospitality properties of similar quality is in range of 7.0 percent, including a small growth assumption. That would put the value of that property at \$429,000 ($\$30,000 \div .07$). The appraised value of that property based on comparable residential sales would likely be a little more than half that. Imagine again that the owner of the property paid \$300,000 for it, based on its owner-occupied value. The pre-tax return is in the range of 10 percent per year, not bad in today's market. The issue is that as short-term rental use of residential properties increases, home prices will continue to go up until competition among the short-term rental proprietors drives that 10 percent return down to market levels. In the meantime, home prices will continue to escalate without regard to area incomes or affordability.

If you own a house and are getting ready to sell it, this is good news. If you want to remain in your home, however, it is bad news because your property taxes will go up as more properties change hands based on their ability to produce revenue rather than their value as owner-occupied, or long-term renter-occupied structures. Unless the appraised values for property tax purposes are adjusted upward to reflect commercial use rather than residential use of the short-term rental property, all of the property taxes on owner-occupied homes in the affected areas will go up as these short-term rental houses sell based on their ability to produce income.

The fact that these short-term rental properties are not classified differently for property tax purposes means that the owners of owner-occupied and long-term renter-occupied homes are subsidizing their operations. Based on the above example, while the true value of the short-term rental property might be \$429,000 based on the net income it produces, its appraised value will be considerably less because there is no way to easily distinguish it from owner-occupied properties in the Assessor's records. Simply put, short-term proprietors are not paying their fair share of property taxes, and owner occupants are paying too much.

Even without changing the current law on short-term rentals, the following immediate changes in property taxes would help balance the now uneven playing field between owner-occupied properties and short-term rentals:

- Cancel retroactively the property tax homestead exemption of anyone who uses his or her home for a short-term rental. Just because something is illegal does not mean that it cannot be taxed. Ask Al Capone.
- Estimate the annual income of identified short-term rentals, and establish commercial property tax valuations using that estimated income and applicable cap rates. This is actually much easier than it sounds. Individuals who protest the valuations would have to provide business records to demonstrate the actual levels of revenue.
- Exclude from tax appraisal comparables any properties used for short-term rentals. In other words, identify those properties that were sold for the purpose of running a short-term rental scheme and exclude those sales in establishing neighborhood owner-occupied valuations.

5) Removing a home from the long-term rental market and placing it into short-term rental usage effectively circumvents Fair Housing laws and permits disparate treatment of potential occupants based on race or other characteristics.

New Orleans has struggled for decades with the application of Fair Housing laws. Even landlords with no intent to discriminate whatsoever must struggle with balancing the need for credit and reference checks of potential tenants against the possibility of discriminatory behavior and the sanctions that go with it. With a conversion to short-term rentals all of that goes away. Landlords are free to pick and choose to whom they will rent without fear of sanction for discrimination.

Imagine the uproar if a major downtown hotel announced that it was closing its doors during the Bayou Classic, the Essence Festival, or the Southern Decadence Festival. The hotel would suffer immediate legal and reputation consequences. The proprietor of a short-term rental business, however, would suffer no such

consequences if their property were simply not available on certain dates. If the city cannot enforce the current prohibitions against short-term rentals, how can it be expected that any sort of patterns of discrimination would be detected, much less prosecuted?

6) Unless the owner of the property explicitly stated that he or she was going to operate a short-term rental in the property and financed the purchase with a mortgage, that person committed mortgage fraud.

At some point the city will suffer a black eye over the nonenforcement of the rules against short-term rentals. It might be when a group of drunk bachelor party celebrants accidentally burn down the structure, and the one next to it. Even if everyone survived, crusading journalists and plaintiff attorneys would ask why, if the city knew that it had almost 3,000 unlicensed short-term rental units within the city limits, it did nothing to curtail the activity.

In a similar vein, properties that are used for commercial purposes, such as short-term rentals, are not eligible for financing by Fannie Mae, Freddie Mac, or FHA. Most banks that lend for their own portfolios follow the same guidelines. While commercial loans are available for such purposes, conventional and government-guaranteed mortgages are not. To the extent that any of the almost 3,000 properties in New Orleans being used as short-term rentals have traditional mortgages, those borrowers are in jeopardy, as are the lenders who made the loans. Even long-term rental properties have a higher risk of default than owner-occupied properties and, as a result, mortgages on those properties carry a higher interest rate. Imagine the situation, however, if a sudden downturn in the national economy reduced tourist traffic for a period of time and the owners of the short-term rentals defaulted on their mortgages due to a lack of rental income. The major mortgage agencies would see a pattern of mortgage deception here and in other cities where short-term rentals are common. Absent evidence that the city is willing and able to enforce the zoning and other laws against short-term rentals that the agencies had relied to protect their collateral and in setting their credit pricing, they could react by pricing that additional risk into their interest rates.

Conclusion and Recommendations

While the proponents of short-term rentals are quite vocal in demanding that they be allowed to continue their current operations, their desire is entirely understandable given the amounts of money flowing into their pockets by circumventing zoning laws. This money, however, is ill-gotten gains. It comes at the expense of undercutting licensed hotels and motels that are required to pay

the hotel and motel tax. It comes at the expense of bed and breakfasts that follow the rules and seek the proper licenses and safety permits. It comes at the expense of homeowners who see their property taxes go up as short-term operators bid up house prices. It comes at the expense of residential neighborhoods that lose their residential characteristics as the short-term operators destroy those characteristics at the same time they use them to market their properties.

The best approach would be for the city to recognize that a short-term rental is nothing more than a commercial venture operating illegally in a neighborhood zoned for residential use. At a minimum, no property that the owner does not occupy full-time should be allowed to do any short-term rentals. Otherwise the city should simply tear up all of its other zoning requirements if it cannot enforce one as straightforward as this one.

If the city decides that some sort of allowance should be made for short-term rentals in owner occupied structures, those should be allowed only subject to the following conditions:

1. A limit of 30 nights per year, with more than that being the difference between incidental and full-time commercial use of a residential property.
2. Forfeiture of 100 percent of the homestead exemption.
3. Payment of a tax equal to the hotel and motel tax.
4. Licensing with the city and appropriate safety inspections and permits.

Thank you for your consideration of these opinions and please contact me if you have any further questions.

Dr. Brinkmann is the recently retired Chief Economist of the Mortgage Bankers Association and was a recognized as national expert on residential and commercial real estate and real estate financing issues.

Nicholas J. Kindel

From: CPCinfo
Sent: Tuesday, September 29, 2015 3:05 PM
To: Nicholas J. Kindel
Subject: FW: Legalize and Regulate Short Term Rentals

From: Alexander Ramirez [<mailto:alexramirez.csm@gmail.com>]
Sent: Tuesday, September 29, 2015 2:13 PM
To: CPCinfo
Subject: Legalize and Regulate Short Term Rentals

September 29, 2015

Re: Support for Short Term Rentals in New Orleans

Dear members of the City Planning Council :

I am writing to express my strong support for the legalization, regulation, and taxation of short term rentals here in our great city of New Orleans. I have seen and experienced first hand what the short term rental market can do for a struggling and blighted neighborhood. When I purchased my primary home in the lower mid-city area I was literally surrounded by blight. On my block alone, there were seven blighted properties, bad tenants, drug dealing, and prostitution (I am one block off of Tulane Ave). It was not a desirable area to live, but I fell in love with my house and in my naivety I decided to take on the challenge of transforming the neighborhood. I bought the blighted property next to me but when I had some difficulty renting it out for a twelve month lease I nervously decided to list it on Airbnb. This was the best decision I have ever made and it worked for a few reasons. First, the guests did not have the same pre-judgments about the neighborhood that many locals did. When they did feel uncomfortable they were eased by the fact that I was right next door and ready to help in any way that I can. Second, there is no denying that the return on one's investment is much more rewarding than that of a long term lease. From a financial standpoint, the investment made sense. I ended up purchasing the house next to this one and listed it on the short term rental market as well. The return on my investment gave me the opportunity to afford improvements on my properties as well as acquire a couple of security cameras that overlook our block. My neighbors loved it because they noticed the exposure that the block was getting. This exposure flushed out the drug dealers and prostitutes who were once operating in an abandoned haven. Fast forward a few years later and we are down to only one blighted property on the block! Since I have reached out to all the property owners on my block, I have been told by them that I have single handedly changed the status quo of the block, and that I have, in fact, inspired them to improve/renovate their properties in order to obtain better quality tenants now that the neighborhood could support it. How can this be a bad thing?

A second point that I want to make is that through this experience I have been able to act as an ambassador for our neighborhood and our great city. New Orleanians have an inherent spirit of warmth and southern hospitality, and I for one am not the exception. It is truly a joy to be able to host people from around the country and the world. In a city so unique and authentic like New Orleans, visitors want experience that very authenticity of living in a New Orleans neighborhood and that is something that a hotel cannot provide.

Thirdly, my folks immigrated to the United States in order to to give their kids better opportunities. They come from humble beginnings, and both worked for room service and catering at the Marriott on Canal Street for over 25 years. Our private home rentals have given them the opportunity to be their own boss and in essence to get a taste of the American dream. There is nothing more satisfying than being able to hire your own parents and treat them the way any son or daughter would want a boss to treat their parents no matter what position they held.

Finally, new innovations and technology that are provided through websites such as Airbnb have given the consumer (guests) and the product (hosts) the ability to connect in a direct and qualitative way that has never been possible in the past. The City of New Orleans has a responsibility to adapt to these innovations and to therefore remove barriers found in antiquated laws that interfere with progress. Our city should allow for that freedom that gives the guest/consumer a freedom to choose, and gives the host and the everyday man the same freedom and ability to gain from our tourist economy. This is a fabulous opportunity to give power and opportunity back to the everyday person, and level the playing field with large corporations and their lobbying groups. I strongly believe that if done responsibly through regulation, allowing for a private home short term rental market in New Orleans will prove to be an incredible asset to all stakeholders and visitors of our great city.

Sincerely,

Alex Ramirez

Nicholas J. Kindel

From: CPCinfo
Sent: Tuesday, September 29, 2015 3:06 PM
To: Nicholas J. Kindel
Subject: FW: Fine Illegal Short Term Rentals

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

From: Douglas Duckworth [<mailto:planningbfun@gmail.com>]
Sent: Tuesday, September 29, 2015 2:13 PM
To: CPCinfo
Cc: Paul Cramer; info@noShort-Term.org; Vieux Carre; hftaneworleans@yahoo.com
Subject: Fine Illegal Short Term Rentals

I moved to New Orleans not for its low wages, inequality, rampant crime, crumbling roads, or unsanitary unreliable water supply, but rather its culture. Short Term Rentals directly threaten the livelihood of our most vulnerable by limiting our supply of rental housing. We must do more to protect black New Orleanians who, as Councilwoman Cantrell states, are being screwed. These people, my neighbors, are why I remain living in this dysfunctional city.

Two reports, <http://nolarentalreport.com/> and <http://insideairbnb.com/new-orleans/>, conclusively demonstrate that substituting needed rental housing for Short Term Rentals leads to inevitable price increases. Comparatively we've seen the same unsustainable results in other cities.

City Council should ban all Short Term Rentals then levy heavy fines upon operators. This cannot be that hard to enforce given operators advertise their illegality online. So, rather than legitimizing disruptive illegal behavior, that spurs the displacement of our culture bearers and working people, City Council should outlaw this scofflaw behavior.

Thanks

Douglas Charles Duckworth
MSc Urban Planning
Linux BOFH
Indebted Prole
1924 St. Philip
NOLA, 70116
T: treme_lakeside
P: 504-427-5771

Nicholas J. Kindel

From: CPCInfo
Sent: Tuesday, September 29, 2015 3:30 PM
To: Nicholas J. Kindel
Subject: FW: Citizen Input on Illegal STRs

From: Nancy Barrett [<mailto:nbarrett2@cox.net>]
Sent: Tuesday, September 29, 2015 3:17 PM
To: CPCInfo
Subject: Citizen Input on Illegal STRs

I am strongly in favor of regulating the illegal STRs that are proliferating in our neighborhoods. These entities represent un-permitted commercial uses into our areas. Unlike law abiding businesses, they do so without the approval or input of their neighbors, pay no taxes and in violation of zoning rules.

They are NOT all Mom and Pop enterprises. Many are commercial enterprises operated by out of town businesses.

I offer an example just two blocks away from me: On 6/10/2015, a single family home at 332 Walnut Street, NOLA 70118 (1 block to Audubon Park) was sold for \$900,000 to Ostlund Vacation Properties, LLC, (Aleta Ostlund) a business out of California that is now using it as an illegal STR (possibly now cut up into smaller units.) They market the property through flipkey.com. It stays rented, judging by the number of out of state cars parked on the street.

This sort of activity is destroying the fabric of our neighborhood, and making it less desirable to live in.

Also of great concern to legitimate landlords is the now common practice of tenants renting out rooms as STRs. Not only does this represent lost income to the landlord, but is terrible liability (possibly voiding the landlord's insurance) with so many visitors coming in and out of the property. I prohibit this practice in my rentals, nevertheless I monitor airbnb and flipkey to make sure my tenants haven't given into the temptation of quick (untaxed) income.

Illegal STRs are a very serious threat to the quality of life and the continued recovery of New Orleans, and I urge you to recommend that they be regulated if not prohibited.

Thank you.

Nancy Barrett, 324 Audubon St., NOLA 70118

Nicholas J. Kindel

From: CPCInfo
Sent: Tuesday, September 29, 2015 3:31 PM
To: Nicholas J. Kindel
Subject: FW: Short Term Rentals

From: John D Hazlett [<mailto:jhazlett@uno.edu>]
Sent: Tuesday, September 29, 2015 3:23 PM
To: CPCInfo
Subject: Short Term Rentals

According to the *Times-Picayune* (Sept 2, 2015), the analysis of the data scrape on STRs in New Orleans conducted by Darin Acosta, Breonne DeDecker and Andru Okun states that many (or most) STRs are not owner occupied and that “with so many operators listing ... whole ... apartments up for rent, it's clear that the industry is dominated by people running short-term rentals as a business,”.

This conclusion was reached when the authors of the analysis did a count of STRs that were advertised as “entire house or apartment.” When these authors assumed that a housing unit advertised as “an entire apartment” meant that the owner did not live on the premises and was running the apartment as a separate business, they made it clear that they are unfamiliar with New Orleans housing. The shotgun double, as a case in point, is one of a signature domestic architectural features on the New Orleans housing landscape. Both historically and in the present day, many (if not most) of these doubles (and quads) are owner occupied. The owner lives in one half of the house, and rents out the other half. When these are advertised on a STR website such as VRBO or Airbnb or Home Away or Flip Key, they are advertised as an “entire apartment.” To assume, therefore, that when housing that is advertised as an “entire apartment” the owner must live elsewhere rather than on the same property is to misread and misrepresent the actual facts. Given the widespread existence of such architecture in New Orleans, any data scrape analysis that reaches a conclusion based on such a misreading is worthless.

John Hazlett
New Orleans
Email: jhazlett1949@gmail.com

NOTICE: This message, including all attachments transmitted with it, is intended solely for the use of the Addressee(s) and may contain information that is PRIVILEGED, CONFIDENTIAL, and/or EXEMPT FROM DISCLOSURE under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or use of the information contained herein is STRICTLY PROHIBITED. If you received this communication in error, please destroy all copies of the message, whether in electronic or hard copy format, as well as attachments and immediately contact the sender by replying to this email. Thank you!

Nicholas J. Kindel

From: CPCinfo
Sent: Tuesday, September 29, 2015 3:52 PM
To: Nicholas J. Kindel
Subject: FW: short term rentals in New Orleans

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

From: Chuck Schadt [<mailto:cfschadt@gmail.com>]
Sent: Tuesday, September 29, 2015 3:42 PM
To: CPCinfo
Subject: short term rentals in New Orleans

I am strongly in favor of short term rentals in New Orleans. They facilitate and enable a significant amount to medium term (3 nights to 1 week with many stays longer than 1 week) visitors to the city. Having the houses occupied more than the owners' use creates a more vibrant neighborhood and supports many local businesses. All the owners would gladly register and pay a fee or otherwise create net additional revenue for the city.

Regards,
C. Schadt

Nicholas J. Kindel

From: CPCinfo
Sent: Tuesday, September 29, 2015 3:52 PM
To: Nicholas J. Kindel
Subject: FW: short term rentals

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

From: rdchesson@cox.net [mailto:rdchesson@cox.net]
Sent: Tuesday, September 29, 2015 3:46 PM
To: CPCinfo
Subject: short term rentals

Unfortunately I am unable to attend this afternoon's meeting and given the current crime climate would hesitate to come down alone for a 5PM meeting and park in the available garage.

I live between three STRs. Parking is a great concern. Those who rent do not abide by the law and often I have witnesses the fire hydrant at the corner of Perrier and Walnut blocked by parked cars. The biggest concern I have, however, is that in two of the three rentals, the owner isn't present during some of the rentals. With respect to the third, the rental is owned by a California corporation and the owner is never present. In all three of these rentals, there is no posted telephone number or contact information. Even if this was provided there is no guarantee that the call would be answered. There is often trash on the street comings and goings late at night and into the morning. Given the appearance of some of the renters, I have become wary of working outside and enjoying my garden.

When I moved to New Orleans some 20 years ago I made the decision to live in a neighborhood. Had I wanted to be a part of a mixed residential and commercial community I would have moved into the Quarter. These STRs are businesses taking in income. If the City must have such establishments operating in our residential setting, they should be treated as a business with the appropriate inspections, licenses, fees and tax reporting. There should be 24/7 contact information and police enforcement if the peace is disturbed. I'm certain there are many more concerns.

I feel my quality of life has been compromised.

Dianne Chesson
324 Walnut Street

Nicholas J. Kindel

From: Stephen Fowlkes <coulounguesthouse@yahoo.com>
Sent: Tuesday, September 29, 2015 3:50 PM
To: CPCinfo; Nicholas J. Kindel
Cc: Stacy S. Head; Susan G. Guidry; James A. Gray; Jared C. Brossett; DistrictC; LaToya Cantrell; Mayor Mitchell J. Landrieu; Jason R. Williams
Subject: Regulation of Short Term Rentals

Dear CPC:

I currently operate a small licensed B&B in New Orleans and am concerned with the issue of illegal/unregulated Short Term Rentals that have proliferated here in town, especially in the downtown neighborhoods.

My small business is being negatively affected by the numerous illegal STRs who are operating throughout the city.

These illegal STRs have become a hot issue in New Orleans (and around the world), because they:

- Replace neighbors with an ever changing cast of visitors
- Make full-time residents compete with tourists over housing stock
- Introduce unpermitted commercial uses into residential areas, and give neighbors no voice in the matter
- Bring health, fire, and public safety risks that affect neighbors
- Create a "nobody knows their neighbor" environment
- Are unfair to law-abiding businesses (B&Bs, hotels), which comply with zoning rules, pay commercial rates for utilities and insurance, and pay fees and taxes
- Remove housing units from use by full-time residents, which reduces the availability and affordability of housing for New Orleanians

Short-Term Rentals in neighborhoods pose many concerns for residents, especially when they are being operated as businesses by absentee landlords.

An independent analysis of the impact of Airbnb (the largest STR platform) in New Orleans has been conducted recently, and the findings are sobering. Nola Rental Report (nolarentalreport.com) found that 70% of the local offerings on Airbnb were "entire home/apartment," undercutting that company's claim that most "hosts" are simply homeowners who rent out an extra room to help pay the bills.

