

Paul Cramer

From: Robert D. Rivers
Sent: Monday, July 9, 2018 9:16 AM
To: Paul Cramer; Brooke Perry
Subject: FW: 25 YEAR RESIDENT HOMEOWNER - STR EMERGENCY - PLEASE HELP!!

From: MELANIE MARTIN [mailto:melmartin7041@gmail.com]
Sent: Monday, July 9, 2018 3:02 AM
To: Robert D. Rivers <rdrivers@nola.gov>
Subject: 25 YEAR RESIDENT HOMEOWNER - STR EMERGENCY - PLEASE HELP!!

Dear Mr. Rivers;

Want to thank you for your time and consideration. The issues at hand are very serious for myself and many other New Orleans resident homeowners. The extremely limiting licensing offered, over zealous enforcement and excessive monetary penalties need to be addressed immediately.

I feel sure that you have read my emails to Mr. Dubos and are familiar with my thoughts and situation. And, if you haven't I'd be happy to share them with you.

I am a 25 year resident homeowner with two 100 year old dedicated 1000 sq. ft., 2bd/1ba rental units. I am a long time responsible resident homeowner of an Audubon area triplex and I do have the constitutional right to use of my property and should be granted such. Please keep in mind there is also an additional substantial monetary investment involved in short term rentals earnestly made to add comfort, appeal and maximize earnings.

There are a few key issues which demand immediate attention, as follows:

PROBLEMS WITH STR ORDINANCE AS ENFORCED - It is my understanding that the STR Ordinance is supposed to favor locals while restricting out-of-town/non-resident owners and prohibiting corporations from buying up neighborhoods. As a 25 year resident/homeowner why is this vigorously working against me as written or as applied, or both. I am facing fines in excess of \$3,000 for trying to survive, keep my home and support myself.

ONGOING CONSTRUCTION - Why has 3 years of construction (including pilings) been allowed on my corner? I need and require more rigorous enforcement of noise control and limits on ongoing construction in my area.

STR ORDINANCE should:

1. Allow local ownership/occupancy and allow local owners to live in the same block or within "x" blocks or 1 mile.
2. Provide year-round rental licensing rather than 90-day caps. The 90-day rule should apply to those who do not have a homestead exemption.
3. If there's going to be a cap, let it be on the total number of rental units held by someone with a homestead exemption, but let locals survive and thrive.
4. Stop the harassment, internet trolling and prosecution of resident homeowners.

5. Rescind improperly imposed fines and reinstate and revise licenses to allow local homeowner to operate effectively.
6. Allow homeowners/residents the freedom to operate their business as they see fit as with any rental property - including number of guests they can comfortably accommodate. It would not be in my best interest to overfill my units and I wouldn't do it.
7. If inspections are necessary, make them scheduled, once a year about important things like smoke detectors and/or related to viable complaints filed by neighbors. Insist on inspectors who have knowledge and understanding of home ownership and what it entails.
8. Provide monthly/quarterly occupancy tax forms with simplified instruction to provide ease of payment with licensing.

There are thousands of New Orleans resident/homeowners, including myself, suffering who need your immediate assistance and attention on a much less aggressive level.

In light of our most recent holiday – Independence Day – would like to share something written by my aunt delivered at our family reunion on the 4th.

“Have you thought about the American Flag and all that it stands for? Old Glory means a lot to me because of those in my family and other loved ones who have lost their lives to preserve our freedom. It is emblem of the greatest nation on earth which is placed on the graves of our honored dead who fought for us to remain a free nation, and it flies high during times of peace, as well as war.”

Please stop the war on myself and other responsible New Orleans resident/homeowners. Allow us the freedom to operate our rentals and reinstate our right of use of our properties. We will all benefit by working together as ultimately our goal is the same – a strong New Orleans!!

Sincerely,

Melanie Martin
256/665-2564

Paul Cramer

From: Robert D. Rivers
Sent: Monday, July 9, 2018 9:19 AM
To: Paul Cramer; Brooke Perry
Subject: FW: Short-Term Rentals

From: jrfader@gmail.com [mailto:jrfader@gmail.com] **On Behalf Of** J. R. Weiland
Sent: Friday, July 6, 2018 9:24 PM
To: Robert D. Rivers <rdrivers@nola.gov>
Subject: Short-Term Rentals

Dear Mr. Rivers,

My name is Jeanette Weiland, and my husband and I have lived in our home on the 1200 block of Harmony Street in the Garden District since 2002. Our family now includes our four year old daughter and two year old son. We chose our location due to the residential character of the neighborhood and the prospect of refurbishing a historic 160-year old home in which we could see ourselves growing old.

For the past few years, several neighbors on our immediate block have been illegally running short-term rental hotels out of their properties. Today we have eight children under the age of 12 living on our block alone, and it is extremely disconcerting to have transient folks coming and going, especially considering how physically close all of our houses are in relation to each other. I have strangers walking within a couple of feet of my windows up and down the alley between my house and my neighbor's house on a regular basis. It feels like an invasion of privacy and causes me to feel constantly on guard. Our city has enough of a crime issue with which to concern ourselves, without this added element of confusion for residents who would like to feel secure - at least in their own homes.

In addition, parking is already at a premium in our neighborhoods. This hotel traffic is making the problem worse. Allowing residential properties to function in commercial capacities as hotels is unfair to local residents. We work hard to pay for and maintain our homes and already battle enough infrastructure challenges as tax-paying citizens.

The added stress of hotels popping up around our home and throughout our New Orleans neighborhoods is something that we expect our officials to fight on our behalf, in an effort to promote a positive quality of life for everyone.

Please grant a full exemption to the Garden District and other high tourist traffic areas such as the Treme and Marigny. In fact, please exempt all historic neighborhoods in New Orleans. That would be ideal for all of our citizens, and I strongly urge you to do so.

Thank you,
-Jeanette Weiland

Paul Cramer

From: CPCinfo
Sent: Tuesday, July 10, 2018 8:18 AM
To: Paul Cramer; Brooke Perry
Subject: FW: Short-term rentals

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

From: HARRY SHEARER [mailto:zipkin119@me.com]
Sent: Tuesday, July 10, 2018 4:42 AM
To: CPCinfo <CPCinfo@nola.gov>
Subject: Short-term rentals

Dear Planning Commissioners:

I was intending to speak to you in person at your hearing on the STR matter; however, problems at British Airways (on which I was flying back from London) have prevented me from being in NOLA on the date. So I wanted to reiterate to you what I would have said in person.

First, I want to thank the Commission and the Council for their work on the original STR ordinance, which retarded if not completely ended the destruction of the Quarter as a residential community. But, of course, that action, as is now well known, just pushed the STR pressure into our neighboring communities, most notably Treme and the Marigny and Bywater. Not a day goes by that I don't hear from a friend or acquaintance of the domination of streets in those neighborhoods by de facto hotels, forcing longtime residents out of their homes.

We have a stark choice before us: New Orleans can either be a city of neighborhoods with a few hotel districts, or a city of hotel districts with a few neighborhoods. It's no secret that the opposition has plenty of money, and experienced political hands like Chris Lehane to help them prevail. But we have a unique city to defend.

And the irony of this all is that the STR business model is inherently self-limiting: they propose to let visitors "live like a local", but the more successful they are, the more neighborhoods they colonize, the less "local" they become.

Please remember, and vote to defend, the neighborhoods from which you all come.

Thank yo.

Harry Shearer

Paul Cramer

From: CPCinfo
Sent: Tuesday, July 10, 2018 8:15 AM
To: Brooke Perry; Paul Cramer
Subject: FW: short term rentals

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

From: luckybean@juno.com [mailto:luckybean@juno.com]
Sent: Monday, July 9, 2018 1:04 PM
To: CPCinfo <CPCinfo@nola.gov>
Cc: Robert D. Rivers <rdrivers@nola.gov>
Subject: short term rentals

To the members of the City Planning Commission:

I understand that a discussion of short term rentals is on your agenda for tomorrow, July 9, 2018. I am unable to attend and wish to express my views briefly in this message.

I lived in the French Quarter and Marigny Triangle for more than 40 years, from 1977 until this past February. Obviously, I am no stranger to sharing my neighborhood with strangers and for many years was glad to do it for their enjoyment and for the benefit of my city. I left the Triangle because of the dramatic decline in numbers of full-time neighbors and the overwhelming influx of tourists over the past few years. Most visitors are here on vacation, without a care in the world.

They can be noisy, messy, and have no sense that people are living in these homes and must pick up after them. They know nothing about local issues, don't vote in our elections, and don't contribute to making our neighborhoods safer and more attractive to live in. Homes and apartments dedicted to short term rentals lie vacant for days and weeks at a time, increasing isolation and opportunity for street crime. Cleaning services go in and out, not real neighbors who would live and work here and keep an eye out for one other.

I don't mean to begrudge tourists their fun, but I hope city officials will find a way to bring some balance back to the neighborhoods that are so attractive to our visitors. Meanwhile, I hope the throngs of tourists never find me in my new neighborhood.

Many thanks for your consideration.

Patricia A. Sirois
Full-time resident and taxpayer
New Orleans, LA

Paul Cramer

From: CPCinfo
Sent: Thursday, July 12, 2018 8:47 AM
To: Brooke Perry
Subject: FW: Short term rentals

From: kimbra metaxas [mailto:kimbrametaxas@yahoo.com]
Sent: Thursday, July 12, 2018 8:42 AM
To: CPCinfo <CPCinfo@nola.gov>
Subject: Short term rentals

I would like to add my voice to the choir with an example of how Short term rentals have effected my family and my neighborhood. The property next door to my home (1018 Saint Ferdinand Street) was purchased some years ago by two people posing as a couple. It soon became apparent that they had no intention of moving into the home, but instead intended to use it as a "vacation rental". In the few short years since, We have often felt that we are living next door to a nightclub/flop house. It is in constant use by an ever changing cast of characters. While the people changed, the behavior was predictable: The first night they would go out on the town, get home for 3am, cut the Sonos system on and continue to party all night. typically by the second night, they are broke, so they go to Hanks, purchase liquor and party all night. By Sunday, a lyft or Uber arrives to shuttle them to the airport. We have had hookers come to our door in error, at least 2 armed robberies, sex dolls left on stoops and beer bottles casually thrown into our courtyard.

When the owner is confronted about the various problems (via text message - he lives in Boston) He pretends to be concerned, and invariably whines that he owns "several properties" in the area and we are the only people complaining.

Everyone on our block are long time residents, we all know each other. We all work here in New Orleans. This property has made it near impossible to get a decent nights sleep in our own home. It has changed the character of our neighborhood. We deserve better.