I urge you to look very closely at all the issues associated with STRs and continue to limit and regulate them. (owner-occupied, and no more than one per block-face).

Also, enforcement of current or future regulations is absolute necessary, and so all appropriate city agencies need to be staffed adequately and given the directive to enforce the laws on the books regarding any form of STR.

Sincerely,

Stephen Fowlkes
714 Spain Street

New Orleans, LA 70117
504-250-0965

Pierre Coulon Guest House
www.pierrecoulonguesthouse.com
coulonguesthouse@yahoo.com

Nicholas J. Kindel

From: CPCinfo
Sent: Thursday, October 01, 2015 8:53 AM
To: Nicholas J. Kindel
Subject: FW: Illegal Bed & Breakfast

From: Darlene Parlipiano [<mailto:dlp847@charter.net>]
Sent: Tuesday, September 29, 2015 4:12 PM
To: CPCinfo
Subject: Illegal Bed & Breakfast

Dear Members of the City Planning Commission,

Please, please consider this issue most important. Owners that do not live on the premises should NOT be allowed to rent their house as short term rentals. The owners are making a lot of money , pay no taxes that hotels do and the city is losing rentals to long term tenants. I look forward to hearing what you are going to do about this mess!

Sincerely,
Darlene Parlipiano

Nicholas J. Kindel

From: CPCinfo
Sent: Thursday, October 01, 2015 8:54 AM
To: Nicholas J. Kindel
Subject: FW: Regulation of Private Home Rentals

From: Gerry White [<mailto:abrasiveblaster@gmail.com>]
Sent: Tuesday, September 29, 2015 4:17 PM
To: CPCinfo
Subject: Regulation of Private Home Rentals

Opponents to Private Home Rentals (PRH's) cite the following among their complaints:

1. too many rentals, not occupied by owners/managers, in any given area resulting in....
2. the disintegration of neighborhoods and....
3. too many cars and the resultant reduction of street parking for permanent residents
4. too many transients in any given area, which will result in....
5. loud parties and criminal behavior from irresponsible people with no ties to the neighborhood

There is not one of the above objections that cannot be alleviated by the licensing and regulating of PRH's. But opponents, no doubt having had some experiences cited above, are reasonably concerned that their quiet neighborhoods will be turned into something like Frenchmen Street. But then, extrapolating from their bad experiences, they call for the Draconian measure of prohibiting all licensing of PRH's because they believe that there will be hotels in the neighborhoods, chaos will reign and the ruination of our City would surely follow. *I am not making this up.*

In addition to the above behavioral and logistical complaints is the fact that the existence of licensed and regulated PRH's represent possible reduced income for B&B owners and for struggling Corporate Giants like the Marriott and Harrah's. Of course they don't want the competition. But as the old adage puts it, "competition is good for business." I can understand if they feel threatened. Like everything else, it's Darwinian. But there is another old adage (this is the last one, I promise) that I think applies here: "There is nothing as powerful as an idea whose time has come." And the idea of Private Home Rental has arrived.

I urge you to wholeheartedly pave the way for the City Council to institute the licensure and regulation of Private Home Rental's in New Orleans. Doing so will assure individuals the right to rent their property in a way in a way that is fair to all.

Gerry White
Property Owner in the Lower Garden District

Received 9/29/15 Y.44

PUBLIC COMMENTS

To: New Orleans City Planning Commission
From: Alliance for Neighborhood Prosperity
Subject: Private Home Rentals (aka Short Term Rentals)
Speaker: James E. Uschold, Counsel for ANP
Date: September 29, 2015

My name is Jim Uschold. I am an attorney for the Alliance for Neighborhood Prosperity.

I am submitting a copy of these comments. I will also email a longer document addressing a number of issues that have been raised by opponents of private home rentals or PHRs.

The most vocal opponents, many of whom will speak or submit comments today, are neighborhood associations such as VCPORA, the Faubourg Marigny Improvement Association, and the Garden District Association. As you listen to them speak, I would like you to ask yourselves who they actually represent. Do they represent the interests of their *associations*? their own *personal* interests? or the interests of their *neighborhoods*? While neighborhood associations have a right to speak and present their views, ANP does not believe that they actually represent the interests of a majority of the property owners, residents, and businesses in their neighborhoods. They certainly do not represent the interests of ANP members who are also members of those neighborhoods.

Today, I would like to address the four issues and questions that seem to be the most important.

First, how many different types of PHRs should there be?

Second, who can operate a PHR?

Third, how many PHRs should be allowed?

Fourth, are PHRs responsible for higher rents?

I note that we are talking about land use questions, not about how PHRs should be regulated or taxed, which we understand will be addressed by the City Council at a later date.

Types of Private Home Rentals

ANP proposes four types of private home rentals.

Shared Residence

- owner/operator shares his/her primary residence with guests
- no more than two bedrooms available for PHR use
- there should be few if any restrictions on what people can do with their primary residences

Primary Residence

- owner/operator rents his/her primary residence (where they live at least 6 months of the year) to guests while they are away
- again, there should be few if any restrictions on what people can do with their primary residences

Private Unit

- owner/operator rents a private housing unit (apartment or house) to guests.
- it may be appropriate to have some density limits in different neighborhoods as we do with B&Bs

Traditional B&B

- owner/operator operates an existing licensed B&Bs (principal or accessory)
- Since PHRs are the modern version of the B&Bs, we will need to level the playing field so B&Bs and PHRs are treated fairly and equitably.
- ANP is currently working with PIANO to develop a joint proposal which we hope to submit in the near future.
- One option is to merge the current B&B regulations into a new PHR ordinance. Another is to keep the current B&B regulations, but to count B&Bs and PHRs together when looking at density limitations.

Who can Operate a PHR?

The opponents of PHRs want to discriminate against out-of-town owners, corporate owners, and operators who do not live on the PHR premises based on the prejudicial, discriminatory, and absolutely false assumption that they will all be bad operators and/or bad neighbors. This is nonsense. The mere fact that an owner is from another state or parish or is corporation and/or that an operator does not reside on the premises does not mean the PHR will be operated irresponsibly any more than the fact that an owner or operator resides on the premises means the PHR will be operated responsibly.

While CM Head has indicated that the City had more complaints about non-owner occupied PHRs than owner-occupied PHRs, the total number of complaints was still very low – about 100 in all of 2013. And ANP suspects that many of those complaints were about *illegal* operators, not about *bad* operators.

Even if significant problems actually exist with non-owner occupied PHRs – which ANP disputes – there are solutions. First, legalize and regulate PHRs so that *all* owners and operators know the rules and know what is and isn't allowed. Second, if there are bad operators (whether or not they live on the PHR premises), enforce the ordinance and fine them. Third, if there are repeat violators, revoke their permits or require them to post a bond to cover the costs of any future enforcement actions. Other cities have called this an “Animal House” ordinance. The idea is to turn the bad operators into good operators or get rid of them, not to ban an entire class of operators just because a few may be bad.

ANP submits, however, that these problems and solutions should not, as a practical matter and/or as a matter of law, be the concern of the CPC. Your focus should be on land *use*, not land *ownership*.

Should There Be Limits on the Number of PHRs?

Yes. The real question is what should those limits be? How many private home rentals should be allowed on any given block or in any neighborhood, district, or census tract?

ANP previously proposed a maximum of twenty (20) PHR bedrooms per block. We now believe that approach will not work because not all blocks are the same

size, physically and/or by allowable housing density. For example, twenty (20) PHR bedrooms may be too many on a short residential block comprised of single family homes. But more than 20 may be fine on a residential block approved for high-rise, high density multi-family residences.

ANP has not made a determination or recommendation as to how many PHRs should be allowed in each neighborhood, district or block. There are a number of possible approaches, and ANP will be happy to work with the CPC in determining the best approaches and limits for different neighborhoods.

ANP does propose a three-tiered approach to permitting. PHRs should be a *permitted use* up to a first density limitation, a *conditional use* up to a second density limitation, and a *prohibited use* above the second density limitation.

For example, up to 20 PHR bedrooms might be a permitted use, up to an additional 10 PHR bedrooms might be a conditional use, and more than 30 PHR bedrooms would be prohibited.

How Should the Conditional Use Process Work?

While ANP's three-tiered approach includes a conditional use procedure, the opportunities for additional public input should be limited to the specific issues relative to the specific conditional use applicant and property. While ANP supports the rights of members of the public, including neighborhood associations, to have input into the zoning process, that is what we are doing here today. *This* is the democratic process. Today is the day they have a voice in how their neighborhoods will develop. Today is the day to speak out against PHRs.

Once an ordinance has been passed, the conditional use process should not be an opportunity for opponents to re-fight battles that have already been fought. The conditional use process is intended to allow for the consideration of new, unique, and/or special circumstances relative to the specific property at issue. The process should not be a rubber stamp that ignores the concerns of neighbors. But neither should it be so onerous, time-consuming, and/or expensive that people are discouraged from even attempting to obtain a conditional use permit – as is the current situation with B&B licenses.

PHRs Are Not Responsible for Higher Rents

Opponents of PHRs are correct that rents are high, that affordable housing is a problem in New Orleans, and that there are more PHRs now than there were five years ago. They are incorrect, however, when that state or imply that PHRs are responsible for higher rents. In a recent Times-Picayune/NOLA.com article, MIT professor and real estate economist Albert Saiz said correlation is not causation. He said “It just doesn't appear that there's any evidence Airbnb is driving prices.”¹

So why have rents been going up? While some of those factors are well known, others may come as a surprise. The documents I have submitted go into more detail, but here are a few factors:

Factors on the higher costs side are:

Higher Insurance Costs, Higher Storm Deductibles, and Higher Property Taxes—Property insurance premiums and deductibles had both gone up. With a \$500,000 property and a five percent storm deductible, the owner pays for the first \$25,000 of damage. If your property goes up in value from \$400,000 to \$500,000, taxes go up by \$125 a month. Those hard costs and increased risks have to be passed on to tenants.

Factors on the supply and demand side are:

Limited Space for Large Projects – To reduce rents, you have to build a lot of new units at a low cost per unit.² New Orleans has few available parcels of land on which to build with good economies of scale. While high-rise high-density projects are allowed in some places, they typically face substantial opposition from the same people who oppose PHRs.

¹http://www.nola.com/politics/index.ssf/2015/09/mit_professor_skeptical_of_air.html

²These are essentially the same points made in a recent New York Times Op-Ed piece and followup reporting in the Times-Picayune.
<http://www.nytimes.com/roomfordebate/2015/06/16/san-francisco-and-new-york-weigh-airbnbs-effect-on-rent/cities-must-add-to-the-affordable-rental-supply>;
http://www.nola.com/politics/index.ssf/2015/07/airbnb_isnt_helping_but_nimbys_1.html. In those articles, it is suggested that part of the solution is to allow more multi-story buildings and greater population densities, a solution many neighborhood advocates oppose.

High Percentage of Renters – 53 percent of New Orleans households rent compared to 33 percent statewide. That’s approximately 30,000 more rental units than if New Orleans had the average percentage of renters.

More Single-Person Households, Especially in More Popular Neighborhoods – Consistent with a national trend, the number of single-person households in New Orleans increased from 33 percent in 2000 to 42 percent in 2013.³ This may be why the CBD, French Quarter, Marigny, Touro, Lower Garden District, Garden District, and Black Pearl have average household sizes of less than 1.85,⁴ compared with an average of 2.32 persons.⁵ ANP estimates that New Orleans has about 7,000 fewer rental units because of this trend and that the effects are concentrated in the more popular neighborhoods with the highest rents.

Conclusion

ANP supports a data-driven process where decisions are based on facts – or at least the best information available. Virtually every argument made in opposition to PHRs is based on anecdotes, personal opinions, unsupported assertions, and/or false assumptions. While ANP believes its opponents are sincere in their oppositions, most of their arguments boil down to they simply don’t like and don’t want private home rentals. The harms of which they complain are personal rather than societal.

While they say they want to know their neighbors, there is no right to know your neighbors. Indeed, many people don’t want to know their neighbors and/or would be thrilled to see a bad long-term neighbor replaced by series of short term tenants. Rather than being annoyed by the presence of “strangers” in their neighborhoods, many people enjoy talking to visitors from other cities, states, and countries and enjoy being “good will ambassadors” for our City.

³<http://www.datacenterresearch.org/data-resources/who-lives-in-new-orleans-now>

⁴http://www.datacenterresearch.org/reports_analysis/average-household-size-and-group-quarters. In the French Quarter, the average household is 1.44 people. In the Marigny, it is 1.57. In the Lower Garden District, it is 1.64.

http://www.datacenterresearch.org/reports_analysis/average-household-size-and-group-quarters/ (chart near bottom)

⁵<http://quickfacts.census.gov/qfd/states/22/2255000.html>

As a general rule, we don't pick our neighbors and we sometimes have to put up with neighbors we would rather not have. But those are personal preferences, not broad societal questions that should be addressed in a zoning ordinance. As CM Head recently said, "A feeling of irritation is not a harm."

Thank you.

James E. Uschold
Counsel for the Alliance for Neighborhood Prosperity

JAMES E. USCHOLD, PLC
700 Camp Street – Suite 317
New Orleans, Louisiana 70130
Phone: (504) 528-9500
Fax: (504) 754-7654
Cell: (206) 755-0007
E-mail: juplc@iname.com

Nicholas J. Kindel

From: CPCInfo
Sent: Thursday, October 01, 2015 8:54 AM
To: Nicholas J. Kindel
Subject: FW:
Attachments: Life Safety and Property Protection Concerns for Unregulated Short Term Rental Facilities.pdf

From: Felicia Cooper [<mailto:Felicia.Cooper@la.gov>]
Sent: Tuesday, September 29, 2015 4:55 PM
To: CPCInfo
Subject:

Good evening. Please see the attached.

Felicia H. Cooper
Deputy Assistant Secretary
Louisiana Office of State Fire Marshal
Phone: (800) 256-5452
Fax: (225) 925-4593
email: Felicia.Cooper@la.gov
State Fire Marshal website: www.dps.louisiana.gov/sfm/



BOBBY JINDAL
GOVERNOR

Office of Louisiana State Fire Marshal
Code Enforcement and Building Safety

Department of Public Safety and Corrections
Public Safety Services




H. BUTCH BROWNING
STATE FIRE MARSHAL

September 29, 2015

Memorandum

To: City of New Orleans Planning and Special Projects Committee

From: H. "Butch" Browning, State Fire Marshal 

Subject: Life Safety and Property Protection Concerns for Unregulated Short Term Rental Facilities

The Fire Marshal's office is concerned about the possibility of the lack of appropriate life safety and property protection features for unregulated short term overnight rental facilities. These facilities, many of which are marketed online, often go unregulated.

These facilities may have been opened in structures, including single-family dwellings, that are not properly permitted for safe overnight accommodations for the public. We, therefore, urge Louisiana's guests and citizens, when in search of temporary accommodations, to seek lodging facilities that are properly permitted for their intended purpose and that have had the benefit of review by the State Fire Marshal's office.

The National Fire Protection Association's (NFPA's) *Life Safety Code* distinguishes between occupants who might have little or no familiarity with a temporary living environment and those who have total familiarity, such as residents of single-family dwellings. Occupants who are asleep will be unaware of a developing fire and, when awakened during an emergency, might be somewhat disoriented. Unfamiliar surroundings and the possibility of being asleep when a fire occurs are factors that jeopardize the safety of guests in a living space.

We are committed to working with business owners and operators of short term overnight rental facilities, through partnerships and open communication, in determining good business solutions that provide safety for our citizens and for our guests.

Page 1 of 1

Is Yours Working?

Smoke Alarms Save Lives! Savealife@la.gov

OFFICE OF LOUISIANA STATE FIRE MARSHAL
8181 INDEPENDENCE BOULEVARD, BATON ROUGE, LA 70806
(225) 925-4911 1-800-256-5452 Fax (225) 925-4593

Nicholas J. Kindel

From: CPCinfo
Sent: Thursday, October 01, 2015 8:54 AM
To: Nicholas J. Kindel
Subject: FW: Please Support my Short-Term Stay

From: Adam Newman [<mailto:adam@adamnewmanstudio.com>]
Sent: Tuesday, September 29, 2015 4:55 PM
To: CPCinfo
Cc: Polly Hardie
Subject: Please Support my Short-Term Stay

Dear City Planning Commission,

Please allow me to keep my short-term stay guest house thriving – **it is a natural extension of the “Shop Local” movement** that I’ve supported for years, and it makes me proud to be a New Orleanian.

Two years ago, I had the good fortune to purchase the two-bedroom house across the street from mine – for two decades a makeshift "guest house" already, owned by a couple from Baton Rouge who would sometimes visit, and sometimes rent to friends (but mostly the house sat empty). After some renovation, I’ve been using it as a short-term rental, and **this has been one of the most satisfying undertakings of my life – and not just financially. I get to see my city through the eyes of others every day, and it allows me to see things I never would have otherwise.**

Renting the house out – and acting as an engaged ambassador to my city – has allowed me the opportunity to spend time with **some of the most interesting people I’ve ever met, from around the country and around the world.** I’ve made true friends, and have several returning guests. Two of my guests have been so taken with the experience, they have moved to New Orleans and purchased houses here – both unexpectedly.

Originally I rented for long weekends or a week or so, but given the concern about the legality (I was oblivious when I began), I’ve gone to primarily 30-day-and-up stays. I miss the shorter stays a great deal, however. Ironically perhaps, the longer-stays tend to be less excited about being there – they are often put there for work reasons, and are less engaged with me than the short-termer. **Though fully legal, my monthly renters are no more permanent “neighbors” than the short-term guests,** and (with all respect to my better long-term visitors) usually not as fun, pleasant, interesting – or *interested*.

Most of my neighbors are fully aware of my guest house and those neighbors are fully supportive. They too interact with my guests, often sharing the courtyard under the twinkle lights in the evening to come say hello. Three of those neighbors within a few blocks rent half of *their* doubles short-term – one a homesteader in the neighborhood who has never had the funds to renovate the heavily dilapidated other side of her double until now.

I am a good neighbor. I keep my street clean. Very clean – more than most people in my neighborhood. Interested in everyone’s well-being and safety, I look out directly at the guest house from my living room desk much of the day, usually aware of goings-on (**I am hoping that living immediately adjacent to the guest**

house will come to be seen as just as good as being “Owner Occupied” – the spirit is the same). I employ a housekeeper who, until she got hooked up with a few short-stays, was on welfare. I send my guests to local eateries (and sometimes am invited along).

Most interestingly, I engage my son, who has learned about service in a way he likely wouldn't have otherwise – helping me to wash towels, visit the florist, and make repairs. And he too is exposed to the array of artists, designers, architects, authors, musicians, and academics who have visited.

I am totally ready to have my guest house regulated and pay appropriate fees and taxes – **I am ready to do my part to support the city financially in a way I couldn't before** (two of my guests have had to have cars repaired from potholes in my neighborhood – they have not come back, unfortunately). And I am totally ready to have my co-hosts regulated as well – poor hosts only serve to make my “industry” look bad. The sharing economy is a reality – let's harness it for good, rather than fostering an inevitable illegal underground.

A good neighbor does not get in the way of others' right to enjoy their property. I am a good neighbor, and a big part of my identity to my neighbors is that of a gracious host.

Thank you for your time and energy.