Kimbra Metaxas



Paul Cramer

From: Wade Kodrin <wade.kodrin@gmail.com>
Sent: Tuesday, July 10, 2018 4:17 PM
To: CPCinfo
Subject: Comments on Short Term Rentals

To whom it may concern:

I am a resident of the Marigny and have witnessed the good and bad of short term rentals.

First, the good. I have elderly neighbors on fixed income that have rented out the bottom floor of their home on AirBnB. That additional income has dramatically improved their lives and increased their disposable income. They are a shining example of what a short term rental should be, actual residents invested in their community that are sharing their homes and culture with visitors. They are not renting out more than half of their home, and consistently respond to any complaints about their short term renters. I've seen local restaurants flourish thanks to an influx of tourist spending.

Unfortunately, the bad has outweighed the good. I have watched the costs of food and drink skyrocket in my neighborhood. Dive bars once filled with locals are now filled with STR tourists and charging \$9 for a beer, because that is what tourists are willing to pay. Small local stores that catered to homeowners have been replaced with businesses almost exclusively used by tourists. Tourists don't need automotive repair stores, veterinary care, hardware stores, or the like; they do need a place that sells \$15 for a bloody mary at brunch, cheap Chinese made plastic trinkets, or a t-shirt that captures that perfect authentic NOLA experience. Roving bands of bachelor parties and cries of, "I'm so wasted!" can be heard on any given night in what was once a residential neighborhood. Business owners are pressured to make more money to pay their ever increasing rent, because if they don't the property owner can make more money converting the building into a STR or bring in a business that will cater to tourists. STRs are bad for most business that don't cater to tourists, if they don't own the property they are in.

The allure and profitability of short term rentals is impossible to ignore, the issue is that the true costs and profits are not being shared where they should be. I recently purchased the double shotgun home that I had been renting for several years. I struggled with the morality of making the tenant unit a short-term rental. I decided against it, as I wanted someone to actually live there and contribute to the neighborhood and be an invested citizen. I am losing money by not using it as a STR, but that money lost is an investment in my community and another taxpayer for the city. Two doors down from me, a home was purchased by a group of individuals that live in Texas. They have no interest in being citizens of our state or city. They are able to make a profit from short term renting their home, they pay no state income taxes on the money they make (no state income taxes in Texas), they do not report crimes that occur in the neighborhood, they don't look out for their neighbors, they don't pick up the trash in the street, nor clean out their storm drains. They do nothing but sell my neighborhood and my city to tourists.

And why wouldn't they? A home near me is about to go up for sale at roughly \$500,000. It has three units, which given rental prices would generate roughly \$4,000 in rent a month. The costs associated with owning that property would be around \$3,500, including insurance, taxes, banking costs, etc. A profit of \$500 a month is not a smart investment, especially when repairs and damages could occur in any of those three units. If someone actually lived there, and rented out the other two units it wouldn't be about profit, it would be about reducing the costs of living, and one could easily spend much less per month owning the home than renting elsewhere. The problem becomes that short term renting the building for even 90 days a year would easily be more profitable

than long term renting it for 12 months. There is a stronger financial incentive to buy and convert properties into short term rentals than there is to actually become a resident/home owner. This is assuming that the owner/operator of the short term rental is adhering to existing rules. There is very little or nothing stopping them from doing STR for 90 days on AirBnB, an additional 90 days on VRBO, and additional days using any other platform (which is 12 separate companies and counting). The city is expecting a major company to self report the number of times a STR is used, which would cut into that business's profits? What do you think is going to happen? Exactly what has happened! Those businesses will report bad data, or make so many hurdles and delays that it makes getting good data difficult, or they will flat out refuse to give the city the data. Furthermore, it is also easy to game the homestead exemption policy and list a short term rental as your place of residence. The city has very little policing of STRs outside of the French Quarter, and is relying too much on neighbors to report on violations. The issue, is what happens when an entire neighborhood becomes mostly STRs? Who is left to report those violations? So if it is up to the citizens I say lets give us the tools we need to do better.

I'd like to propose revising the permitting signage. It should be larger and color coded to reflect the type of STR license. More importantly, it should have a counter on it that shows how many nights it has been used that year, and this information should also be made available online. This way when roving bands of drunks and their wheeled luggage come out of a licensed Airbnb and the number doesn't change, a neighbor knows that was an unreported night.

Financial incentives could be offered to citizens reporting against those that are gaming the homestead exemption and STR policies. I propose much more exhaustive policing of existing STR rules .

It is worth keeping in mind that these are tech companies you will be fighting and they will be one step ahead of you digitally. Just look at Uber and their "Greyballing" program, where they identified the devices used by regulators and elected officials, and fed them clean data and hid the violators. Furthermore, "secret shopper" style stings should be regularly conducted on the various platforms to see if STR providers are adhering to the rules. Your audits need to be done on various computers that aren't tied to a narrow ranged set of IP address as Uber has easily demonstrated the ability to game regulators by filtering data to city owned networks.

STRs should be illegal for any property that is owned by a business, LLC, or non-individual; unless, they are licensed to be a bed and breakfast/hotel. Any STR property owned by someone that is not a resident of the city should incur an additional tax, and ones owned by non-state residents should incur an even higher tax. All STR owners should have their tax returns scrutinized to see if they are properly reporting their income. Also, I'd like to see a tourist tax in highly STR'ed neighborhoods, that is applied to all purchases, but can be waived with proof of residency in Orleans and neighboring parishes.