Adam Newman
Royal St.
New Orleans LA 70117

Nicholas J. Kindel

From: CPCinfo
Sent: Thursday, October 01, 2015 8:54 AM
To: Nicholas J. Kindel
Subject: FW: short term home rental supporter

From: Alyssa [<mailto:featheredgreen@gmail.com>]
Sent: Tuesday, September 29, 2015 5:09 PM
To: CPCinfo
Subject: short term home rental supporter

Hello,

I am writing in SUPPORT of regulated short term private home rentals in New Orleans.

I have rented space in homes through services such as airbnb and home away in other cities, and cannot say enough good things about the experience. My host was my own personal concierge, and I got to see parts of the city that I would never have gone to if I had stayed in a hotel. Also, the prices are affordable, and the locations/amenities were a much better deal than at a hotel. By spending less on lodging, I was able to spend more within the city, giving the local economy more money. It also helps struggling Americans keep their homes.

I believe with a well thought out code of conduct, private short term rentals could be a great success and boon to New Orleans, it's people and economy.

I understand that some people are worried about the integrity of their neighborhoods if investors were to come in and do a mass buy out of properties in order to make money. People are also worried about the way that renters behave when they are on vacation.

I think a well thought out code of conduct for owners to work by would be appropriate for owners and guests. For example, there could be a limit on the number of rentals an owner could rent out, so as to deter mass ownership and taking over of neighborhoods by rentals. Another important law could have owners communicating to their renters that it is inappropriate to have loud parties, or disturb the neighborhood in general. A fine could be leveled if these laws were broken. I'm sure your group can think of more.

Thank you for hearing me out!
Again, I am an enthusiastic SUPPORTER of regulated short term rentals in New Orleans.

Sincerely,
Alyssa Silverman
New Orleans, LA 70118

Received 9/25/15



September 28, 2015

Dear Members of the New Orleans City Planning Commission,

The growing existence of illegal short-term rentals is of great concern to the statewide membership of the Louisiana Travel Promotion Association, which represents more than 700 hotels, bed and breakfasts, attractions, casinos, convention & visitors bureaus, campgrounds, RV parks, tour operators, restaurants and other tourism-related businesses – many of which are in New Orleans.

On a city, parish, state and federal level, we are simply asking that short-term rentals be held to the same safety standards and tax laws as other hotels and lodging establishments.

This includes:

- Payment of hotel taxes to the city and state
- Compliance with zoning, health, fire and safety laws
- Requirements for occupational licenses
- Requirement of adequate commercial insurance
- Compliance with federal laws such as the American with Disabilities Act

Enforcement of the laws and regulations that apply to other lodging establishments must also apply to short-term rentals with the same priority and in the same manner as to our member businesses and other lodging establishments.

Without proper regulation and enforcement of laws already on the books, the safety of Louisiana's visitors is at risk. We ask that you allocate resources to secure enforcement of any businesses operating in violation of these laws.

Sincerely,

A handwritten signature in cursive script that reads 'Linda Curtis-Sparks'.

Linda Curtis-Sparks
LTPA Chairman

~~Private home rental~~
~~former neighborhood rep - rep resident~~
~~in Fairground Triangle~~

Joan Ellen Young <jeyoungncc@yahoo.com>
To: nolacarol@gmail.com
Short Term Rentals

September 29, 2015 1:34 PM

1 Attachment, 48 KB

Dear Carol:

I'm sorry that I will not be able to attend tonight's meeting at City Hall as I have been unable to clear my schedule. However, I attach a statement letter about my concerns that you can use as you see fit. Thank you for bringing this hearing to my attention and may the force be with us to get this resolved!

Joan Ellen Young, M.Ed., LPC
3123 Maurepas Street
New Orleans, Louisiana 70119
{504} 810-1450
jeyoungncc@yahoo.com

September 29, 2015

I live in a wooden shotgun double in a row of wooden shotgun houses, one of which is now operating on my street as an Air B and B. This is a popular place for Air B and Bs as we are located a block from the Fairgrounds and Jazz Fest. My major concern is fire and, especially during Jazz Fest, the crowds in the streets impeding a fire truck or rescue vehicle - from "guests" at the Air B and B throwing cigarette butts into the alley between my property and the Air B and B, leaving candles lit on the porch and shooting fireworks.

I am upset that my neighbor continues to earn money while putting the neighborhood at risk, continues to flout the law without fear of reprisal and pays no tax on what amounts to illegal gain. My neighbor doesn't worry about the risk of fire (it will never happen!), or the difficulty of parking in a street already crowded, or the lack of safety inspections, or the possibility of a thief or sexual predator stalking the area.

As a citizen, I pay my taxes for city services, observe parking and traffic regulations and respect my neighbors by not putting them or their property at risk. I respectfully request that Air B and Bs be regulated for the wellbeing of the community and that funding be provided for the implementation of the regulations.

Joan Ellen Young

Joan Ellen

Nicholas J. Kindel

From: Paul Cramer
Sent: Tuesday, September 29, 2015 7:32 PM
To: Nicholas J. Kindel
Subject: FW: short term rentals

From: MJ Sauer [<mailto:mj@urbanvisionproperties.com>]
Sent: Tuesday, September 29, 2015 5:27 PM
To: Paul Cramer
Subject: short term rentals

Paul-

Since I could not make the meeting tonight I am writing to make record of my opinion on the matter.

As a realtor I can see both sides to this argument and obviously the people who are benefiting monetarily will show up in large numbers because they have the most to lose if this is regulated. I think the problem is that the people who are most hurt can not make the meeting because they are the working poor. My company has people contacting us from out of state who want to capitalize on our tourist industry and are buying up real estate with the sole purpose of turning them into airbnb. This removes market rate rentals from the market and has driven up both rentals and sales prices. Then many first time home buyers are stuck buying higher priced homes then they can really afford and are stuck in a place where renting part of their house through airbnb is necessary to supplement their high housing payment. As more and more homes turn into these short term rentals we are finding entire streets and even neighborhoods becoming unregulated mini-hotels. Not only is the sense of community lost but the remaining neighbors are left to deal with the aftermath. This can range from simple parking issues to unruly tenants who think the entire city is Bourbon Street. Our city has thrived on its many great neighborhoods and it is sad to lose these communities to illegal rental units.

I personally have been affected by airbnb twice. On two separate occasions and with two separate rentals I have had tenants advertise and rent their apartments out through airbnb. My lease clearly prohibits sublease and I have everyone sign and addendum stating that they will not rent out their place through airbnb. However, if you go onto the airbnb site they encourage people to do this as renters, which I find very irresponsible. They are creating a liability for me that I have in no way agreed to accept. If something goes wrong who is going to get sued my tenants with no money? Airbnb with high paid lawyers? Or me? In both of these cases I was alerted by a third party to the activity. Without someone telling me I would have no way of knowing about the illegal activity happening at my house because airbnb makes it impossible to search by address. Even after knowing my tenant was renting my house I had a hard time locating the ad because it was not mapped correctly.

Airbnb makes it impossible to search by address, or to get any accurate data as to how many rentals are actually available. Their entire business model is based on keeping data secret so that it cannot be accurately assessed, discussed, and evaluated. They say they want to be legalized and regulated, but a key component of that is a requirement that they share data, just like all other regulated industries do.

I think this is a tough issue and there needs to be compromise but there also needs to be strict enforcement of the rules once they are established. Following are some suggestions:

Limit the total number of short term rental permits available.

Limit short term rental to owner occupied housing

Limit short term rental permits by block face

If only one per block face then when there are several applicants limit the term so others can have their turn.

All short term rentals to display the a short term rental sign issued by the city that has the permit number and the number to call for complaints on the front of the house.

The city to have a short term rental department to collect taxes, provide regulation, enforcement and to field complaints.

Complaints to be investigated and permits to be revoked after a defined amount of violations. Three strikes and your out.

Please feel free to contact me if I can help in any way. Thank you.

MJ Sauer, Broker, MURP

Urban Vision Properties

4025 Ulloa Street

New Orleans, LA 70119

504-251-3045 c

504-488-0950 o

urbanvisionproperties.com

mj@urbanvisionproperties.com

Licensed by the Louisiana Real Estate Commission

Nicholas J. Kindel

From: CPCinfo
Sent: Thursday, October 01, 2015 8:55 AM
To: Nicholas J. Kindel
Subject: FW: short term rentals - oppose

Importance: High

From: Sharon Goodson [<mailto:sharongoodson@cox.net>]
Sent: Tuesday, September 29, 2015 7:23 PM
To: pgay@prcno.org; CPCinfo
Cc: Virginia Baldwin
Subject: short term rentals - oppose
Importance: High

my email program states that CPCINFO@NOLA.GOV. IS NOT A VALID ADDRESS

Having lived across from the hell that is known as a short term rental - I can assure you that you NEVER want to be exposed to this. It is party central for bachelor parties and frat brother reunions complete with strippers on the lawn. After they return from partying in the French Quarter - they sit on the front porch drunk and rowdy enjoying the porch swing that is across the street from your bedroom window regaling until dawn their sorted stories and music on the boom boxes. They consider your front lawn a good place to empty the beer cans from the floorboards of their cars, and taxi cabs honk throughout the night as they depart. If you work for a living - expect to never get sleep after midnight. They are usually quiet from 8 am to 2pm - so get all your sleep then. They must bring their sleeping bags with them because what is normally a 3-bedroom house has now housed close to 20. AND then it starts all over again next week. and the week after that .. and the week after that. This used to be a neighborhood of young families with kids on tricycles - now it is drunk party girls that don't think that girls need to have clothes on above the waist. Beads aren't just for the French Quarter any longer. If you complain - the guests remind you that this is New Orleans. Then they come pee on your front gate to make sure you understand your place in their universe. Calling the police doesn't work - it seems they have crime that they have to worry about and your ability to sleep isn't high on their list. The owners don't care about your reactions because all they care about is raking in the money. They turn a neighborhood that was quiet for 35 years into Bourbon Street. When does my quality of life matter? I did not sign up for this - and I don't share in the profits. I just get all the pain.

I work for a living and don't have the luxury of dashing off to a meeting.

Nicholas J. Kindel

From: CPCinfo
Sent: Thursday, October 01, 2015 8:55 AM
To: Nicholas J. Kindel
Subject: FW: Neighborhoods v Organized Crime

From: Pam [<mailto:pamgetsmail@gmail.com>]
Sent: Tuesday, September 29, 2015 7:26 PM
To: CPCinfo
Cc: VCPORA
Subject: Neighborhoods v Organized Crime

There's an element of Organized Crime that is taking over neighborhoods in cities ALL OVER THE WORLD.

"Short Term Rentals" via the internet, illegal "businesses under the guise of "the Sharing Economy," are being organized through internet apps.

The street-level homeowners & apartment dwellers are the risk-takers, breaking laws and bearing the risks of housing strangers in their homes. The participants are ignoring neighborhood zoning laws and turning neighborhoods into commercial districts with steady streams of strangers coming and going. No permits required, no taxes are paid.

Remember "Neighborhood Watch Programs" from the past? Forget them now. And we certainly do NEED them now.

The app-launchers have no responsibilities and no interest in the laws that are being broken but are reaping great financial gains from the street level risk-takers.

NEIGHBORHOODS are not meant to be commercial districts.

Major cities all over the world are battling to save the integrity of neighborhoods...Barcelona, Paris, San Francisco, NYC, and more!

New Orleans has an opportunity to be honest and conscientious about it's appeal - the tourist areas for the tourists and the NEIGHBORHOODS for our residents.

If you can't regulate the illegal STRs NOW and you're considering selling out to the pressures of those who are already brazenly breaking the laws - how are you ever going to regulate them, City Council?

Pamela Conway Caruso
7815 Dominican Street
tiny Black Pearl neighborhood
18 airBnBs (not counting VRBO, craigslist, etc) listed here last Summer...
2 elementary schools surrounded by them...
New Orleans 70118

Nicholas J. Kindel

From: CPCinfo
Sent: Thursday, October 01, 2015 8:56 AM
To: Nicholas J. Kindel
Subject: FW: My opposition to short term rentals

From: John Caruso [<mailto:jhcaruso@bellsouth.net>]
Sent: Tuesday, September 29, 2015 7:29 PM
To: CPCinfo
Cc: info@vcpora.org
Subject: My opposition to short term rentals

Dear Colleagues;

I would like to make it known to all concerned that I am very strongly opposed to the existence of short term rentals in New Orleans.

We have an illegal one next door to us. It is a house with a non-resident owner from Mississippi. The owner's daughter stays there sporadically, and there has been a constant stream of strangers using their driveway to access the small guest room in the back of the house. Their driveway is three feet from our house.

As a result of this and other short term rentals in our Black Pearl (Uptown Triangle) neighborhood, we can no longer have an effective neighborhood watch since there is a nearly constant flow of strangers (tourists) walking by our house like our block was a tourist attraction. I'm sure you are well aware what short term rentals have done to the Bywater and Marigny as well as many other neighborhoods in our city.

My wife and I are vehemently opposed to the legalization of any short term rentals in New Orleans and hope that all existing ones can be located and removed or converted into long term rentals.

JHC

John H. Caruso, Ph.D.
7815 Dominican Street
New Orleans, Louisiana
70118-3743

504-866-5110

Nicholas J. Kindel

From: CPCinfo
Sent: Thursday, October 01, 2015 9:08 AM
To: Nicholas J. Kindel
Subject: FW: CNO 2015-09 ~ STR Short-term Rental Study Motion M-15-391 CPC Verbal 092915
CLopes
Attachments: CNO 2015-09 ~ STR Short-term Rental Study Motion M-15-391 CPC Verbal 092915
CLopes.pdf

From: Calvin A Lopes [<mailto:clopesea@gmail.com>]
Sent: Tuesday, September 29, 2015 8:15 PM
To: CPCinfo
Subject: CNO 2015-09 ~ STR Short-term Rental Study Motion M-15-391 CPC Verbal 092915 CLopes

Followup submission of verbal comments truncated by time limitations at tonight's CPC Special Studies Committee hearing for Short-term rentals.

Good evening, my name is Calvin Lopes and I reside in east New Orleans (ENO).

I had not intended to submit these comments in written form; they were prepared as a verbal statement, and are being sent only because of tonight's time restrictions.

First I'd like to extend my sincere thanks to the CPC Special Studies Committee and the staff for their efforts to comply with the Council's instructions; your task is very difficult.

I've resided in New Orleans most of my life and there have been changes made that affect the residents and neighborhoods, some beneficial, some destructive.

We are here to consider possible changes to the current definitions for short-term rentals; I am not convinced any are necessary. I'll not address current code and regulations that seem to work as intended.

I've attended innumerable meetings over the last decade where meaningful input morphed into something completely different and ultimately proved to be confusing, unenforceable or detrimental to everyone, the administration and the public alike.

One of the principles of public speaking is not to bring up problems without also proffering a solution. A second principle is 'if you don't have anything good to say, then it is best to say nothing'.

Many of you have heard me speak before; in almost every circumstance I've appeared in opposition; the few times I've supported an issue has been because the applicant, in my opinion, was being treated unfairly, or the recommendation(s) of City Planning would undoubtedly be ignored.

I'll highlight these five elements I consider non-negotiable:

1. every application for short-term rentals must conform to the Conditional Use hearing procedures, as currently defined
2. every short-term rental must have an owner presence on premises throughout the rental
3. the Use Standards, as defined in Article 20, shall apply equally to every property owner
4. enforcement must be given the highest priority, whether or not any changes are made as a result of this study
5. neighborhood associations that are on file with the Louisiana Secretary of State, or any neighborhood with a Covenant, shall have the right to register a complaint or represent their members at every hearing stage of City Government, be it a Conditional Use hearing, legislation under consideration by the Council, or any adjudication hearing

These requirements are the most important from my perspective; there may be others. I remain optimistic this study will result in something worth our collective energy.

Thank You.

Calvin A. Lopes
east New Orleans, (Kenilworth)
Council District-E
Planning District 9

Nicholas J. Kindel

From: CPCInfo
Sent: Thursday, October 01, 2015 9:09 AM
To: Nicholas J. Kindel
Subject: FW: Short Term Rental Meeting
Attachments: Dear City Council Members.docx

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

From: chita1@cox.net [mailto:chita1@cox.net]
Sent: Tuesday, September 29, 2015 9:14 PM
To: CPCInfo
Subject: Short Term Rental Meeting

This is a letter regarding tonight's Short Term Rental Meeting.

Dear City Council Members,

I went to a meeting tonight at City Hall, but first let me say that I am a supporter of Short Term Rentals (STRs). I would like to make some comments on some of the opposition's point of views. One person said that Short Term Rental owners were making too much money; so if money is an issue why didn't she say anything about Drew Brees and how much money he is making. (By the way I like Drew Brees) Another said a friend of hers was losing money in his business because of STRs. Well, that's life. I hear other businesses say how well they are doing because of STRs: restaurants, tourist shops, jazz clubs, and the like.

Businesses have always come and gone, remember K&B; "ain't there no more", Schwegmann Supermarket, "ain't there no more"; Masion Blanche, "ain't there no more". I hardly think that is the fault of short term rentals. Still another complained of cigarettes being flicked in her alleyway. Well, I had a long term crack house tenant living next to me in the Marigny.

The dynamics of any city is constantly changing. What once was is no longer and what is yet to come is yet to be seen. Those who fear that STRs will take over the City of New Orleans just do not understand the marketplace. You will never hear people say "ooh, let's all go to New Orleans because they have STR". The entire city will never be inundated with STRs; only certain areas of the city will be conducive to this type of business.

Talking to someone just the other day, they were telling me that they were not making much with their STR. I asked him where he was located, he told me, and I answered, "That's why." Just like all businesses it is "location, location, location". But let's take an area like the Marigny or Treme. They also, even though conducive to STRs, will never be taken over. There will always be people who like to live in the Marigny or Treme, who will always be permanent residents there. They will also be landlords who simply do not want to fool with STRs and will continue to rent long term. Just like any business the market will dictate the balance of STRs.

This city has a chance to make much needed tax dollars with this new developing business; tax dollars that would go to our police, fire department and infrastructure, which is so badly needed. This will never be a city wide venture. Much of the city is just not conducive to STRs. Think of it as the French Quarter being the Magic Kingdom and the Marigny, the Bywater and Treme as being the Polynesian, The Contemporary and the Grand Floridian. It is a complete vacation experience that many cities simply do not have. When people can visit the French Quarter and simply walk a few blocks away to their home away from home and never lose that New Orleans experience.

The STRs need to be embraced by the city, with never having to fear that this will simply take over New Orleans. Once again the marketplace will dictate the balance, just as it does with any business anywhere in the world. However, I do believe that regulation is in order to keep the bad players out.

A Marigny Resident

Nicholas J. Kindel

From: CPCinfo
Sent: Thursday, October 01, 2015 9:09 AM
To: Nicholas J. Kindel
Subject: FW: Short-Term Rental Concern

From: Joanne Drummond [<mailto:joandrum@hotmail.com>]

Sent: Tuesday, September 29, 2015 10:15 PM

To: CPCinfo

Subject: Short-Term Rental Concern

Hello,

Like many people in New Orleans, I am very concerned about what the short-term rental trend is doing to the city. I recently purchased a condo in the French Quarter and was planning to move to New Orleans full-time, but even as a part-timer, I have experienced the negative consequences. Before buying my condo, I rented an 11 X 12 room in the Marigny for \$700 per month, which I found greatly overpriced considering its condition. After weeks and weeks of searching, this was all I could find because everyone was buying up the small condos to rent on AirBnB or similar sites.

In purchasing my condo, I was happy to find a quiet, secure building that is next to impossible for outsiders to enter. I soon learned that outsiders are the main people coming into the building, and there is nothing I can do because they have rented apartments through AirBnB. On several occasions I was very nervous to find that I was the only one in the building with them since none of the condos are occupied fulltime. Since the owners are responsible for taking out the trash, there was nobody to remove the piles of trash bags left by guests in the courtyard, and I was left to clean it up on several occasions. When I brought it to the attention of the owners, they convinced the condo president to pay their cleaning lady to empty it using the money meant for much needed repairs to our building.

I hope the city will adopt a policy that will safeguard the rights of New Orleans residents and keep the neighborhoods strong. I support the concept of allowing room rentals in owner-occupied homes, but short-term rentals in unoccupied units are illegal and the law should be enforced.

Respectfully,

Joanne Drummond

Nicholas J. Kindel

From: CPCinfo
Sent: Thursday, October 01, 2015 9:09 AM
To: Nicholas J. Kindel
Subject: FW: Short Term Rentals

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

From: Hazell Boyce [<mailto:honlineh@gmail.com>]
Sent: Tuesday, September 29, 2015 10:21 PM
To: CPCinfo
Subject: Short Term Rentals

I would like to be part of the process to solve the aspects of short term rentals which negatively impact neighborhoods.

Hazell A. Boyce
1106 Arabella Street
New Orleans, LA 70115
504/450-4233
honlineh@gmail.com

Bed-and-Breakfast industry representative to City Council committee, which created the first B&B ordinance. Evelyn Pugh was my attorney for the year-long process

Former Board member of New Orleans Convention and Visitors Bureau

Former Board member of New Orleans Tourism Marketing Corporation

Owner, Bed & Breakfast, Inc. - Reservation Service 1981-2005 (ended by Katrina)

Nicholas J. Kindel

From: Jay Seastrunk <seastrunk@seastrunk.org>
Sent: Tuesday, September 29, 2015 10:30 PM
To: Robert D. Rivers
Cc: Leslie T. Alley; Nicholas J. Kindel; Paul Cramer; Stacy S. Head; Susan G. Guidry
Subject: STR Comments > Master Plan Chapter 14 > Multiple rental listings in one family unit

Mr. Rivers,

I am writing to oppose the introduction of transient vacation rentals, also known as short term rentals, by right in my residential zoning district of HU-RD2 where I live as well as all other residential districts per the future land use descriptions below as they are applied through the consistency table. I also outline some scenarios that currently occur in illegal short term rentals and should be addressed in future zoning amendments to clearly limit a one and two family house and prevent its use as an owner occupied multi room short term rental / hotel in Historic Urban Residential Districts – specifically multi room units with exterior egress which are rented out under contract as separate units (either illegally as short term or illegally as long term).

I would like to remind the CPC as indicated in the staff report that both Bed and Breakfasts (principal), Transient Vacation Rentals, and short term rentals are NOT PERMITTED in RD-2 as well as many other one and two family residential districts. Only Bed and Breakfast (accessory) is a CONDITIONAL USE in HU-RD2 which is as it should be so neighbors have a direct input into whether the use is permitted or denied the right to exist in the neighborhood. Under the current scenario requiring a conditional use approval the applicant must have a longstanding good relationship with the neighborhood (a requirement of any kind successful bed and breakfast / short term rental) to successfully be granted the right to operate. If one had not read the CZO based on testimony one would think that a bed and breakfast was allowed one per block face by right throughout the city – THIS IS SIMPLY FALSE.

When I purchased my home in the 900 block of Henry Clay 13 years ago I purchased it in a residential neighborhood where long term residents were the norm. As of late there has been a financial attraction for many property owners in the 800 block of Henry Clay one block from me to offer properties for short term rental. As this has occurred the number of illegal driveways has proliferated eliminating much of the off street parking in that block and forcing occupants of properties in the 800 block of Henry Clay to park on the street in the 900 block of Henry Clay. It is telling that in my neighborhood most of these illegal short term private home rentals occur in the 800 blocks of Calhoun, Henry Clay, State and Nashville as well as some on Magazine – on the fringe of the commercial district that is Magazine, formerly full of long term renters or owners of two to four family condo conversions – and that this is not tolerated in the single family and two family homes further away from the commercial corridor of Magazine.

Just as the revenue potential of commercial uses is higher than residential ones, and correspondingly the property cost of commercial is higher than residential the revenue from the illegal use of short term rentals in residential neighborhoods is making the illegal activity the highest and best use of properties that are rented out in this way to the detriment of neighbors as well as long term rental tenants whose rental fee could not possibly keep up with the increased revenue stream generated through short term rentals. As revenue stream dictates property value this will result in the continued proliferation of illegal short term rentals as justification for being able to afford the ever higher cost of real estate.

Regarding the Master Plan current land use and zoning only allow for legal short term rentals in the future land use categories of General Commercial, Mixed Use Medium Density, Mixed Use High Density, Institutional, Mixed Use Health / Life Sciences, Mixed Use Downtown, & Downtown Exposition as outlined below from Chapter 14 of the adopted Master Plan, adopted August 2010 as amended through 2012:

General Commercial: Increase the availability of retail services and amenities (and increase retail tax base) within the City of New Orleans, especially in areas that are currently underserved by retail, with the existing and new medium-and large-scale commercial establishments and shopping centers. ...larger commercial structures including shopping and entertainment

centers typically anchored by large supermarkets, department stores or big-box style establishments with supportive chain retail and surface or structured parking <<commercial clearly contemplated and encouraged>>

Mixed Use Medium Density: Create medium-density neighborhood centers to enhance walkability and serve as focal points within neighborhoods. Proximity to transit encouraged. ... medium density single-family, two-family, and multifamily residential and commercial uses. <<commercial clearly contemplated and encouraged>>

Mixed Use High Density: Encourage compact, walkable, transit-oriented (or transit-ready) neighborhood centers with medium-to-high density multifamily residential, office, and commercial services at key, underutilized, centrally located parcels within neighborhoods and along edges.... Medium to high density multifamily residential, office, hotel and commercial retail <<commercial clearly contemplated and encouraged>>

Institutional: Preserve and enhance existing large-scale institutions such as health care, education (colleges and universities), detention centers and other facilities ...Hospitals, colleges, universities, military and public detention facilities with large campus-like facilities. Smaller-scale, local houses of worship, public and private schools, police and fire stations, emergency and community centers are included in residential, commercial and mixed-use areas, as they are essential components of neighborhood life. <<commercial clearly contemplated and encouraged>>

Mixed Use Health/Life Sciences Neighborhood: Provide areas for hospitals, offices, supportive retail and residential uses to create a vibrant neighborhood center with job growth in the medical care and research sectors ...Hospitals, offices, residential (single-family, two-family, and multifamily along major corridors), and supporting neighborhood retail/services <<commercial clearly contemplated and encouraged>>

Mixed Use Downtown: Support and encourage a vibrant, 24-hour live-work-play environment in the Central Business District, and provide areas to support a high density office corridor.... High density office, multifamily residential, hotel, government, institutional entertainment and retail uses <<commercial clearly contemplated and encouraged>>

Downtown Exposition: To provide areas of downtown that will house and support high-volume visitor traffic at major trade and spectator venues including the Convention Center and Superdome ... the scale (height and massing) of new development will vary depending on location and proximity to historic districts <<commercial clearly contemplated and encouraged>>

Changing the definition of short term rentals from a commercial use to a residential use to allow it by right in historic urban and suburban residential districts would be inconsistent with the Housing and Urban Development definition of short term rentals which are illegal in properties financed through government guaranteed home loans as well as goes against chapter 14 of the Master Plan and its smart growth principal of preserving and supporting the character of successful residential neighborhoods as well as the future land use definitions which everyone in the city worked on for a very long time without the contemplation of short term rentals existing in residential neighborhoods.

All of the residential future land uses listed below from chapter 14 of the adopted and amended Master Plan do not contemplate the widespread random implementation of commercial short term rentals within their descriptions:

Residential Semi-Rural Single-Family: Provide for single-family residential development that preserves existing semi-rural character in areas like Lower Algiers <<*business and commercial establishments such as short term rentals is not contemplated*>>

Residential Historic Core: Preserve the character of 18th through mid 20th century residential areas and allow for compatible infill development <<*business and commercial establishments such as short term rentals is not contemplated*>>

Residential Pre-War Single Family: Preserve the existing character and scale of pre-war (WWII) single family residential areas of the city... <<*business and commercial establishments such as short term rentals is not contemplated*>>

Residential Post-War Single-Family: Preserve the existing character and scale of low density single-family residential in post-war (WWII) areas of the city and allow for compatible infill development. <<*business and commercial establishments such as short term rentals is not contemplated*>>

Residential Pre-War Low Density: Preserve the 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 development with additional multifamily housing that is out of scale with existing character.Businesses and traditional corner stores may be allowed where current or former commercial use is verified... <<*this language excludes businesses from residences unless previously established legally in the past*>> conversion to multi family may be allowed for certain existing historic institutional, commercial or other non-residential buildings

Residential Post-War Low Density: Preserve the scale and character of post-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential lots and allow for compatible infill

development. ...new development is generally limited to single-family dwellings, with two-family and town home development allowed where it currently exists or formerly existed... -... Conversion to multi-family may be allowed for certain historical institutional, commercial or other non-residential buildings.

Residential Pre-War Medium Density: Preserve the character and scale of pre-war (WWII) residential areas that currently have a variety of housing types and sizes and allow for compatible infill development. ... Single and two-family residences, town homes and small multifamily structures. Business and traditional corner stores may be allowed where current or former commercial use is verified <<*this language excludes businesses from residences unless previously established legally in the past*>>

Residential Pre-War Multifamily: Preserve the character and scale of existing multifamily residential areas in older areas of the city and encourage new multifamily development at nodes along transit routes that can support greater densities. Multifamily residential structures allowed. Limited neighborhood-serving commercial uses on the ground floor allowed <<*this language does not contemplate the business of short term rentals existing in the residential units*>>

Residential Post-War Multifamily: Preserve the character and scale of existing suburban multifamily residential areas and encourage new multifamily development at nodes along potential mass transit routes or major city roadways that can support greater densities. ...mixed single- and two-family units, and multifamily residential structures allowed. Limited neighborhood-serving commercial uses on the ground floor allowed <<*this language does not contemplate the business of short term rentals existing in the residential units*>>

Typically all illegal short term rentals are either whole house rentals or multi family rentals. Multi family rentals may be multi family in the form of a condominium or apartment building with multiple units where individual owners rent out entire condos as short term rentals – OR – it may be two family residences where one or both sides are rented out as short term rentals.

An additional scenario which must be addressed is the possibility of actually renting out more than two units since bedrooms with exterior entrances can easily be created on the basement level of many raised houses (see drawings below) – as these additional units may not have full kitchens they may not be considered “units” under the CZO however have an equal if not greater impact on the traffic and quality of the neighborhood by being rented separately for short periods of time under separate contracts to multiple unrelated users – this same scenario could take place with single family homes resulting in multiple families occupying a single family house at the same time – a use that clearly the Master Plan or CZO does not contemplate, encourage, nor condone. I have provided diagrams at the base of this email to illustrate the extreme potential of what I am talking about in single and two family residences with bedrooms having individual exterior egress both connected and not connected via the interior.

In any scenario where short term private home rentals are allowed it is my opinion that under zoning each rental listing correspond to a specific assessor listed address and that two listings can not exist for a single municipal address under any scenario illegal or legal, short or long term – further that rentals of less than 30 days should be entirely excluded from residential neighborhoods as the Master Plan demands. Without limits to this effect it is like allowing a multi family property in a single family district.

Below I have included four plan diagrams of scenarios that I find are often not addressed in a meaningful way when it comes to preventing through zoning multi unit short term rentals or the licensing short term rentals outside of zoning. When looking at the scenarios below also make the assumption that the conversion of the existing floor plan into the floor plans you see would fall under a non structural renovation – all of the columns are within the walls and all of the walls are just partitions – non structural renovations require no documentation and receive very little scrutiny – the plan changes below could very easily occur in today’s New Orleans with today’s overburdened safety and permits department and become existing non conforming conditions before anyone is aware.

I am concerned in the discussions I have heard so far that “owner occupied” will allow the kinds of scenarios outlined below to take place with nothing in zoning or other city code to prevent them. The problem I see is not necessarily limited to the physical space – e.g. number of bedrooms – the problem I see is also related to the number of individual rentals simultaneously available on a given property – this could be a kin to “keys” when discussing a hotel.

In my opinion in the event owner occupation is required for short term rentals to be allowed in residential neighborhoods the below scenarios could still play out by being called bedrooms within a single or two family house owner occupied residence but be listed separately and rented as individual en suite units all with exterior entrances.

All of this will require tremendous resources to enforce – including the likely continuing number of non compliant short term rentals who fall outside of any accommodative licensing and registration scheme. Without city registration of listing agents and subsequent concessions from listing agents to allow for full data disclosure to the city for enforcement against non licensed non permitted listings, as well as data to document usage should that be a limitation, and usage should taxation and occupancy taxes be collected – without data disclosure the city will be in the same position it is in now – not enough resources to effectively enforce the law against violators of the law.

The previous concept of a registration fee covering the cost of enforcement is crazy – I want to see budgets that show this based on the current numbers of illegal short term rentals.

The concept of taxes and fees actually being restricted and dedicated funds to enforcement has also NEVER OCCURRED in the cities past governing with all fees and taxes going into the general fund.

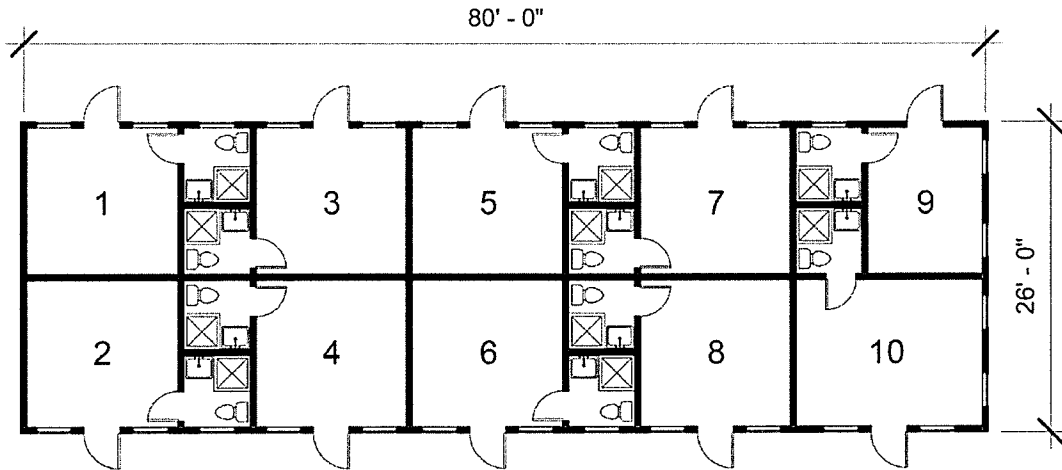
Additionally the concept relying on city nuisance ordinances to handle bad operators and bad behavior of short term private home rental guests is also unworkable – we do not have the police man power to handle the load of enforcement of nuisance ordinances in residential neighborhoods – they have trouble enough responding to simultaneous in progress crimes. In any scenario where short term private home rentals are allowed then the penalties for nuisance violations should be handled through the fully funded enforcement mechanism to license and regulate them. This should include stiff monetary fines, but ultimately after three violations the revocation of the right to operate as a short term rental, with subsequent punitive fines for operating after having the right to operate revoked.

In discussions with staff at CPC we have been promised meaningful discussions – it appears based on watching today’s public hearing that we are being limited to one way sound bites limited to four minutes each with no questions asked or back and forth discussion – I am concerned that just as was done with the CZO where not all comments were addressed many of the important issues will not get full vetting.

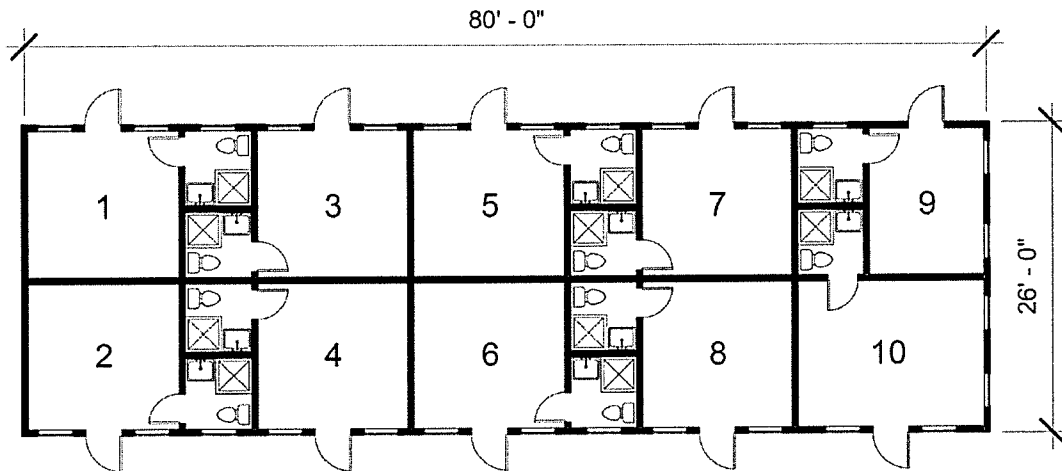
I would like to know when there will be productive meetings of small groups with CPS staff prior to any final report being issued by the CPC, but preferably after a draft report is publicly posted.

Best Regards,

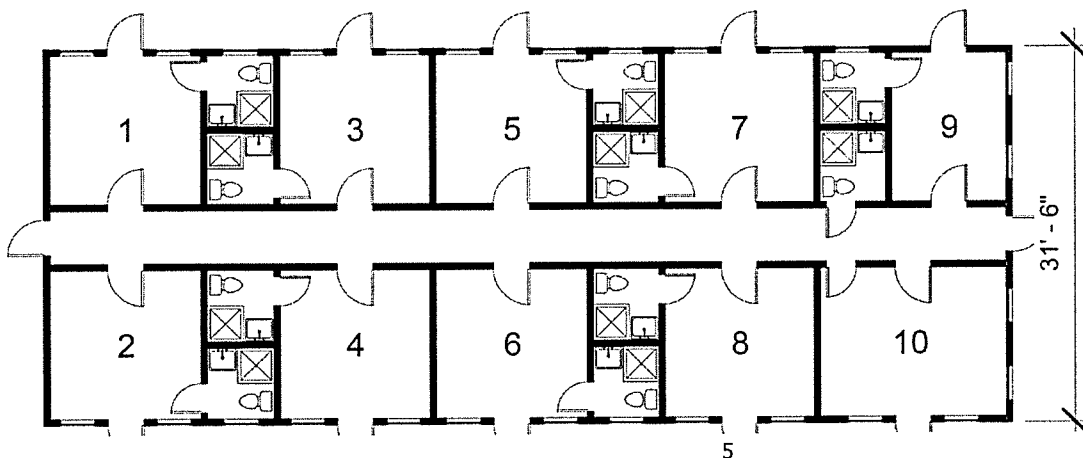
Jay Seastrunk
921 Henry Clay Ave
New Orleans, LA 70118



BASEMENT BUILD OUT OF TWO FAMILY HOUSE WITH TWO UNITS ABOVE ON 30' WIDE LOT - OWNER LIVES ABOVE IN ONE UNIT AND RENTS OUT THE OTHER WITH KITCHEN AS A SHORT TERM RENTAL - THEY ALSO RENT OUT EACH OF THE BASEMENT UNITS AS INDIVIDUAL SHORT TERM RENTALS. EACH ROOM IS KEYED SEPARATELY WITH EXTERIOR ENTRANCE - UNDER A CZO CHANGE WHAT WOULD PREVENT THIS SCENARIO?