With respects,
Wade Kodrin
2482 Royal St.
504-444-4538

Paul Cramer

From: Judith Navoy <j_navoy@yahoo.com>
Sent: Sunday, July 8, 2018 2:53 PM
To: CPCinfo
Subject: Comments for July 10 Meeting on STRs (Resending after receiving error message)
Attachments: STR_Comments_Navoy_July2018.pdf

Mr. Robert D. Rivers
Executive Director
City Planning Commission
1300 Perdido Street, 7th Floor
New Orleans, LA 70112

July 4, 2018

Re: Comments for July 10 Discussion on STRs

Dear Mr. Rivers:

Thank you for looking into the impact of short-term rentals on our city and considering potential restrictions to preserve New Orleans' historic neighborhoods. I appreciate you providing an opportunity for stakeholders to share our perspectives. I wrote to you on May 6 to express my concerns about the proliferation of short-term rentals. However, I know that you have a meeting to discuss this topic on July 10. I am, unfortunately, unable to attend due to work travel. This matter is extremely important to me, so I am writing to provide my comments.

I strongly believe that the unchecked proliferation of short-term rentals is exacerbating the affordable housing crisis, destroying the quality of life in our neighborhoods, and sacrificing New Orleans' long-term health by prioritizing the desires of tourists and interests of commercial operations over the well-being of residents. I believe this is a case where something that seemed good in theory has been disastrous in practice, primarily due to the short-sightedness surrounding its implementation and the lack of any regulation to ensure balance.

The picture that Airbnb painted in their promotional material and the scenario that some advocates continue to tout in their testimony in favor of STRs – i.e., full-time residents who rent out a portion of their property and proudly share our beloved city while supplementing their income – does not reflect the actual situation we are experiencing. The reality is that a disproportionate number of STRs are owned by people who live out-of-state and landlords/management companies that are operating multiple properties as de facto hotels. As a result, neighborhoods like the Marigny are completely saturated with STRs, residents are being forced out by inflated housing prices, and once-quiet neighborhoods are turning into party zones.

I am not anti-tourist, anti-progress, or anti-change. But the first rule of any initiative is “do no harm.” Short-term rentals have done real harm to this city and to my neighborhood, in particular. In the past few years, I've seen home prices sky rocket well beyond the means of the average New Orleanian, inflated by out-of-town buyers (from cities with much higher average salaries than here in New Orleans) who are cashing in on the Airbnb trend and this city's lax regulations. I've seen real-estate taxes surge to the point where people who

bought houses well within their means and have made the Marigny their home for years are now straining to make their monthly mortgage payments. I have seen friends and neighbors move out of the Marigny/Bywater because they can no longer afford to live here, and some who have moved out of New Orleans altogether because they could not get back and forth to their jobs from the areas of the city that they *could* still afford. I have seen friends struggle to find places to rent because the inventory of long-term rental properties has shrunk so dramatically, including some friends who had their long-term leases terminated by landlords eager to capitalize on the more lucrative opportunities with short-term renters. (And many of the people being forced out are our cultural workers – the musicians, artists, dancers, and other creatives who give this city its distinctive character and are also one of the primary draws for tourists!) I have seen my residential block turn into Bourbon Street on weekends when the numerous STRs fill with bachelor-party revelers, and then turn into a ghost town during the week when the properties sit vacant, making the neighborhood not only less vibrant, but also less safe. I have seen an increase in disorderly and inconsiderate behavior as neighbors are replaced by transients who treat the area as if it were disposable. I have seen my once eclectic neighborhood become homogenized as the diverse residential population is replaced by predominantly young, affluent white people, and the once unique, colorful homes are painted white and remodeled to appeal to the most generic tastes and the broadest possible range of prospective renters. (I realize that last point may seem minor and subjective; but one of the things that makes New Orleans special is the fact that it has resisted becoming Generic Town, USA. Historic neighborhoods like the Marigny are now losing their personality as well as their people.)

I believe that the City Council has the opportunity to stop -- and hopefully reverse -- some of the damage. I implore you to urge them to adopt common-sense regulations that limit the number and nature of short-term rentals and create a healthier balance between residents and visitors.

- Restrict licenses to people who have homestead exemptions, are registered to vote in the city of New Orleans, and are on site at the time they are renting their property. These actions will help ensure that operators of STRs are accountable for the behavior of their guests, reducing the noise and other disruptions to our quality of life. Homestead exemptions will also help restore some balance to the affordable housing issue by reducing the number of out-of-town buyers who are snatching up investment properties and allowing prices to settle at a more sustainable level. Finally, the combination of homestead exemptions and voter registration will help ensure that New Orleans is granting licenses to people who are invested in the future of our city, not just seizing an opportunity profit from it.
- Impose density restrictions limiting the number of short-term rentals in a given area and limiting the number of units in a house that a person can rent out short-term, so that neighborhoods like the Marigny are not saturated by de facto hotels.
- Impose stricter limits on the the number of allowable occupants in short-term rental units to prevent renting to large groups. While the existing “caps” may have seemed reasonable in theory, those numbers are a dramatic increase over the occupancy when those same properties are rented by long-term tenants (Properties that once housed 1 - 2 people are now rented to groups of 6 - 10.) Renting to groups not only increases the congestion in our neighborhoods, it causes most of the problems that residents cite – i.e., the noise and other disruptive behavior resulting from packs of people here to party. Limiting STR rentals to two adults, for example, would still allow STR operators to rent to individuals, couples, and families (allowing the use of STRs that most advocates cited at the April 24 City Planning Commission meeting), while eliminating the problem of party houses and rowdy bachelor/bachelorette groups.