BASEMENT BUILD OUT (1st unit) OF TWO FAMILY HOUSE ON 30' WIDE LOT - OWNER LIVES ABOVE - EACH ROOM IS KEYED SEPARATELY WITH EXTERIOR ENTRANCE - UNDER A CZO CHANGE WHAT WOULD PREVENT THIS SCENARIO?



Nicholas J. Kindel

From: CPCinfo
Sent: Thursday, October 01, 2015 9:09 AM
To: Nicholas J. Kindel
Subject: FW: Short Term rentals public comment

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

From: David Watson [<mailto:david.watson@att.net>]
Sent: Tuesday, September 29, 2015 11:37 PM
To: CPCinfo
Subject: Short Term rentals public comment

Consider evaluating the city of Austin's short term rental regulations. I prepared a proforma for a fellow who was looking into purchasing a residence in close proximity to 6th street with plans to rent it out via airbnb. Austin's licensing, fees, and taxes appeared to put this business proposition on a level playing field with other short term operations such as B&B and hotels. Ultimately, the plan could not be pursued because of restrictions on the number of, or 'saturation' of short term rentals in designated residential areas.

David

Sent from my iPad

Nicholas J. Kindel

From: Becker, Marc <Marc.Becker@neworleanshotelcollection.com>
Sent: Wednesday, September 30, 2015 7:39 AM
To: The Stockade Bed and Breakfast; Mayor Mitchell J. Landrieu; Stacy S. Head
Cc: CPCinfo; Nicholas J. Kindel; Jason R. Williams; Susan G. Guidry; LaToya Cantrell; DistrictC; Jared C. Brossett; James A. Gray
Subject: RE: Short Term Rental Position

Good Morning Mr. Mayor, Ms. Head and esteemed members of the city council and planning commission of New Orleans:

Thank you for considering the opinion of the interested business organizations and concerned law abiding citizens that presently last night. The paragraph below from the PAII position statement sums it up.

After following last night's proceedings, the concern arose: Those who are actively advocating "free will" over rule of law are currently flagrantly breaking the law by their own admission. Our laws. Your laws. What would make anyone believe that by changing or adding regulations that this group would suddenly stop breaking the law? By their own admission, those present last night for the so called "Prosperity" group represent barely 100 of over 3500 individual listings on three major web booking platforms in our city on any given night.

Short Term Rentals should be treated the same as established lodging properties which must be **licensed** and **collect sales and/or hotel tax** according to the city and state tax code. They must comply with current standards of **zoning**, follow established **safety** regulations, and be adequately **insured** to protect visiting guests. These regulations must be **enforced** in order to protect the visiting guests as well as the industry comprised of law-abiding properties. **All internet booking platforms which act on behalf of their member properties must be held to the same legal standards that exist in the community in which it is doing business.**

Booking platforms have the technology and are using it in many jurisdictions already, despite what they may say.

Please uphold our laws as they have been written. Much thought, time, and input has gone into the zoning regulations of our city, and for good reasons.

Marc Becker

New Orleans Hotel Collection-*Splendidly Authentic, Independent and Locally Owned Hotels in America's Most European City!*

The contents of this e-mail message and any attachments are confidential and are intended solely for addressee. The information may also be legally privileged. This transmission is sent in trust, for the sole purpose of delivery to the intended recipient. If you have received this transmission in error, any use, reproduction or dissemination of this transmission is strictly prohibited. If you are not the intended recipient, please immediately notify the sender by reply e-mail or phone and delete this message and its attachments, if any.

This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit <http://www.mimecast.com>

Nicholas J. Kindel

From: CPCInfo
Sent: Thursday, October 01, 2015 9:10 AM
To: Nicholas J. Kindel
Subject: FW: Airbnb crimps hotels' power on pricing

From: Robert OBrien [<mailto:westfish5@gmail.com>]
Sent: Wednesday, September 30, 2015 9:06 AM
To: CPCInfo
Cc: Robert OBrien
Subject: Fwd: Airbnb crimps hotels' power on pricing

Subject: Airbnb crimps hotels' power on pricing
Date: September 29, 2015 at 8:47:53 AM CDT

Here is something from [WSJ.com](http://www.wsj.com) that might interest you:

Airbnb crimps hotels' power on pricing
<http://on.wsj.com/1MDeEFb>

Bob O'Brien
westfish5@gmail.com

Nicholas J. Kindel

From: CPCinfo
Sent: Thursday, October 01, 2015 9:09 AM
To: Nicholas J. Kindel
Subject: FW: MCNO Written Comment on Short Term Rental Timelines
Attachments: CPC Comments.docx

From: Patrick Armstrong [<mailto:patrick.n.armstrong@gmail.com>]
Sent: Wednesday, September 30, 2015 9:06 AM
To: CPCinfo
Subject: MCNO Written Comment on Short Term Rental Timelines

Good morning, CPC,

My name is Patrick Armstrong, and I spoke last night representing the current positions of the Mid-City Neighborhood Organization (MCNO) on this process. I have attached the written version of those comments to this email.

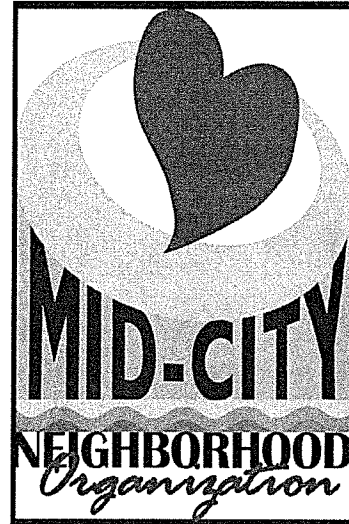
Thank you for the opportunity to comment at last night's meeting.

-Patrick

September 28, 2015

Patrick Armstrong
117 S. Solomon Street #1
New Orleans, LA 70119
patrick.n.armstrong@gmail.com
912-222-4807

City Planning Commission
Planning & Special Projects Committee
Tuesday, September 29, 2015



Good evening, commissioners,

Thank you for the opportunity to submit comments. My name is Patrick Armstrong, and I am an at-large Board member of the Mid-City Neighborhood Organization (MCNO). Within MCNO, I help coordinate the Short-Term Rental Study Group, whose dedicated participants are looking at STR's from multiple perspectives, to better inform both the Board, the MCNO membership, and all of our neighbors. Study Group participants and the MCNO Board are aware of the timelines set by the CPC regarding the STR issue.

After discussing this with both the Study Group and the MCNO Board, I have been authorized by the MCNO Board to submit the following two comments to the CPC as official positions of MCNO:

1. MCNO officially requests either earlier notice of the CPC Staff Report or a longer period of public input once the CPC Staff Report is released on December 1. Citizens and the city worked for a number of years on the CZO, and MCNO believes it is of critical importance that our membership and neighbors have enough time to read, consider, and submit comments as part of the drafting process and once the CPC Staff Report has been prepared and presented to the public. One week between the release of the Staff Report on December 1 and the CPC taking actions on staff recommendations on December 8 is not enough time for that process. We ask that this timeframe be extended in support of that public input process.
2. MCNO officially asks the CPC address enforcement of zoning uses in a meaningful, substantive way with any proposed revisions to the CZO on the STR topic. Our Study Group has examined several other cities' practices and varying levels of success in enforcement. Many of our members and neighbors have strong opinions on a variety of local enforcement practices and their varying levels of success. Because of this, careful consideration of any proposed revisions to the CZO on the STR issue requires inclusion of a plan on how city ordinances will be enforced.

Thank you for your time.

Sincerely, Patrick Armstrong

JAMES J. MORRISON, JR.
PATRICIA P. MORRISON

312 Walnut St.
New Orleans, LA 70118

SEP30'15 04:41PM

Tele: (504) 861-1177
Cell JJ (504)-884-1177
Cell Pat (504)439-1177

FAX: (504) 830-2813
jjmjr312@yahoo.com

September 23, 2015

City Planning Commission
City of New Orleans
Attn: Executive Director
1300 Perdido St. 7th Floor
New Orleans, LA 70112

RE: Short Term Rental Study
City Council Motion M-15-391

To the Commission:

Short term rentals are purely and simply a business conducted out of a home. It does not matter if the short term renter is one person or ten, the simple fact is the receipt of money for the rendering of anything of value is a business. Wikipedia defines a business as "... trade of goods, services or both to consumers...." Merriam-Webster.com defines it as "the activity of ... providing services in exchange for money."

I am sure if you ask the average person on the street why do we have residential zoning, he/she will no doubt tell you it is to protect residential neighborhoods from business encroachment. Ask that same person why have Single Family, Two Family and Multi-Family districts, as we do in our zoning code, and he/she will no doubt also tell you it is to protect the areas involved from excessive density above that set by the zoning law.

In my single family neighborhood, and in fact within 5 houses of my house, there are three properties that have been used for short term rentals. A major problem is we have narrow streets requiring us to stagger open spaces across from parked cars, and as a result we have very limited parking. Short term renters are not provided parking spaces by the their lessors, and they overload our limited parking, park illegally anyway, and in fact in one instance caused an assault on a homeowner who complained about it. Another problem is overloading of houses with in one case 3 families and more than 15 people being crammed into a small house in our single family neighborhood. A third problem is noise and generally misbehavior. Noise, and loud and late parties have been complained

of across the city, with bachelor and bachelorette parties being the biggest culprits. We have had similar problems in our neighborhood with short term rentals.

With the precepts of 1) protecting residential neighborhoods from businesses and 2) limiting those businesses to the same density limits set out in the zoning code and 3) addressing the typical problems associated with short term rentals, in mind, this Commission should:

- A. To Protect Neighborhoods by insuring they have the right to be heard as to the imposition of these businesses on their neighborhoods and to provide them with regularly scheduled opportunities to stop such business in their neighborhoods, and to require these businesses to comply with the normal business requirements of other businesses operating in this city:
 - 1) No short term rentals should be allowed except as a conditional AND licensed use.
 - 2) No conditional use nor license should be issued or allowed except to the owner of a residence with a homestead exemption properly obtained.
 - 3) The conditional authorization for a property to have short term rental use should be limited to the term of the City Council when authorized plus six months, and must be renewed by the incoming Council or be terminated at the end of the six months.
 - 4) The zoning code should specifically say that a conditional use for short term rentals is not subject to non-conforming status for any reason.
 - 5) The zoning code should also specifically provide that on the suspension or revocation of a license to operate a short term rental business that the conditional use for that short term rentals at that property shall immediately terminate and that no appeal of such suspension or revocation shall have the effect of staying the termination of the conditional use.
 - 6) The zoning code should specifically provide that the City Council may on motion of the Council Member of the district in which a conditional use has been granted/authorized or on the motion of a Council Member At Large may vote to revoke a conditional use which shall then immediately terminate without right to appeal or be stayed.
 - 7) As other business are required to do in this city, the short term rental property should be required to provide onsite parking of one legally

conforming space per authorized bed, and the licensee should be required to require short term renters to use the onsite parking provided.

- 8) The license to operate should be issued in the name of the homeowner by the Safety and Permits Department after requiring from the homeowner the following information and limitations a) a detailed plan of the residence to be used b) a designation in the plan of the sleeping rooms and beds spaces to be allowed short term renters, c) the maximum number of short term rental occupants to be allowed d) a designation of required owner provided onsite legally sized parking spaces e) location of all required fire and safety routes, signage, etc., f) provision of a handicap bathroom for short term renters and such other handicap and safety facilities as are required for businesses by federal, state and local rules, regulations, statutes and ordinances g) proper licensing or other required compliance with the state and city revenue departments for the payment of sales and other taxes
- 9) The application for conditional use should have the information required for licensing as provided above and such other information as required by this Commission and the conditional use authorization should be limited to the uses and features so listed in the application.
- 10) Before issuance of the license the property shall be inspected by all appropriate regulatory authorities who shall verify the property's compliance with all federal, state and local rules, regulations, statutes and ordinances.
- 11) Anyone advertising or solicitation for short term rentals in this city in any medium should be required to provide in the advertising a) it's license number b) the number of beds, bedrooms and short term occupants authorized by its license c) a copy of the plan approved for the issuance of its license, d) a statement that it is against the law for more than the number of authorized occupants to inhabit the dwelling) such other information as required by the Department of Safety and Permits.
- 12) No licensee should be allowed to advertise or solicit short term rentals in this city except in mediums for hire and in such mediums which agree with the city in such form as required by the City Attorney 1) to not allow the advertisement or solicitation of short term rentals in this city except by licensees and 2) to provide on request of the Bureau of Revenue of the City of New Orleans and the Treasury Department of the State of Louisiana such information or regular reports as they may

require, and if appropriate the withholding and payment of taxes and fees from proceeds payable to such licensees.

- 13) As to a licensed and conditionally authorized property there should be a fine of \$1,000 for the first offense of violating the advertising provisions of #8 above, \$2,000 for the second such offense and suspension of license for 6 months, and \$5,000 and revocation of licenses for 3 or more such violations. Fines should become a lien on the property collectable against the property.
- 14) There should be a fine of \$10,000 for each advertisement or solicitation in any medium for short term rentals in this city without a license and conditional use authorization. The fines should become a lien on the property collectable against the property and should be a personal obligation of the every individual in any way responsible for such advertisement or solicitation.
- 15) The licensed homeowner must reside in the property and may not vacate or sleep/spend the night away from the property during a short term rental.
- 16) The licensee shall keep a Renter's Log of all short term rentals to include the name of the renter, the number and name of all short term rental occupants, the period of the rental and the license plate number and description of all vehicles of the short term occupants whether owned or rented. A copy of the log shall be delivered monthly to the Department of Safety and Permits and shall be available there for inspection by the public. An additional Revenue Log shall be maintained by the licensee with the same information and in addition the amount of all income and revenue received by the licensee for each short term renter. The Revenue Log shall also be filed monthly with both the Department of Safety and Permits and the Bureau of Revenue of this city and shall not be subject to inspection by the public.
- 17) Each licensee shall pay on time and in the form and manner as required by law, rule and/or regulation a) all state and city sales taxes, and b) the hotel/motel and other taxes paid by hotels and/or motels operating in this city, c) all other taxes, and fees applicable to their business and failure to do so on time and in the amounts required shall result in immediate suspension of their license.
- 18) The license shall be issued only on payment of a licensing fee to be set annually by the Department of Safety and Permits in consultation with the Mayor's office and other departments of the City having regulatory authority or responsibilities, in an amount as is determined to be

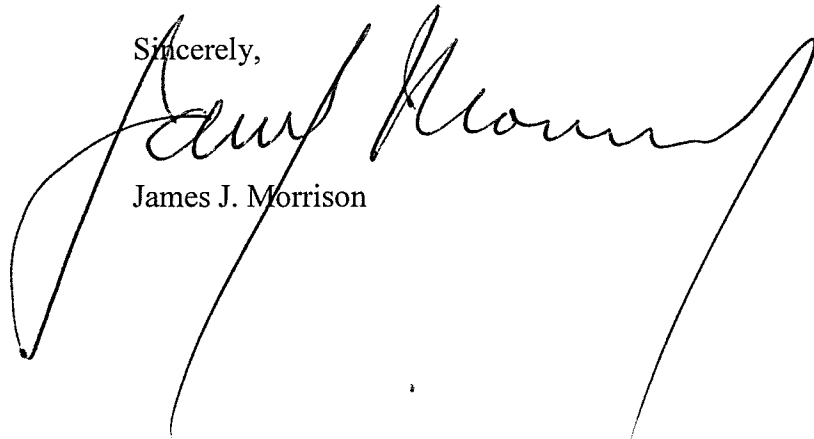
adequate to compensate the City for the expenses of regulating and supervising short term rental activities.

- 19) The license shall expire on December 31 of each year and is renewable only on a) payment of the license fee and b) proof of timely payment and reporting of all other taxes and fees.
- 20) The Department of Safety and Permits shall set up a complaint procedure for the public to file and it to resolve complaints about the violation of the rules, regulations and conditions of a license, and shall provide for the suspension and/or revocation of such license in the event of significant or repeated minor violations by the licensee.

B. To Protect Residential Neighborhoods as to their current zoning status in relation to density

- 1) No short term rentals should be allowed in areas zoned Single Family.
- 2) No short term rentals of more than a single bed room with no more than two occupants for that bedroom should be allowed in areas zoned Two Family.
- 3) In Multi-Family zoned areas the number of bedrooms allowed should not exceed the number of families allowed in the zoning area with a maximum of five bedrooms for such Multi-Family areas. No bed room shall allow more than 2 occupants of the bedroom. Beyond five bedrooms and ten occupants the property must conform to the rules, regulations and zoning required of hotels.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'James Morrison', is written over the typed name below.

James J. Morrison

Nicholas J. Kindel

From: Jim Uschold <juplc@iname.com>
Sent: Wednesday, September 30, 2015 4:56 PM
To: Nicholas J. Kindel
Cc: bob@canlasellis.com
Subject: RE: Short Term Rentals CPC Special Public Hearing 9-29-15
Attachments: juplc logo - 700 camp.jpg@42270.4247795023.359; PUBLIC COMMENT and PRESS RELEASE - 2015 09 30 -- ANP Detailed Response to Inside Airbnb and NOSTRR Data.pdf; CPC Hearing Comments - 2015 09 29.pdf



Nick

I have formally submitted the attached comments to CPCinfo@nola.gov. These are courtesy copies for you in pdf format. If you have any questions and/or if Bob Ellis or I can be of assistance, please let me know.

Jim Uschold

JAMES E. USCHOLD, PLC | 700 Camp Street - Suite 317 | New Orleans, LA 70130
phone: 504-528-9500 | fax: 504-754-7654 | cell: 206-755-0007 | email: juplc@iname.com
Tax Sale Lawyer | Code Enforcement Defense | Personal Injury | General Civil Litigation

Original message

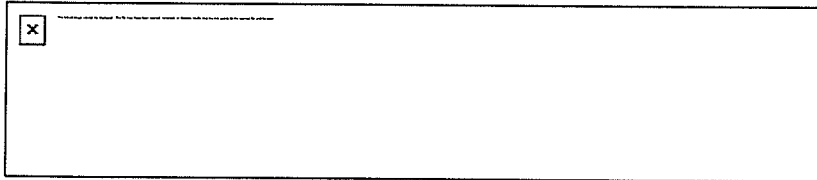
From: "Nicholas J. Kindel" <njkindel@nola.gov>
To: juplc@iname.com;
Dated: 9/23/2015 10:28:40 AM
Subject: RE: Short Term Rentals CPC Special Public Hearing 9-29-15

Jim,

Sorry about that. Attached is the original pdf that is in color.

nick

From: Jim Uschold [<mailto:juplc@iname.com>]
Sent: Wednesday, September 23, 2015 10:12 AM
To: Nicholas J. Kindel
Cc: bob@canlasellis.com
Subject: FW: Short Term Rentals CPC Special Public Hearing 9-29-15



Mr. Kindel:

Bob Ellis forwarded your email to me. We are co-counsel representing the Alliance for Neighborhood Prosperity which supports the legalization of private home rentals.

We appreciate being kept in the loop. If there is any way we can help you and the CPC, let us know.

I do have one request. Can you email a copy of the last two pages of your preliminary study. They show where STRs are currently permitted and conditional uses, but are not very good quality. Can you send the original pdf versions? Thanks.

We look forward to working with you and the CPC.

Jim

JAMES E. USCHOLD, PLC | 700 Camp Street - Suite 317 | New Orleans, LA 70130

phone: 504-528-9500 | fax: 504-754-7654 | cell: 206-755-0007 | email: juplc@iname.com

Tax Sale Lawyer | Code Enforcement Defense | Personal Injury | General Civil Litigation

From: Nicholas J. Kindel
Sent: 9/18/2015 1:12 PM
To: 'bob@CanlasEllis.com'
Subject: FW: Short Term Rentals CPC Special Public Hearing 9-29-15

Hello Mr Ellis,

My name is Nick Kindel and I am working on the short term rental study for the City Planning Commission. I was asked to make sure that you had received the notice about the public hearing on short term rentals on the evening of September 29. Please let me know if you have any questions. Thanks

Nick

Nick Kindel

Senior City Planner

New Orleans City Planning Commission

1300 Perdido Street, 7th Floor

New Orleans, LA 70112

(504) 658-7024

njkindel@nola.gov

All communication to and from this account is subject to Louisiana's Public Records Law per Louisiana Revised Statutes RS 44:1

From: Paul Cramer
Sent: Monday, September 14, 2015 3:20 PM
To: Paul Cramer
Subject: Short Term Rentals CPC Special Public Hearing 9-29-15

CITY PLANNING COMMISSION
planning and special projects committee

PUBLIC HEARING NOTICE

TUESDAY, SEPTEMBER 29, 2015

PUBLIC HEARING: 5:00 P.M. CITY COUNCIL CHAMBER (CITY HALL - 1E07)

THE CITY PLANNING COMMISSION IN ACCORDANCE WITH PROVISIONS OF MOTION M-15-391 AND THE CITY PLANNING COMMISSION'S ADMINISTRATIVE RULES, POLICIES, & PROCEDURES, WILL HOLD A PUBLIC HEARING ON SEPTEMBER 29, 2015 IN THE CITY COUNCIL CHAMBER (CITY HALL - 1E07) ON THE SHORT TERM RENTAL STUDY.

SHORT TERM RENTAL STUDY ? Request by City Council Motion M-15-341 for the City Planning Commission to conduct a public hearing and study on the regulation of Short Term Rentals in the City of New Orleans. The study should consider amendments to the short term rental definition, limitations on the size of short term rentals, which districts short term rentals should be prohibited, conditional use, or permitted use, supplemental use standards, temporary use standards, national best practices, and consider changes to bed-and-breakfast regulations. (NK)

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH MOTION M-15-391, WILL HEAR PUBLIC COMMENTS ON THE SHORT TERM RENTAL STUDY. ALL INTERESTED PARTIES ARE ENCOURAGED TO ATTEND AND ALL RELEVANT COMMENTS CONCERNING THE 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 and September 23, 2015

Robert Rivers, Executive Director

||

RR/nk

PUBLIC COMMENTS and PRESS RELEASE

To: New Orleans City Planning Commission/All Media
From: Alliance for Neighborhood Prosperity
Subject: ANP Responds to “Inside Airbnb” and New Orleans Short Term Rental Report (NOSTRR) Website Data and Addresses Other Issues Relative to the Legalization and Regulation of Private Home Rentals
Date: September 30, 2015

The Alliance for Neighborhood Prosperity (ANP) supports a data-driven decision making process in determining the best way to legalize and regulate private home rentals, often referred to as “short term rentals.” ANP appreciates the efforts of Murray Cox, who recently published data relative to private home rentals in New Orleans at Inside Airbnb (insideairbnb.com) and efforts of Andru Okun, Breonne DeDecker and Darin Acosta who developed the New Orleans Short Term Rental Report (NOSTRR) website (nolarentalreport.com).

The Inside Airbnb data and the economic impact study commissioned by ANP (prepared by the UNO Hospitality Research Center) probably contain the best specific data presently available. This data along with generally available census and other demographic data provide insight into the issues relative to private home rentals.

ANP’s conclusion is that the Inside Airbnb and NOSTRR data do not disclose any significant problems in New Orleans that would support a principled opposition to the legalization and regulation of private home rentals with bad operators being held accountable.

Summary of Findings and Positions

- The Inside Airbnb and NOSTRR Data are Biased and Flawed.
 - Murray Cox, who compiled the Inside Airbnb data is biased against private home rentals.
 - While Cox attempts to be fair, he demonstrated his bias by rejecting data provided by Airbnb’s CEO, asserting that he was an “unreliable source.”
 - Andru Okun, Breonne DeDecker and Darin Acosta, who compiled the NOSTRR data and report make no effort to hide their biases and offer conclusions that are nothing more than hypotheses which are not supported by the data.
- Numerous Factors Other Than Private Home Rentals Are Responsible for Higher Rents.
 - Higher property insurance premiums – premiums have gone up as a result of Katrina and increased property values.
 - Higher storm deductibles – with a five percent storm deductible, the owner of an average-priced \$340,000 home in New Orleans must pay the first \$17,000 of damage.

- Higher property taxes – A \$100,000 increase in appraised valuation would increase 2015 taxes by almost \$1,500 a year or \$125 a month.
 - Limited space for large projects – New Orleans does not have enough large parcels of available land where new rental units can be built in numbers sufficient to increase the supply and at a cost low enough to allow owners to charge below current market rents.
 - The increase in the number of single-person households – Consistent with a national trend, the number of single-person households in New Orleans increased from 33 percent in 2000 to 42 percent in 2013. Absent this change, there might be nearly 7,000 additional rental units.
 - Fewer persons per household – According to 2010 census data, “The CBD, French Quarter, Marigny, Touro, Lower Garden District, Garden District, and Black Pearl all have average household sizes of less than 1.85.” That is approximately 20 percent less than the average household of 2.32 persons. This is likely related to the increase in single-person households. For every 5,000 households, those neighborhoods have nearly 2,400 fewer residents, most of whom would be renters.
 - Converting doubles to singles – Converting doubles into single family homes often results in the loss of two long term rental units.
 - New Orleans has a very high percentage of renters – 53 percent of New Orleans households rent compared to 33 percent statewide. More renters, especially renters who want to live alone, increases demand and puts upward pressure on rents.
 - New Orleans has 3,300 fewer public housing units since Katrina.
- Banning or Reducing the Number of Private Home Rentals in Order to Stabilize or Reduce Rents Will Be Ineffective and Counterproductive.
 - Private home rentals of entire homes or apartments account for less than two percent of New Orleans rental units.
 - Non-owner-occupied units account for less than one percent of New Orleans rental units.
 - ANP members who operate non-owner-occupied private home rental are ready, willing and able to come into compliance as soon as private home rentals become legal. Excluding them will decrease potential revenue.
 - Many private home rentals will not be converted to long rentals, including vacation home and second homes that will be left unrented, converted to legal medium term rentals of more than 30 days, or sold.
 - If owner-occupied private home rentals are made legal, only non-owner occupied private home rentals will *possibly* be converted to long term rentals. Their numbers will be insufficient to increase supply enough to lower or stabilize rents and many will charge market or higher than market rents.
- Private Home Rentals Help *Lessen* Housing Cost Burdens for Owners and Renters.
 - As of 2013, 37 percent of renters in New Orleans had “severe housing cost

- burdens,” an increase from 24 percent in 2004.
 - High housing costs burdens also affect 16% of property owners
 - Private home rentals allow some owners to make ends meet.
 - Some private home rental operators use the added revenue to keep rents low for long term tenants.
 - Private home rentals allow some tenants to sublease to make ends meet.
 - Private home rentals did not cause affordable housing problems in New Orleans. Banning or substantially reducing their current numbers will not solve the problem.
 - For many property owners and renters, private home rentals are the solution to high housing costs.

- Private Hotels Are Not Taking over the City.
 - While Inside Airbnb does not show the exact locations of rentals, it does not appear that any host is operating five or more units on one premises.
 - Only 11 hosts offer more than five entire homes or apartments for rent.
 - It does not appear that anyone in the French Quarter, the Bywater, or the Marigny is operating more than two private home rentals on the same premises and no host in the Garden District has more than one listing.
 - The largest single operator is in the Central Business District, which is not a residential district and where short term rentals are currently a conditional use.
 - Private home rentals are not a commercial use. Short term rentals and bed and breakfasts are residential uses under the current Comprehensive Zoning Ordinance.
 - Current law allows B&Bs to have up to nine guest rooms at a single location.

- Private Home Rentals Are Not Destroying the Quality of Life in New Orleans Neighborhoods
 - The rise in single person households and the decline in households with families and children have lowered population density in some of the most popular neighborhoods.
 - The reason people don't know their neighbors is because there are fewer neighbors to know.
 - Private home rentals help replace revenue lost through decreased density.
 - There is no right to know your neighbor.
 - There is no right to tell your neighbor what he/she can do with their property.
 - It is very unneighborly to harass private home rental operators and tenants.
 - Most of the complaints about “quality of life” relate to personal desires and preferences rather than broader societal concerns. The French Quarter, the Marigny and the Garden District are neighborhoods, not co-ops, condominiums, or gated communities. As CM Stacy Head recently said, “A feeling of irritation is not a harm.”

- The Real Problem Is a Few Bad Operators, Not Absentee Owners.
 - Most complaints about private home rentals are about the fact that they are operating illegally, not that they are being operated badly.
 - The fact that a private home rental is not owner- or operator-occupied does not mean the operator will be a bad operator and/or unresponsive to problems any more than the fact that a private home rental is owner- or operator-occupied means the operator will be a good operator and promptly respond to problems.
 - Banning all non-owner-occupied private home rentals because of a few bad operators discriminates against the vast majority who are good operators.

- The City Needs *More* Private Home Rentals to Help it Meet its Goal of 13 Million Visitors in 2018.
 - To meet its goal, the City needs to be able to house an additional 9,500 visitors per day.
 - The City will need 13,000 to 20,000 new hotel rooms or housing units to meet the demand.
 - The City has less than 38,000 hotel rooms.
 - New hotels are not being built fast enough to meet the demand.
 - Private home rentals are increasing demand rather than taking business away from hotels.
 - Legalizing and regulating private home rentals is good for New Orleans.

Bias and the Inside Airbnb and NOSTRR Methodologies

While the Inside Airbnb data may be the best data currently available, Cox' obvious personal bias against private home rentals and an apparently related flaw in his methodology must be pointed out. While his personal views should not necessarily affect the data or his methodology, Cox appears to have let his bias affect his methodology in calculating occupancy rate, total bookings, and revenue. Cox estimates occupancy rates based on the number of reviews posted. He assumes that 50 percent of all guests post reviews and uses this rate to estimate total bookings and revenue. While the use of review rates is not necessarily unreasonable, Cox' use of the 50 percent review rate has no factual support. While Cox acknowledges that Airbnb CEO Brian Chesky stated that Airbnb has a 72 percent review rate, he rejects that rate, calling Chesky an "unreliable source."¹ If Cox believes Chesky is providing false data, he needs to back up his claim with evidence. If Airbnb's 72 percent review rate is accurate, Inside Airbnb is probably overestimating bookings and revenue earned by private home rental operators by more than 40 percent. That is not an acceptable margin of error.²

¹<http://insideairbnb.com/about.html>. (The Occupancy Model)

²In a comment posted on June 23, 2015, "The Insomniac" says their private home rental is incorrectly described as a "full house" rental instead of one room and that their income is

Cox also asserts/assumes that the short term rental laws that many private home rental operators are violating were “designed to protect residential housing.” This is false. The current short term rental laws were designed to protect hotels and bed and breakfasts from competition. While bed and breakfasts which pay fees and taxes that private home rental operators do not pay have a legitimate complaint that private home rental operators currently have an unfair advantage, the solution is to allow B&Bs and private home rentals to compete on the same level playing field and to pay the same fees and taxes.

The NOSTRR authors make no effort to hide their bias against private home rentals and no effort to support their conclusions with facts and data. The mere fact that rents have increased as the number of PHRs has increased does not mean PHRs are responsible for the rent increases. Correlation is not causation.

The Inside Airbnb and NOSTRR Data Do Not Support the Argument That Private Home Rentals Cause Higher Rents.

InsideAirbnb.com and NOSTRR have asserted that private home rentals are responsible for higher rents in New Orleans and/or a decrease in affordable housing.

By their own counts, there are between 2,000 and 2,500 private home rentals in New Orleans. That’s about three percent (3%) of New Orleans’ approximately 80,000 rental housing units. Assuming the numbers are accurate, is that enough to have a significant effect on rents?

Rather than attempt to answer the question, InsideAirbnb and NOSTRR rely on anecdotes, assumptions, and untested hypotheses. Without supporting data, their “conclusions” are nothing more than assertions and opinions.

The fact that rents and the number of private home rentals have both increased in recent years does not support the conclusion that private home rentals have *caused* rents to increase. As Massachusetts Institute of Technology professor and real estate economist Albert Saiz said in a recent Times-Picayune/NOLA.com article, correlation is not causation. While private home rentals *can* result in a decreased supply and *theoretically* contribute to higher housing costs, Saiz said, “It just doesn't appear that there's any evidence Airbnb is driving prices.”³

As rents have been going up since before the relatively recent increases in the number of private home rentals, the logical starting hypothesis should be that other factors are responsible for higher rents and that enforcing the current ban on private home rentals is unlikely to have any

estimated at \$2,500/month when it is actually \$50 to \$100 per month on average.
http://www.nola.com/politics/index.ssf/2015/06/unauthorized_web_scrape_purpor.html

³http://www.nola.com/politics/index.ssf/2015/09/mit_professor_skeptical_of_air.html

significant effect on rents.

So why have rents been going up? While some of those factors are well known, others may come as a surprise to both supporters and opponents of private home rentals. There are two types of factors: cost-related and supply and demand related.

Cost Related Factors

High Property Insurance Premiums and Storm Deductibles— One of the most significant factors is higher property insurance premiums combined with less actual coverage due to higher storm deductibles. Since Katrina, the average home price in New Orleans has increased by 46 percent to almost \$340,000,⁴ resulting in higher coverage amounts and higher premiums. Higher storm deductibles mean property owners have to self insure for most storm damage. With an average-priced home and a five percent storm deductible, the owner pays the first \$17,000 of damage. As many if not most claims will be for less than that amount, many New Orleans property owners will find themselves completely uninsured for storm damage except in the case of a truly catastrophic loss. Higher premiums and the risk of large uninsured losses must be passed on to tenants.

Higher Property Taxes – As property values have increased, so have property taxes. A \$50,000 increase in appraised value will increase 2015 taxes by almost \$750 a year or more than a \$60 a month.⁵

Supply and Demand Factors

Limited Space for Large Projects – New Orleans once supported nearly twice its current population and can again support that number (and more). While singles, doubles, small multi-unit buildings are being built and/or renovated, the pace and volume are insufficient to significantly affect rents. In order to stabilize and/or reduce rents, new rental units must be built in numbers sufficient to increase the supply substantially and at a cost low enough to allow owners to charge below current market rents.⁶

⁴http://www.nola.com/business/index.ssf/2015/08/new_orleans_home_prices_up_46.html

⁵While property reassessments are supposed to be revenue neutral and the City is required to “roll back” tax rates, the City has the power to – and often does – “roll forward” tax rates to obtain a tax increase not approved by voters. See http://www.nola.com/politics/index.ssf/2012/08/new_orleans_agencies_could_poc.html

⁶These are essentially the same points made in a recent New York Times Op-Ed piece and followup reporting in the Times-Picayune. <http://www.nytimes.com/roomfordebate/2015/06/16/san-francisco-and-new-york-weigh-airbnbs-effect-on-rent/cities-must-add-to-the-affordable-rental-supply>;

While the precise relationship between renovation/construction costs and rents is not known, it is likely that higher costs contribute to higher rents *and* that higher rents help make the cost of building or renovating smaller units economically viable. But a mere increase in supply will not result in lower rents unless the costs of construction/ renovation are reduced. To significantly affect rents, the number of new rental units added to the market must be large and the rents charged for each new unit must be low. This is most easily accomplished in large scale projects that require large parcels of land and/or multi-story high density projects. Unfortunately, there are few suitable large parcels of land for new construction. Multi-story high-density projects are allowed in only a few zoning districts, often face opposition, and typically offer relatively few new units that will be considered affordable housing.

High Percentage of Renters – 53 percent of New Orleans households rent compared to 33 percent statewide. This means New Orleans need approximately 30,000 more rental units that it would need if it had the average percentage of renters.

The Increase in the Number of Single-Person Households – Consistent with a national trend, the number of single-person households in New Orleans increased from 33 percent in 2000 to 42 percent in 2013 – a nine percentage point increase.⁷ Since New Orleans had about 148,000 total households in 2013,⁸ approximately 62,000 households have only one member.⁹ If the percentage was the same as in 2000, more than 13,000 more housing units would be on the market, nearly 7,000 of which should be rental units.

Fewer Persons Per Household in “The Sliver by the River” – According to 2010 census data, “The CBD, French Quarter, Marigny, Touro, Lower Garden District, Garden District, and Black Pearl all have average household sizes of less than 1.85.”¹⁰ That is approximately 20 percent less

http://www.nola.com/politics/index.ssf/2015/07/airbnb_isnt_helping_but_nimbys_1.html. In those articles, it is suggested that part of the solution is to allow more multi-story buildings and greater population densities, a solution many neighborhood advocates oppose.

⁷<http://www.datacenterresearch.org/data-resources/who-lives-in-new-orleans-now>

⁸<http://quickfacts.census.gov/qfd/states/22/2255000.html>

⁹<http://housingperspectives.blogspot.com/2015/05/the-rise-of-single-person-household.html>.

¹⁰http://www.datacenterresearch.org/reports_analysis/average-household-size-and-group-quarters. In the French Quarter, the average household is 1.44 people. In the Marigny, it is 1.57. In the Lower Garden District, it is 1.64.
http://www.datacenterresearch.org/reports_analysis/average-household-size-and-group-quarters/ (chart near bottom)

than the average household size of 2.32 persons.¹¹ For every 5,000 households, those neighborhoods have nearly 2,400 fewer residents, most of whom would have been renters. With the exception of Garden District, less than 35 percent of the households in those neighborhoods are “family households” (people related by birth, marriage, or adoption).¹²

These figures suggest that the number of single-person households in those neighborhoods may be substantially *higher* than 42 percent, possibly reaching 50 percent or even the two-thirds level found in some Manhattan and Washington, DC neighborhoods.¹³ It appears that the most popular private home rental neighborhoods are also the neighborhoods that have lost the most rental units due to owners and renters choosing to live alone. In neighborhoods which have a higher percentage of under-45 renters, the loss of rental units will be even greater.¹⁴

Converting Doubles to Singles – It is not uncommon for renovators to convert doubles into single family homes. When this happens, the result will often be the loss of *two* long term rental units. In contrast, private home rental operators who renovate vacant and/or blighted properties are *adding* housing stock. While many of the new units will be private home rentals, some will be owner-occupied units (which increase the housing stock available for long term rental) and some may be long term rental units.