I'll end on a personal note. When I moved from my house on the 2500 block of Burgundy and purchased my current house one block over on Dauphine, I thought it would be my “forever home.” I spent most of my savings fixing it up. I put my sweat, labor, and love into planting a beautiful garden. I invested in street trees to help beautify the block. I felt so blessed to have a home I loved in a neighborhood that I loved. Now, I have a knot in my stomach much of the time as I watch the deterioration of my neighborhood and experience ongoing

disruptions to my peace and quiet. Meanwhile, I keep learning of developments that threaten to make a bad situation even worse. For example, one of my next-door neighbors is getting ready to list his property, and if that becomes an STR, I will be dealing with even *more* crowds and noise. Moreover, several STR operators in my direct area are expanding to accommodate more guests – one who just completed an addition, and one who has been issued a permit to do so. If trends continue, my house will truly be impossible to live in, and I will have to join the exodus of residents from the Marigny. In fact, last weekend, with tears in my eyes, I started perusing the property listings in other parts of New Orleans and in other cities entirely. The thought of leaving my home is agonizing, but unless the City Council takes action to rein in short-term rentals and restore balance in our neighborhoods, I may have no other choice.

Thank you for your careful consideration of this critical issue. I appreciate the opportunity to weigh in, and hope I have added value to the discussion.

Respectfully yours,

Judith A. Navoy
2505 Dauphine Street
New Orleans, LA 70117

Paul Cramer

From: outlook_F17255AED178D798@outlook.com
Sent: Wednesday, July 11, 2018 10:36 AM
To: CPCinfo
Subject: bed and breakfast on my street

My name is Deborah Lambert. I live in the 4300 block of Baudin St in Mid City. There is already one bed and breakfast on my block. My friend was put out of her low income rental last month because her landlord sold her rental property and the new owner put her out to renovate the property to a bed and breakfast...a double bed and breakfast. That will make three on my street. Also next store to that is another being renovated ...please let me know how many bed and breakfast are allowed on one little block...this would make four all together...way to many for one small block. This neighborhood when I moved in over 7 years ago nobody wanted to live there...now this is happening. Please there must be a limit...please let me know. Putting low income people out on the street for bed and breakfast is not what we should be doing. Thanks for your time and I will try to come to the meeting. I am disabled but I will try.

Short-Term Rental Committee

New Orleans, Louisiana

July 10, 2018

MEMORANDUM

email only

TO: Members of the City Planning Commission of the City of New Orleans

THRU: Robert D Rivers, Executive Director

FROM: Brian R. Furness
Chair, Short-Term Rental Committee

SUBJECT: City Planning Commission Short-Term Rental Study
Mandated by City Council Motion M-18-194

This memorandum is submitted on behalf of the Short-Term Rental Committee (STRC). The Committee is composed of people from across New Orleans who have for over 20 years advocated for the protection of neighborhoods from the intrusion of illegal short-term rentals, which introduce commercial uses into residential areas, displace actual residents, and undermine the very building blocks of our city.

On March 22, 2018, the Council mandated the City Planning Commission (CPC) study the effectiveness of the short-term rental ordinances enacted in 2016. The original mandate was withdrawn on May 24 and replaced by M-18-194, which these comments address. Mandate 18-194 is superior because it sharpens the focus on internet platforms, such as AirBnB, and provides more context and guidance to the CPC in the elaboration of its report and recommendations.

The review of STR performance remains appropriate and timely. Since the laws entered into effect in 2017, our neighborhoods — and neighbors and residents — continue to be subjected to the neighborhood-destroying influx of tourists and often exploited by the commercial greed of residents and non-residents alike. Some neighborhoods have been overwhelmed by STR permits and by tourists. Internet platform enforcement cooperation has proven illusory, as was recently underlined by AirBnB's withdrawal from its "voluntary cooperative agreement" with the City. Other internet platforms have refused to cooperate with the enforcement of our rules and regulations in any manner. City enforcement personnel are engaged and dedicated, but clearly need stronger tools and a better framework to strengthen the City's enforcement ability.

The Short-Term Rental Committee is composed of people from across New Orleans who advocate for the protection of neighborhoods from the intrusion of illegal short-term rentals, which introduce commercial uses into residential areas, displace actual residents, and undermine the very building blocks of our city.

In 2016, Mayor — then Councilmember — LaToya Cantrell declared that New Orleans had to “get short-term rentals right.” We didn’t. This study is an important step in helping the Council “get it right,” as is the moratorium suspending issuance and renewal of “Temporary” and certain “Commercial” STR permits.

The Short-Term Rental Committee believes that “getting it right” requires that the CPC:

1. *Recognize that STRs are a Commercial Use.* The CPC 2016 study regarded STRs as a “residential use with commercial implications.” As experience and statistics demonstrate, this is just plain wrong. STRs are clearly a “commercial” use (after all, money changes hands), with significant, predictable, and documented residential impact. This has proven especially true for “Temporary” permitted properties, but also applies to “Commercial” and certain “Accessory” permitted properties.
2. *Focus on protecting neighbors and neighborhoods.* The CPC must clearly establish that the purpose of the study and its recommendations should be to ensure the protection of the quality-of-life, safety, and authenticity of neighbors and neighborhoods. Experience and statistics show that STRs are most often exploited by non-residents and partnerships/corporations solely for economic gain, often owning and/or operating multiple STRs. A negative impact has been felt most strongly in neighborhoods characterized by a large number of “Temporary” permits.
3. *Analyze internet platform issues.* Council mandate 18-194 underlines the Council’s interest in an examination of internet platform accountability and responsibility. Assurances and hopes that the internet platforms would cooperate in facilitating enforcement have proven largely illusory, as shown by AirBnb’s recent withdrawal from its voluntary cooperation agreement. Cooperation is grudging at best, and mostly non-existent. Assertions regarding tax collection cannot be proven. The CPC study must review the measures other jurisdictions in the United States and abroad have developed to compel internet platform behavior.