Less Public Housing – While the Housing Authority of New Orleans serves 5,000 more families now that it did before Katrina, New Orleans has 3,300 *fewer* public housing units.¹⁵ Unlike private home rentals, few of which were “affordable housing” before they became private home rentals,

¹¹<http://quickfacts.census.gov/qfd/states/22/2255000.html>

¹²CBD-23.3%, French Quarter-20.8%, Marigny-19.0%, Touro-27.3%, Lower Garden District-25.9%, Garden District-41.4%, Black Pearl-34.2%.
<http://www.datacenterresearch.org/data-resources/neighborhood-data/>

¹³<http://housingperspectives.blogspot.com/2015/05/the-rise-of-single-person-household.html>. In a recent New York Times Op-Ed piece, it is suggested that cities focus on allowing and encouraging the sharing of excess space with roommates rather than tourists.
<http://www.nytimes.com/roomfordebate/2015/06/16/san-francisco-and-new-york-weigh-airbnbs-effect-on-rent/encourage-the-use-of-extra-space-for-roommates>

¹⁴While approximately 45 percent of single-person households are renters, two-thirds of under-45 single-person households are renters.
<http://housingperspectives.blogspot.com/2015/05/the-rise-of-single-person-household.html>

¹⁵http://www.nola.com/katrina/index.ssf/2015/08/new_orleans_public_housing_dem.html

New Orleans is Not San Francisco or New York – At the September 29, 2015 City Planning Commission Special Meeting, Carol Gniady of French Quarter Citizens cited a study which said short term rentals have caused rents to increase between \$19 and \$76 per month in San Francisco. Ms. Gniady failed to mention that the study, conducted by University of British Columbia professor Thomas Davidoff, as reported in the Wall Street Journal,¹⁶ found that the increase in New York City was only between \$6 and \$24 per month and that the higher numbers for both cities assumed that *all* listings represented units removed from the housing stock (even though many units were shared by the host and guest).

While Davidoff's findings indicate that private home rentals may have a slight effect on rents, New Orleans is neither San Francisco nor New York. Both, both of which are much larger than New Orleans had have dramatically different housing situations and issues. Moreover, Davidoff indicated that the higher rent effects are generally localized in the more popular neighborhoods: "It's not an affordability issue. It's a luxury neighborhood issue or a bohemian neighborhood issue."

Conclusion – Consistent with the opinions of Prof. Saiz and Prof. Davidoff, the factors discussed above and the supporting data indicate that rents, both generally and in the most popular private home rental neighborhoods, have *not* gone up because of private home rentals and/or that any increase that might be attributable to private home rentals is very modest.

While high rents and affordable housing are legitimate concerns the City Council may want to address, private home rentals are not the cause of those problems.

Banning or Reducing the Number of Private Home Rentals in Order to Stabilize or Reduce Rents Will be Ineffective and Counterproductive.

Even if private home rentals were having a substantial effect on rents, which is denied, it is difficult to see how limiting private home rentals is likely to slow or reverse those effects. First, it is unlikely that a full ban would be or could be enforced. Second, enforcing a full ban would cost the City money in two ways; a) enforcement costs; and b) lost revenue from permitting fees and taxes from legal private home rentals. Third, a partial ban, e.g., on non-owner-occupied private home rentals, is unlikely to have any effect given the numbers of units and the fact that many will not be converted to long-term rentals.

¹⁶<http://blogs.wsj.com/developments/2015/03/30/airbnb-pushes-up-apartment-rents-slightly-study-says/>

Private Home Rentals of Entire Homes or Apartments Account for less than Two Percent of New Orleans Long Term Housing Stock – At the time of the 2010 census, there were approximately 190,000 housing units in New Orleans.¹⁷ With a home ownership rate of 47.3 percent, New Orleans’ rental housing stock is approximately 100,000 units.¹⁸ According to Inside Airbnb, there are 2,614 private home rentals. Of these, only 1,764 are entire homes or apartments. That is 1.7 percent of the total rental housing stock. But that is not the number that might be converted to long term rentals.

Many Private Home Rentals Never Were and/or Never Will Be Long Term Rentals – Most vacation homes and second homes (which were not previously long term rentals) will be left unrented, converted to legal medium term rentals of more than 30 days, or sold. Some operators will convert their units to medium term furnished rentals, which are currently legal.¹⁹ While some operators who renovated vacant and/or blighted properties may convert them to long term rentals, they are not even theoretically responsible for higher rents. If the City legalizes the use of accessory units to owner-occupied properties as private home rentals, an idea with widespread support, those accessory units will not be converted to long term rentals.

Inside Airbnb shows 1,764 private home rentals of entire homes or apartments. Only 738 are by hosts with multiple listings. After excluding vacation and second homes, units converted to medium term rentals, and accessory units likely to become legal, it is doubtful even 1,000 units could potentially become available as long term rentals. Increasing the rental housing stock by one percent is unlikely to stabilize rents, much less decrease them. The primary effects of excluding 40 percent of the current private home rental units will be discrimination against a subclass of private home rental operators and a loss of potential revenue for the City. If the City wants to take action to lower rents, enforcing the current ban or excluding some current private home rental operators is not the answer.

The primary focus of a private home rental ordinance should be on registration, regulation, responsibility, and revenue. Registration and regulation protect the City, property owners, neighbors, and tenants. Revenue ensures the resources for enforcement to make sure owners and tenants act responsibly and are held accountable if they don’t.

¹⁷<http://quickfacts.census.gov/qfd/states/22/2255000.html>.

¹⁸<http://quickfacts.census.gov/qfd/states/22/2255000.html>

¹⁹As legal medium term rentals, they will not be subject to regulation, registration, and/or other fees and/or charges. The City will not get new revenue, and the properties will not be added to the long term rental stock.

Private Home Rentals Help *Lessen* Housing Cost Burdens for Owners and Renters.

ANP understands that high rents and affordable housing are serious problems in New Orleans. As of 2013, 37 percent of renters in New Orleans had “severe housing cost burdens,” meaning more than 50 percent of household income went to housing costs. For renters, this is an increase from 24 percent in 2004.²⁰ High housing costs burdens also affect 16 percent of property owners.

Consider the situation of Louis Maistros, a local author, artist, musician, and photographer who spoke at the September 29 Special Meeting and said he uses private home rental income to make ends meet, to put his child through college, and to be able to *not* raise the rent for his long term tenant:

“We have always struggled to make ends meet. Our property taxes skyrocketed after Katrina, as did our homeowner's insurance. We got screwed by our insurance company and ripped off by shady contractors, just like you. We have lived in fear of losing our home time and again. Our own long term tenant, a senior citizen who has lived in our house for eighteen years, is only able to stay in the neighborhood because we have not raised his rent in ten years. With the new expense of our first child in college, keeping his rent low should not be possible.”

“The reason it's possible is because three years ago we discovered Airbnb. The short term rental business is what we use to keep ourselves and our long term tenant from being gentrified out of our own home. We are not a rare case. Many short term renters are very much like us. And in three years we have never received a complaint from our neighbors because, as it turns out, it is really not that hard to be a good neighbor and a good host at the same time.”²¹

While affordable housing is a serious problem in New Orleans, private home rentals did not cause the problem. For many property owners and renters, private home rentals are the solution, not the problem.

As the opponents of private home rentals, including Murray Cox and NOSTRR, have presented no evidence that establishes a clear causal link between private home rentals and high rents, the City Council should take no action relative to private home rentals based on a hope, purpose, or intention of stabilizing or reducing rents.

²⁰<http://www.datacenterresearch.org/data-resources/who-lives-in-new-orleans-now/#housing-costs-and-affordability,-housing-stock,-and-commuting>.

²¹Issues relative to gentrification in the Bywater, the Irish Channel, and other neighborhoods are too complex to discuss here. As gentrification has been an issue in neighborhoods around the world for centuries, it cannot be said that private home rentals are the cause of gentrification or that banning or limiting them will not stop gentrification. <https://en.wikipedia.org/wiki/Gentrification>.

“Private Hotels” Are Not Taking over the City.

The often stated claims that private home rentals are “hotels” and that “private hoteliers” are taking over the City’s residential neighborhood are completely unsupported. Inside Airbnb data indicate that only 20 hosts offer more than five rooms/units. Of those, only 11 are renting entire homes or apartments. The 97 units those 11 hosts offer are less than four percent of all rooms/units available and less six percent of all private units available. More important, the units listed by hosts are not all located on the same premises. While Inside Airbnb does not show the exact locations of rentals, it does not appear that any host is operating a “hotel” with five or more units on one premises.

The largest single operator is “Jordan” who has 23 units located in various parts of the Central Business District. While “Jordan” may be managing a lot of private home rentals, he is not running a “hotel.” (Nor is it clear why there should be restrictions on private home rentals in the CBD and/or other non-residential areas.)

The second largest operator is “Samuel” who has ten units in the French Quarter. As those ten units appear to be in ten different locations, Samuel is not running a “hotel.” While many people consider the French Quarter a special case and there are a number of small hotels in the French Quarter, only four private home rental operators in the French Quarter offer more than four private units. It does not appear that anyone in the French Quarter is operating more than two private home rentals on the same premises (except, possibly, “Jeremy” and “Hosteeva”).

The third largest operator is “Lisa” who has nine units located primarily in the Treme, Marigny and Bywater neighborhoods.

According to Inside Airbnb’s data, the top hosts in the Garden District have only one listing. The top host in the Bywater has only three listings. The only neighborhoods with any hosts who list more than four units are the CBD with “Jordan,” the French Quarter (four operators with ten, eight, six, and six units), Leonidas (one operator with six units) and Central City (one operator with five units). It does not appear that anyone in those neighborhoods is operating more than two private home rentals on the same premises.

The Inside Airbnb data does not support the conclusion that even *one* host is operating anything that resembles a “private hotel.” While bed and breakfasts are not considered hotels, current law allows B&Bs to have up to nine guest rooms at a single location.²²

²²Many opponents of private home rentals claim to be supporters of bed and breakfasts. They have also claimed to be concerned that illegal short term rentals were depriving the City of \$1.4 million in taxes and licensing fees.

http://www.nola.com/politics/index.ssf/2013/03/new_orleans_residents_slam_ill.html. Both claims are false and disingenuous. What they are really supporting is an outdated law and the continuation of an onerous, expensive, time consuming, and archaic process that makes it very

While many private home rentals are operated like businesses, operating a private home rental is not a “commercial” use. Under the Comprehensive Zoning Ordinance, short term rentals – like bed and breakfasts, day care homes, and group homes – are residential uses. Private home rentals are little more than modern versions of traditional B&Bs.

Private Home Rentals are Not Destroying the Quality of Life in New Orleans Neighborhoods.

ANP does not deny that many New Orleans neighborhoods are changing and that changes have effects. While many people consider the revitalization of the Irish Channel, the Bywater, and other neighborhoods (including Central City) to be a good thing, improving neighborhoods can also have negative effects. While some consider the appearance of private home rentals as a negative, their appearance in these neighborhoods is primarily a *result* of the improvements and increasing popularity of those neighborhoods, not a *cause* of the changes some lament.

While “quality of life” means different things to different people, ANP submits that the increase in single-person households, lower population densities and a high proportion of renters are having a much more profound effect on neighborhoods, rents, and the quality of life than the appearance or disappearance of private home rentals ever could. To those who complain that they don’t know their neighbors anymore, the demographic data suggest that the main reason is they don’t have as many neighbors.²³ With fewer families and children and with half or more of the households having only one person, neighborhood dynamics can change dramatically.²⁴

As the popular neighborhoods by the river have the *lowest* household sizes, they should be able

difficult to obtain a bed and breakfast license. Until the recent enactment of the new Comprehensive Zoning Ordinance, B&B operators were not even allowed to offer kitchen facilities. While some private home rental operators have attempted to get B&B licenses, removing a kitchen was not a realistic option. If the opponents’ actual objective was to increase revenue for the City, the logical position would be for them to *support* the legalization, regulation, and taxation of private home rentals.

²³How many of the opponents of private home rentals who complain about a loss or change in the “quality of life” in their neighborhoods live in single-person households? How many converted a double into a single (or bought a converted double)? How many have rental units they rent to single persons instead of couples or roommates? In other words, how many private home rental opponents are causing their own problems?

²⁴There is no right to know one’s neighbors or to have permanent neighbors or to have a “Cheers”-like bar “where everybody knows your name.” People change, times change, and neighborhoods change. There is no right to pick your neighbors or to have only good neighbors or to make them conform to your vision of what you want your neighborhood to be like.

to support *more* private home rentals. While some residents complain that local restaurants and bars are filled with tourists, it's not clear why this is bad. It is unlikely that the restaurants and bars are complaining. It is more likely that the "tourists" are helping those businesses offset losses from the population shifts. While there are insufficient data to reach a conclusion, ANP suspects that the visitors who stay at a specific private home rental over the course of a year will spend more money in the local neighborhood than a long term tenant in the same property would have spent.²⁵

Many of the most vocal opponents of private home rentals are the neighborhood associations which claim to represent the French Quarter, the Fauborg Marigny, and other neighborhoods.²⁶ What they seem to oppose most is change. While private home rental tenants may be different, that does not make them bad or undesirable. In fact, many residents enjoy meeting and talking with visitors from other states and countries and being "good will ambassadors" for the City of New Orleans.

While opponents of private home rentals often complain about parking, they provide no evidence of an actual problem. In most neighborhoods, especially those with a lower than average population density and/or more single-person households, parking should be less of a problem. While some visitors may occasionally bring several vehicles, most take cabs or rent only one vehicle. The net result should be more parking spaces available most of the time.

²⁵While ANP's economic impact study does not indicate how much is spent in the local neighborhoods, it does show average visitor spending of \$665 on restaurants/meals, bars and nightclubs, recreation and entertainment, and shopping. ANP Economic Impact Study at 17.

²⁶Whether they actually represent the views and interests of the property owners, residents, and businesses of the neighborhoods they claim to represent is questionable, if not doubtful. In March 2015, the Times-Picayune reported the results of a poll paid for by HomeAway (which operates VRBO, an online vacation rental listing site). The poll found that two-thirds of New Orleans residents support registering, legalizing, and regulating short term rentals, even though some people think they are bad for neighborhoods. http://www.nola.com/politics/index.ssf/2015/03/legalizing_short-term_rentals.html. As it is highly improbable that the views of the residents of French Quarter and the Fauborg Marigny differ significantly from those of the voters who were polled, ANP suspects that the views presented by the neighborhood associations are the views of the officers and board members of those associations and of a vocal minority of residents who oppose private home rentals for personal reasons. Rather than actually poll their residents, the neighborhood associations rely on anecdotes and "horror stories" about bachelor parties, loud music, people jumping out of windows onto mattresses, and other activities that are already prohibited by other ordinances. In light of the actual data, their opposition, however sincere, seems based largely on fear of change, false assumptions, and/or a desire to impose their personal views of an ideal neighborhood on all of their neighbors.

Most of the complaints about “quality of life” relate to personal desires and preferences rather than broader societal concerns. The French Quarter, the Marigny and the Garden District are *neighborhoods*. They are not co-ops, condominiums, or gated communities with strict rules and regulations. Neighbors are generally allowed to live their lives as they choose and do what they want with their properties, even if it sometimes bothers their neighbors. As CM Stacy Head recently said, “A feeling of irritation is not a harm.”

The City Needs More Private Home Rentals (Legal and Regulated) to Achieve its Goal of 13 Million Visitors in 2018.

Banning or seriously limiting private home rentals will adversely affect the City of New Orleans’ tourism industry and make it more difficult to achieve the Mayor’s goal of welcoming 13 million visitors a year by 2018.²⁷ According to the Economic Impact Study commissioned by ANP, approximately 100,000 visitors stayed in private home rentals in 2013, generating a total economic impact of nearly \$175 million. Nearly \$100 million was direct spending. The average stay was five nights and the average number of people per accommodation was 3.9.²⁸ The numbers for 2014 and 2015 will likely be higher.

The mayor’s goal of 13 million visitors in 2018 will mean an average increase of about 9,500 more visitors *per day* over the 9.52 million visitors New Orleans had in 2014 (who spent \$6.81 billion).²⁹ With an average stay of 4.1 nights and 3 visitors per accommodation, New Orleans appears to need at least 13,000 more housing units.³⁰ When periods of very high demand are considered, 15,000 to 20,000 more units may be needed. New Orleans currently has 277 hotels

²⁷<http://www.nola.gov/mayor/press-releases/2013/20130312-new-orleans-achieves-9-01-million-visitor/>

²⁸ANP Economic Impact Study at 1.

²⁹<http://www.neworleanscvb.com/articles/index.cfm?action=view&articleID=9241&menuID=1602>

³⁰While the average length of stay is five nights at private home rentals, the average for the City is 4.1. <http://www.neworleanscvb.com/articles/index.cfm?action=view&articleID=9241§ionID=48> While ANP was unable to determine the average number of persons per hotel room, few hotel rooms can sleep more than four people and there are many single business travelers. ANP estimates the average is three, though the number is likely less. 9,500 per day times 4.1 nights is 38,950 more people who need accommodations each day. Divide by 3 visitors per accommodation and the number of added accommodations per day is 12,983.

and 37,844 hotel rooms.³¹ Can the hotel industry meet the increased demand? According to the *2014 HVS Greater New Orleans Lodging Report*,³² fifteen hotel projects in the developmental pipeline were expected to add 2,393 rooms by 2016. Less than 1,500 are in New Orleans and several hundred appear to already be included in the 37,844 figure. Even if New Orleans added 1,000 new hotel rooms a year, the hotel industry would still be unable to meet the demand.

This is especially true since much of the increased demand will come from visitors do not want to stay in hotels.³³

If New Orleans wants to meet its goal of 13 million visitors in 2018, it will need *more* private home rentals, not less. While private home rentals need to be legalized and regulated, they are an important part of the New Orleans economy that should be embraced rather than vilified.³⁴

³¹<http://www.neworleanscvb.com/press-media/press-kit/whats-new/>

³²<http://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=4&ved=0CDUQFjAD&url=http%3A%2F%2Fwww.hvs.com%2FJump%2F%3Ff%3D3605.pdf%26c%3D7065%26rt%3D2&ei=TXeVVYLUAYrvtQWikrLgBw&usg=AFQjCNFDsFaOLNXAj6zyS9jGFRTHW HGWCA.>

³³As a general rule, hotels and B&Bs are neither family friendly nor group friendly and do not allow private meal preparation. Nor are hotels in direct competition with private home rentals. In a recent New York Times article, executives of Choice Hotels International and InterContinental Hotels Groups Owners Associations were quoted as saying they did not see Airbnb as a threat, as a competitor, or as affecting their sales. Ian Carter, president of development for the Hilton hotel chain, was quoted as saying, “Our belief is that lodging rental websites are stimulating demand, rather than displacing existing demand.” http://www.nytimes.com/2015/05/12/business/airbnb-grows-to-a-million-rooms-and-hotel-rivals-are-quiet-for-now.html?_r=0.

³⁴While ANP supports Council President Stacy Head’s recent suggestion that private home rental operators should receive incentives to renovate blighted properties, the ability to operate a private home rental should not be conditioned on having renovated a blighted property. If the City wants to encourage people to return blighted or abandoned property to commerce, incentives should be available to everyone. While appropriate incentives might include a property tax abatement for a number of years (currently available only for historic restorations) and an automatic waiver of code enforcement liens, ANP believe the issue of such incentives is best addressed separately from any private home rental ordinance. While such measures may help New Orleans address its blighted property problems, more is required to address the City’s visitor housing shortage.

Conclusion

As the foregoing analysis shows, there is no clear evidence that private home rentals have caused rents to increase or that banning or limiting private home rentals will stabilize or reduce rents. While many neighborhoods have experienced substantial change in the past five or ten years, there are many causes other than private home rentals. Of particular importance are increases in property insurance costs, property taxes, the number of single person households, and the percentage of renters.