We trust — and expect — that the study will lead to CPC recommendations, including:

1. *Compelling — not encouraging, incentivizing, or assuming — proactive internet platform cooperation,* to include timely and complete data-sharing (e.g., by providing full permit holder/operator and site location information to City enforcement authorities) and requiring the removal of unpermitted listings (including those exceeding usage limits). Internet platforms must further facilitate the posting of permit numbers and deny listing to those that don’t. CPC recommendations could further include the imposition of substantial fees, fines, and penalties on internet platforms, and a full review, perhaps in cooperation with the City’s Law Department, of practices in other jurisdictions, including California where an appeal court rejected internet platform arguments justifying the withholding of client data;
2. *Requiring a homestead exemption* as a condition for issuing a “Temporary” permit, and imposing density and much reduced usage limits — perhaps to as few as 14 days, which

The Short-Term Rental Committee is composed of people from across New Orleans who advocate for the protection of neighborhoods from the intrusion of illegal short-term rentals, which introduce commercial uses into residential areas, displace actual residents, and undermine the very building blocks of our city.

would provide sufficient opportunity for bona fide residents — clearly consistent with the objective of reducing the economic incentives to STRs and protecting neighborhoods and neighbors. Useful will be the review of Nashville’s two-category system (STR-owner-occupied and STR non-owner-occupied) as mandated by the Council;

3. *Retaining provisions banning STRs* to protect extremely vulnerable neighborhoods, such as the French Quarter, and extending protections to neighborhoods that have been shown to be especially vulnerable, such as the Garden District, Tremé, Marigny, and Bywater. Consider recommending the exclusion of STRs as a “permitted” or “conditional” use in historic commercial/mixed-use zoning districts (i.e., VCE, HMC-1, HMC-2, HM-MU, HU-B1A, HU-B1, and HU-MU) where STRs have proven most harmful. The Council’s mandated review of Charleston’s “Short Term Rental Overlay Zone” and Savannah’s limitation of STR’s to mixed-use zoning districts could be instructive. The CPC study might well note that a clear STR ban, vigorous enforcement, and an alert and active residential community are responsible for the French Quarter’s relatively positive experience to date. Positive experiences in the Quarter include greater community feeling, diminution in unruly and anti-social behavior, and downward pressure on rents and property prices. The STRC believes it mistake to think that opening up the French Quarter to STRs will ease pressures on other neighborhoods: the profit potential is such the total number of STRs would only increase.
4. *Recommending ways to foster the availability and affordability of housing*, particularly for the City’s disadvantaged. Consider using STRs as a “tool” for economic development *only* in neighborhoods where such use is appropriate (e.g., neighborhoods characterized by a high rate of blight and/or uneven development) and structure development incentives to help protect and guide development appropriately. Note that the impact of STRs on the affordability and availability of housing has been amply documented by organizations and studies, such as “Short Term Rental, Long Term Impacts” study by the Jane Place Neighborhood Sustainability Initiative.
5. *Addressing the impact of STRs in commercial and condominium/ multi-family buildings*, especially in historic zoning districts, that have reduced housing availability, quality-of-life, and created de facto hotels without the safety and financial/taxation provisions applied to hotels and other licensed establishments. The CPC may well wish to recommend that buildings exploiting STR permits to operate as hotels should be required to be licensed and taxed as hotels, and/or limited to zoning districts that permit hotels. Recommendations should include measures that limit the conversion of residential apartments and condominiums into STRs and diminish the practice of spot-zoning residential properties to create/facilitate STRs.
6. *Examining the effectiveness of current enforcement efforts* and recommending measures that will further increase effectiveness, including resource allocations, and diminish the reliance on neighbors and individuals to report and document violations. We applaud the dedication of current enforcement personnel but note their efforts are hampered by internet platform non-cooperation and reliance on measures difficult to enforce, such as

The Short-Term Rental Committee is composed of people from across New Orleans who advocate for the protection of neighborhoods from the intrusion of illegal short-term rentals, which introduce commercial uses into residential areas, displace actual residents, and undermine the very building blocks of our city.

usage standards (e.g., the 90-day rule for “Temporary” permits). Thus, recommendations should focus on establishing enforceable controls, such as requiring a homestead exemption for “Temporary” permits and establishing density controls, as are required of beds and breakfasts, instead of relying heavily on usage (e.g. the 90-day limit) and occupancy (e.g., 10 persons) limits. Nevertheless, usage and occupancy limits should be retained but must be supplemented by more enforceable controls, especially in the absence of internet platform data-sharing.