The opponents of private home rentals are free to believe private home rentals have caused rents to go up, have caused parking problems, have caused gentrification in their neighborhoods, have caused families to move away, and/or are responsible for anything and everything they wish was different in their neighborhoods.

But the data do not support those beliefs.

Legitimate concerns about excessive noise and parties are already regulated by other ordinances. Complaints about the City's inability to enforce current ordinances make no sense. Lack of enforcement is generally the result of a lack of will and/or a lack of means. With private home rentals, it appears to be both.

Private home rentals should be legalized and regulated in substantially the same manner as bed and breakfasts. Operators should be required to register their private home rentals, to obey reasonable rules and regulations, to be accountable for violations of those rules and regulations by themselves and their tenants, and to pay reasonable registration fees, taxes, and/or other charges.

- 30 -

FOR INFORMATION CONTACT

James E. Uschold,

JAMES E. USCHOLD, PLC

700 Camp Street – Suite 317

New Orleans, Louisiana 70130

Phone: (504) 528-9500

E-mail: juplc@iname.com

Attorney for the Alliance for Neighborhood Prosperity

PUBLIC COMMENTS

To: New Orleans City Planning Commission
From: Alliance for Neighborhood Prosperity
Subject: Private Home Rentals (aka Short Term Rentals)
Speaker: James E. Uschold, Counsel for ANP
Date: September 29, 2015

My name is Jim Uschold. I am an attorney for the Alliance for Neighborhood Prosperity.

I am submitting a copy of these comments along with a longer document addressing a number of issues that have been raised by opponents of private home rentals or PHRs.

The most vocal opponents, many of whom will speak or submit comments today, are neighborhood associations such as VCPORA, the Faubourg Marigny Improvement Association, and the Garden District Association. As you listen to them speak, I would like you to ask yourselves who they actually represent. Do they represent the interests of their *associations*? their own *personal* interests? or the interests of their *neighborhoods*? While neighborhood associations have a right to speak and present their views, ANP does not believe that they actually represent the interests of a majority of the property owners, residents, and businesses in their neighborhoods. They certainly do not represent the interests of ANP members who are also members of those neighborhoods.

Today, I would like to address the four issues and questions that seem to be the most important.

First, how many different types of PHRs should there be?

Second, who can operate a PHR?

Third, how many PHRs should be allowed?

Fourth, are PHRs responsible for higher rents?

I note that we are talking about land use questions, not about how PHRs should be regulated or taxed, which we understand will be addressed by the City Council at a later date.

Types of Private Home Rentals

ANP proposes four types of private home rentals.

Shared Residence

- owner/operator shares his/her primary residence with guests
- no more than two bedrooms available for PHR use
- there should be few if any restrictions on what people can do with their primary residences

Primary Residence

- owner/operator rents his/her primary residence (where they live at least 6 months of the year) to guests while they are away
- again, there should be few if any restrictions on what people can do with their primary residences

Private Unit

- owner/operator rents a private housing unit (apartment or house) to guests.
- it may be appropriate to have some density limits in different neighborhoods as we do with B&Bs

Traditional B&B

- owner/operator operates an existing licensed B&Bs (principal or accessory)
- Since PHRs are the modern version of the B&Bs, we will need to level the playing field so B&Bs and PHRs are treated fairly and equitably.
- ANP is currently working with PIANO to develop a joint proposal which we hope to submit in the near future.
- One option is to merge the current B&B regulations into a new PHR ordinance. Another is to keep the current B&B regulations, but to count B&Bs and PHRs together when looking at density limitations.

Who can Operate a PHR?

The opponents of PHRs want to discriminate against out-of-town owners, corporate owners, and operators who do not live on the PHR premises based on the prejudicial, discriminatory, and absolutely false assumption that they will all be bad operators and/or bad neighbors. This is nonsense. The mere fact that an owner is from another state or parish or is corporation and/or that an operator does not reside on the premises does not mean the PHR will be operated irresponsibly any more than the fact that an owner or operator resides on the premises means the PHR will be operated responsibly.

While CM Head has indicated that the City had more complaints about non-owner occupied PHRs than owner-occupied PHRs, the total number of complaints was still very low – about 100 in all of 2013. And ANP suspects that many of those complaints were about *illegal* operators, not about *bad* operators.

Even if significant problems actually exist with non-owner occupied PHRs – which ANP disputes – there are solutions. First, legalize and regulate PHRs so that *all* owners and operators know the rules and know what is and isn't allowed. Second, if there are bad operators (whether or not they live on the PHR premises), enforce the ordinance and fine them. Third, if there are repeat violators, revoke their permits or require them to post a bond to cover the costs of any future enforcement actions. Other cities have called this an “Animal House” ordinance. The idea is to turn the bad operators into good operators or get rid of them, not to ban an entire class of operators just because a few may be bad.

ANP submits, however, that these problems and solutions should not, as a practical matter and/or as a matter of law, be the concern of the CPC. Your focus should be on land *use*, not land *ownership*.

Should There Be Limits on the Number of PHRs?

Yes. The real question is what should those limits be? How many private home rentals should be allowed on any given block or in any neighborhood, district, or census tract?

ANP previously proposed a maximum of twenty (20) PHR bedrooms per block. We now believe that approach will not work because not all blocks are the same

size, physically and/or by allowable housing density. For example, twenty (20) PHR bedrooms may be too many on a short residential block comprised of single family homes. But more than 20 may be fine on a residential block approved for high-rise, high density multi-family residences.

ANP has not made a determination or recommendation as to how many PHRs should be allowed in each neighborhood, district or block. There are a number of possible approaches, and ANP will be happy to work with the CPC in determining the best approaches and limits for different neighborhoods.

ANP does propose a three-tiered approach to permitting. PHRs should be a *permitted use* up to a first density limitation, a *conditional use* up to a second density limitation, and a *prohibited use* above the second density limitation.

For example, up to 20 PHR bedrooms might be a permitted use, up to an additional 10 PHR bedrooms might be a conditional use, and more than 30 PHR bedrooms would be prohibited.

How Should the Conditional Use Process Work?

While ANP's three-tiered approach includes a conditional use procedure, the opportunities for additional public input should be limited to the specific issues relative to the specific conditional use applicant and property. While ANP supports the rights of members of the public, including neighborhood associations, to have input into the zoning process, that is what we are doing here today. *This* is the democratic process. Today is the day they have a voice in how their neighborhoods will develop. Today is the day to speak out against PHRs.

Once an ordinance has been passed, the conditional use process should not be an opportunity for opponents to re-fight battles that have already been fought. The conditional use process is intended to allow for the consideration of new, unique, and/or special circumstances relative to the specific property at issue. The process should not be a rubber stamp that ignores the concerns of neighbors. But neither should it be so onerous, time-consuming, and/or expensive that people are discouraged from even attempting to obtain a conditional use permit – as is the current situation with B&B licenses.

PHRs Are Not Responsible for Higher Rents

Opponents of PHRs are correct that rents are high, that affordable housing is a problem in New Orleans, and that there are more PHRs now than there were five years ago. They are incorrect, however, when that state or imply that PHRs are responsible for higher rents. In a recent Times-Picayune/NOLA.com article, MIT professor and real estate economist Albert Saiz said correlation is not causation. He said “It just doesn't appear that there's any evidence Airbnb is driving prices.”¹

So why have rents been going up? While some of those factors are well known, others may come as a surprise. The documents I have submitted go into more detail, but here are a few factors:

Factors on the higher costs side are:

Higher Insurance Costs, Higher Storm Deductibles, and Higher Property Taxes—Property insurance premiums and deductibles had both gone up. With a \$500,000 property and a five percent storm deductible, the owner pays for the first \$25,000 of damage. If your property goes up in value from \$400,000 to \$500,000, taxes go up by \$125 a month. Those hard costs and increased risks have to be passed on to tenants.

Factors on the supply and demand side are:

Limited Space for Large Projects – To reduce rents, you have to build a lot of new units at a low cost per unit.² New Orleans has few available parcels of land on which to build with good economies of scale. While high-rise high-density projects are allowed in some places, they typically face substantial opposition from the same people who oppose PHRs.

¹http://www.nola.com/politics/index.ssf/2015/09/mit_professor_skeptical_of_air.html

²These are essentially the same points made in a recent New York Times Op-Ed piece and followup reporting in the Times-Picayune.
<http://www.nytimes.com/roomfordebate/2015/06/16/san-francisco-and-new-york-weigh-airbnbs-effect-on-rent/cities-must-add-to-the-affordable-rental-supply>;
http://www.nola.com/politics/index.ssf/2015/07/airbnb_isnt_helping_but_nimbys_1.html. In those articles, it is suggested that part of the solution is to allow more multi-story buildings and greater population densities, a solution many neighborhood advocates oppose.

High Percentage of Renters – 53 percent of New Orleans households rent compared to 33 percent statewide. That’s approximately 30,000 more rental units than if New Orleans had the average percentage of renters.

More Single-Person Households, Especially in More Popular Neighborhoods – Consistent with a national trend, the number of single-person households in New Orleans increased from 33 percent in 2000 to 42 percent in 2013.³ This may be why the CBD, French Quarter, Marigny, Touro, Lower Garden District, Garden District, and Black Pearl have average household sizes of less than 1.85,⁴ compared with an average of 2.32 persons.⁵ ANP estimates that New Orleans has about 7,000 fewer rental units because of this trend and that the effects are concentrated in the more popular neighborhoods with the highest rents.

Conclusion

ANP supports a data-driven process where decisions are based on facts – or at least the best information available. Virtually every argument made in opposition to PHRs is based on anecdotes, personal opinions, unsupported assertions, and/or false assumptions. While ANP believes its opponents are sincere in their oppositions, most of their arguments boil down to they simply don’t like and don’t want private home rentals. The harms of which they complain are personal rather than societal.

While they say they want to know their neighbors, there is no right to know your neighbors. Indeed, many people don’t want to know their neighbors and/or would be thrilled to see a bad long-term neighbor replaced by series of short term tenants. Rather than being annoyed by the presence of “strangers” in their neighborhoods, many people enjoy talking to visitors from other cities, states, and countries and enjoy being “good will ambassadors” for our City.

³<http://www.datacenterresearch.org/data-resources/who-lives-in-new-orleans-now>

⁴http://www.datacenterresearch.org/reports_analysis/average-household-size-and-group-quarters. In the French Quarter, the average household is 1.44 people. In the Marigny, it is 1.57. In the Lower Garden District, it is 1.64.
http://www.datacenterresearch.org/reports_analysis/average-household-size-and-group-quarters/ (chart near bottom)

⁵<http://quickfacts.census.gov/qfd/states/22/2255000.html>

As a general rule, we don't pick our neighbors and we sometimes have to put up with neighbors we would rather not have. But those are personal preferences, not broad societal questions that should be addressed in a zoning ordinance. As CM Head recently said, "A feeling of irritation is not a harm."

Thank you.

James E. Uschold
Counsel for the Alliance for Neighborhood Prosperity

JAMES E. USCHOLD, PLC
700 Camp Street – Suite 317
New Orleans, Louisiana 70130
Phone: (504) 528-9500
Fax: (504) 754-7654
Cell: (206) 755-0007
E-mail: juplc@iname.com

CERTIFICATE OF SERVICE

My signature above is my certification that a copy of this document was served on all counsel of record and/or unrepresented parties on this date by EMAIL or by _____.

DATE:

Nicholas J. Kindel

From: CPCinfo
Sent: Thursday, October 01, 2015 9:10 AM
To: Nicholas J. Kindel
Subject: FW: Short Term Rentals

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

From: heather ducharme [<mailto:heather.ducharme@gmail.com>]
Sent: Wednesday, September 30, 2015 6:04 PM
To: CPCinfo
Subject: Short Term Rentals

Dear Sirs and Madams,

I am writing you in reference to the laws regarding short term rentals in the City of New Orleans, specifically in reference to services such as AirBNB.com.

Short term rentals allow citizens of New Orleans to put their extra space to use, enabling us to both earn a bit of extra income AND allowing us to treat our guests to a true New Orleans experience by including them in our experiences, offering them our recommendations and sharing our love for the city with visitors we'd otherwise miss out on engaging with.

Most of the guests who choose to hire out short term rentals are those who would not be able to afford to visit New Orleans if they were not able to pay the low prices offered by those of us who open our homes to travellers. Their payment is still spent in the New Orleans community: it just may be me, spending their rental fee on groceries, instead of the Waldorf Astoria, spending their payment on... whatever they buy locally.

My husband is originally from overseas, so we have a guest room: this is so any of his friends and family can come visit at any time and not be financially burdened. If I occasionally rent it out for three days, who am I hurting? Certainly, the Hilton Group is not as hard-up for money as my husband and I, two government employees, are.

AirBNB attracts a different kind of visitor to New Orleans: the young, the international, and the spontaneous. In a city with hundreds of festivals, conventions, concerts and traditions, these are just the travellers who want to visit the city. They can't always afford the hotel costs involved. Keep tourism egalitarian. Let short term rentals continue.

Please feel free to contact me via email or telephone with any questions or concerns.

Kind regards,
Heather DuCharme

Nicholas J. Kindel

From: Becker, Marc <Marc.Becker@neworleanshotelcollection.com>
Sent: Thursday, October 01, 2015 9:05 AM
To: Mayor Mitchell J. Landrieu; Stacy S. Head
Cc: CPCinfo; Nicholas J. Kindel; Jason R. Williams; Susan G. Guidry; LaToya Cantrell; DistrictC;
Jared C. Brossett; James A. Gray
Subject: RE: Short Term Rental Position

Dear Mayor, Council and Commission Planners:

After participating as an observer in the planning commission public comment forum on Tuesday, I made these observations:

One side of the room was filled with proponents of greed, personal wealth accumulation, - ‘money in my pocket’. The other side was filled with law abiding small businesses, and proponents of the dignity of neighborhoods and what makes them great.

In deeper analysis, it appeared that none in the room, excepting the Air BnB paid lawyers of the “prosperity” group and a few of their individual “operators” were suggesting changing our current and very recent zoning laws. By far the vast majority of those speaking (based on representation of several major membership organizations) wanted the zoning to remain as our esteemed commissioners and councilmembers of 2013 carefully researched adopted. The citizens of New Orleans do not want a “Creole Disneyland” where half the buildings are short term lodging, and the other half are attractions for visitors. The visitors don’t want that either. The only entities supporting that scenario are those interested in the short term bucks that can be generated by it.

What was also clear was that the enforcement of these zoning laws is paramount to the issue, and without it, we may as well not have the laws. This has been proven by those promoting the “prosperity” ticket in the room who admittedly break these laws on a daily basis with impunity.

Enforcement can only be assured through the cooperation, voluntary or legislated of the platforms from which these operators receive their bounty. Namely Air BnB and others like them. The technology is there already for them to be able to do this easily, they just need to be made to apply it. They can readily insist that a requirement for listing is the presentation of a valid city license to rent rooms. Without the easy, free listing on Air BnB, illegal rentals will become negligible. Many platforms already collect taxes, Air BnB

can do it too. The effect of this would be about \$45,000 daily in tax remittances.

As a resident, and a building owner in our city that has been approached three times in the past months to sell my French Quarter apartment building to an investor to become an Air BnB operation, I implore the council to think long term, strategically, and to maintain and enforce current zoning through legislation that requires the booking platforms to assist.

Thank you for your careful and thoughtful consideration of the effects of this decision

***Marc Becker
411 Burgundy St.
New Orleans La.***

The contents of this e-mail message and any attachments are confidential and are intended solely for addressee. The information may also be legally privileged. This transmission is sent in trust, for the sole purpose of delivery to the intended recipient. If you have received this transmission in error, any use, reproduction or dissemination of this transmission is strictly prohibited. If you are not the intended recipient, please immediately notify the sender by reply e-mail or phone and delete this message and its attachments, if any.

This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit <http://www.mimecast.com>

Nicholas J. Kindel

From: CPCinfo
Sent: Thursday, October 01, 2015 9:10 AM
To: Nicholas J. Kindel
Subject: FW: New Orleans STR Report website

From: Grand Victorian [<mailto:info@gvbb.com>]

Sent: Thursday, October 01, 2015 12:49 AM

To: 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

Subject: New Orleans STR Report website

CPC Staff,

There is an independent group of volunteers who have formulated a "living" document to examine the effects of STRs in NOLA. They address topics like:

- the long term renters competing with the transient residents/tourists,
- the reality of just what is being rented out there on sites like AirBnB & VRBO and how they are predominantly
NOT owner or operator-occupied,
- discrimination & racial bias in various neighborhoods,
- lack of renters' rights, and
- how STRs are an affront to affordable housing.

The data on the map appears to be updated yesterday.

Here is the website link: <http://nolarentalreport.com/#/>

Bonnie Rabe, Innkeeper

Grand Victorian Bed & Breakfast

and President of PIANO

info@gvbb.com

tel: 504-895-1104; toll free: 1-800-977-0008

2727 St. Charles Avenue

New Orleans, LA 70130

New Orleans -- Better Way to Stay advertising campaign

Nicholas J. Kindel

From: Robert D. Rivers
Sent: Monday, October 05, 2015 10:23 AM
To: Nicholas J. Kindel
Subject: FW: Short Term Rentals

From: Jay Seastrunk [mailto:seastrunk@seastrunk.org]
Sent: Saturday, October 03, 2015 10:44 AM
To: Robert D. Rivers; Leslie T. Alley
Cc: Stephen K. Kroll; Stacy S. Head; Susan G. Guidry; LaToya Cantrell; T. Gordon McLeod; Jason R. Williams; James A. Gray; nramsey@nola.gov; jbrosettt@nola.gov
Subject: RE: Short Term Rentals

Mr. Rivers,

After watching last weeks CPC public hearing on short term rentals I am not pleased with the level of engagement I am seeing from the CPC to public input.

At last weeks CPC hearing on Short Term Rental issues the speaking time was reduced from 2 minutes to 1 minute without advanced notice, and ceded time was limited to four minutes without advanced notice.

CPC Commissioners often appeared to be engaged in their own conversations and many were absent during public testimony and I don't recall a single engagement of a public statement – a clarification, a question etc from any commissioner – seems like CZO Déjà vu perhaps we can duplicate the same kind of crazed and rushed amendment process minutes before council final adoption of any short term rental zoning changes to be consistent.

How exactly does CPC plan to address public concerns on both sides of this future shaping issue when there are less than two weeks between final public comment deadline and the hearing to adopt, reject, or modify the staff report?

Best Regards,

Jay Seastrunk
921 Henry Clay Ave
New Orleans, LA 70118

From: Robert D. Rivers [mailto:rdrivers@nola.gov]
Sent: Tuesday, 08 September, 2015 10:48
To: Jay Seastrunk <seastrunk@seastrunk.org>; Leslie T. Alley <lalley@nola.gov>
Cc: Stephen K. Kroll <skroll@nola.gov>; Stacy S. Head <SHead@nola.gov>; Susan G. Guidry <sgguidry@nola.gov>; LaToya Cantrell <lcantrell@nola.gov>; T. Gordon McLeod <tgmcleod@nola.gov>
Subject: RE: Short Term Rentals

Mr. Seastrunk:

We are finalizing our schedule and will have more information on our website later this week. Generally, we plan on having a public meeting – as directed by the Council Motion – on the evening of September 29th (tentative date). The Motion gave the CPC 120 days to produce the study, so the Commission will likely take up the final report at its