7. *Recommending taxation provisions* that are auditable, effective, and enforceable, and that better reflect the social costs of STRs. The CPC should recommend the termination of the City-AirBnB “voluntary collection agreement” (there is a similar arrangement with the State of Louisiana that is beyond the reach of City authorities) and require the registration and payment of applicable taxes and fees by individual permit holders.
8. *Recommending changes in permitting fees and processes* to facilitate enforcement and better control of STRs. Permitting fees, for instance, should diminish the profits from STR operation so as to reduce the offer, keeping in mind that high permitting fees have proven to discourage registration, and penalties should deter illegal operation. The permitting system and related penalties should be structured to make permit holders unambiguously responsible for all aspects of their permit, including a requirement that permit applicants furnish evidence of City business and tax registration. Permit holders failing to post STR permit numbers on internet postings should be prosecuted and penalized severely. Recommendations should clearly establish that “Commercial” and “Accessory” permits do not convey a right that runs with the property. Explicitly provide that enforcement authorities could recover from STR operators monies spent to verify location and usage (for instance, the cost of deposits and/or bookings made by enforcement officers specifically to ascertain location and usage).

And finally, the STRC notes that reductions in the supply of STRs are unlikely to result in significant reductions in tourists, tourist spending, and tax revenues. A dynamic economic analysis of STR usage and spending would recognize that New Orleans’ authenticity and attractions matter more to guests than the availability or not of STRs. And that protecting New Orleans’ neighborhoods and charm will do more to build sustainable and cultural tourism.

The STRC looks forward to testifying on July 10 and to further discussions and opportunities to present our recommendations in additional detail, and in its written submissions.

The STRC asks that this Memorandum be posted to the “public comment” page on the CPC’s Major Projects webpage.

cc: City Council

Paul Cramer

From: Catherine Wright <catherinewright97@gmail.com>
Sent: Monday, July 9, 2018 2:22 PM
To: CPCinfo
Subject: STR-non owner occupied
Attachments: 0616181247.jpg

This is what we have to look at across the street. And endure their loud, drunk, destructive guests. STR should be owner occupied ONLY !!

Paul Cramer

From: Alexandra E. Mora <amora@alexmora.com>
Sent: Monday, July 9, 2018 12:19 PM
To: CPCinfo
Subject: STR

As a property owner who owns commercial property, residential rental property, and a residence in New Orleans, I'm in favor of accessory STRs, STRs in commercial areas, and against whole home rentals except for 30 days, and only if it's a principal home.

I will not be able to attend the public hearing but hope you will consider my opinion.

Kind regards,

Alexandra Mora

Alexandra E. Mora

Law Office of Alexandra Mora

A Professional Law Corporation

322 Lafayette Street

New Orleans, Louisiana 70130

(504) 566-0233

Visit our website at www.alexmora.com

Please visit us or write a recommendation at LinkedIn, <http://www.linkedin.com/in/alexandramora>

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Paul Cramer

From: Edward F. LeBreton, III <lebreton@frfirm.com>
Sent: Monday, July 9, 2018 5:34 PM
To: CPCinfo
Cc: Edward F. LeBreton, III; Rose LeBreton (rlebreton@lawla.com)
Subject: STR - City council motion no. M-18-195 and M-18-194

I now am unable to attend the meeting on STR's scheduled for Tuesday, July 10, 2018, at 3:00 pm.

Briefly, I am writing to express my support for banning short term rentals in Historic Districts, including the Garden District, unless the owner lives in the house and has a homestead exemption for the house.

9 July 2018
Edward F. LeBreton, III
lebreton@frfirm.com
Cell 504 458 7293
3219 Chestnut St.
New Orleans, La. 70115

Paul Cramer

From: aritadesigns@gmail.com
Sent: Tuesday, July 10, 2018 8:14 PM
To: CPCinfo
Subject: short-term rental comment

Since I can not make the Public Comment meeting, I would like to submit my comment on short-term rentals in New Orleans.

I don't think it takes formal study to understand the impact of short term rentals growing rampant in this city, however I support any study you need in order to confirm the impact. If allowing such rampant short term rentals were helping to rebuild and invest in our communities, that might be one thing, but it only lures greed and severely diminishes local affordable housing and communities. I realize tourism is one of the largest revenue sources, but you are forcing out people who actually want to live, work and be part of this wonderfully diverse fabric that makes New Orleans so unique here and turning the city into a theme park.

The numbers don't lie. Look at how saturated the city is already with short term rentals. Why not restrict short term rentals to just the French Quarter or other "high tourist areas" like the CBD? Other cities across the country are having to impose restrictions and fines (Miami Beach now fines \$20,000 for first offense). With such a shortage of livable housing already plaguing New Orleans, there must be a way to limit, control and make it work for the GOOD of all it's citizens.

Thank you for hearing me out. Please, let's find a solution to preserve what New Orleans *really* is.

Arita Vernon



Arita Vernon
619.822.4747
aritadesigns.com

Paul Cramer

From: Carlos Stich <carlosstich@gmail.com>
Sent: Friday, July 6, 2018 7:12 PM
To: CPCinfo
Subject: Short term rentals

Please end these short term rentals. My neighborhood has been ruined with tourist. I got work at 5am. Now I get to see disrespectful tourist walking home with hurricanes. I'm literally losing my community. It's all I have.

Mid city resident
-carlos

Sent from my iPhone

Paul Cramer

From: Nancy <nanchris2@comcast.net>
Sent: Monday, July 9, 2018 9:39 PM
To: CPCinfo
Subject: Short Term Rentals

My name is Dave Christensen. My wife Nancy and I are part time residents of New Orleans. After Hurricane Katrina, like so many persons from all over the country, we came to New Orleans to help with the recovery. We quickly came to realize what a wonderful place New Orleans is. We fell in love with the people and the spirit of New Orleans. We were welcomed so warmly by everyone we encountered and still to this day.

Some years later, we were able to save enough to purchase a home in our favorite neighborhood, Algiers Point. Like most people we know, we have a mortgage on our property. Our primary home is in another state. We come to New Orleans as often as we can. When we are staying in New Orleans, we still spend a large part of our time volunteering our home repair skills to those we can help. I am a professional remodeling contractor and my wife Nancy is a highly skilled employment placement specialist and works with the disabled to help find employment. She is also a skilled remodeler and we volunteer our skills as a team.

We are not wealthy. We are middle class people that work hard in our daily lives to make ends meet and to have time and resources to help others. One of the ways we can continue to have our home in New Orleans, is to offer it up for short term rental. Without this option, we may not be able to keep the home in our possession. We also bear a much greater property tax liability because it is not a primary residence. Short term rental allows us to offset the expenses of owning the property and being able to visit and volunteer.

Property values in New Orleans have been rising just like every other market in the United States. The short term rental industry is not the cause of this. When a city or neighborhood starts to increase in value, it is a market driven process. More people want to live there and the prices rise. One of the outcomes is short term rental. People can stay in an interesting neighborhood and not have to purchase a home there. Something that can't be experienced in a hotel or motel. They can experience a community.

We have been lawfully been operating our short term rental for almost 4 years now. We pay our taxes and insurance and all that is required by the short term rental requirements. We find it to be very disingenuous that the rules are being changed regularly. This puts us in jeopardy and we wonder when we will have to sell. Why are the taxes that are being collected from short term rentals not going directly to help with the cost of housing for residents that need the help? If that is the reason for wanting to curtail or eliminate short term rental. If short term rental is outlawed, it will not lower the cost of housing. Rents will still be expensive just like any city where people want to live in and vacation. I would believe, it would have an adverse effect on tourism. Tourists are increasingly wanting to have a short term rental space to stay in. This is the new model for vacation stays just like Lyft and Uber are the new model for transportation.

I submit this with the hope that someone will actually read it and take something from our perspective. We are just ordinary people trying to do good for others and have fallen in love with the wonderful city of New Orleans. I can put you in touch with our long term, resident neighbors. I think it would be a good thing for you to hear from them what kind of neighbors we have been. I can be reached at 715-220-3499 or by email: nanchris2@comcast.net

Sent from [Mail](#) for Windows 10



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Paul Cramer

From: donya knudsen <ibudonya@hotmail.com>
Sent: Monday, July 16, 2018 8:51 PM
To: CPCinfo
Subject: Short Term Rentals

All:

I will take this opportunity to thank the City Planning Commission for allowing me to speak on July 10, 2018. At that time you allowed me to submit hard copy of previously emailed comments that had not as of the July date been posted on your website. I trust that posting will occur expeditiously.

To begin with I want to offer clarification to several issues that were presented:

Speakers from the Unite Here Union Local 23 suggested that the presence of short term rentals negatively affected the hotel industry by reducing reservations and therefore directly affecting the number of hours and number of jobs available to hotel industry workers. This is specifically not true. Hotel occupancy rates in New Orleans are expected to increase for the foreseeable future. 2017/2018 saw the opening of major new hotels (examples the Troubadour, Fairfield Inn and Suites, Ace, NOPSI). Additionally recent plans for hotels associated with Harrah's, Hilton (Canopy), the Convention Center, and Moxy have matured or reached the approval stage. Occupancy rates exceed the national average considerably and hover in the 70% to 80% range. The big picture view demonstrates that these occupancy rates are at an all time high regardless of the presence of 4200+ short term rental units. Additionally, the price of a room has risen from \$116 (2012) to \$150 (2017). Sources for this information include New Orleans City Business, HVS Management and Consulting Services, and of course the University of New Orleans Study sponsored by the Alliance for Neighborhood Prosperity (ANP). The presence of the short term industry is not affecting the ability of hotels to conduct business at near maximum capacity. The presence of short term rentals is not diminishing hotel prices which continue to increase as time advances. The presence of short term rentals is not decreasing the number of jobs available to people wanting to work in the hotel industry. Truth.

Speakers insisted that short term rentals reduced the available long term rental housing stock in the city. Short term rental properties represent less than 2% of the total residential addresses of the city. This number comes from an Alliance for Neighborhood Prosperity sponsored report compiled by the University of New Orleans (UNO). I was unable to find independent confirmation of where this number comes from. I was however able to go to the data available on the Orleans Parish Tax Assessor's Office website and determine that there were 116,582 residential parcels of record. Using that as the basis and assuming one dwelling per parcel, I was able to come up with 3.86% of total housing stock is a licensed short term rental. It is possible to use occupancy data and census data to extrapolate that the city has somewhere in the range of 40,000 rental units. Using this and the number of short term rental licenses one can arrive at short term rentals as representing something like 9.65% of the rental inventory. How much of that inventory would realistically be available as affordable on the long term market is debatable. If affordable is capped at \$600 a month then it is possible to argue that only 3.66% of the entire city rental inventory could be made available as affordable rental on a long term basis if short term rentals were to be eliminated. The math is based on eliminating 62% of short term rentals as being unaffordable because they were renovated and the economics of the renovation does not support a \$600 rental. To be entirely fair this represents 1710 units using the numbers in this calculation. The reality based on homeowner insurance rates is that the 1710 number is a little high, but I

am not in a position to quibble on numbers that are at best an estimate. The point I would prefer to make here is that if we know that New Orleans needs 5000 affordable housing units by 2021 and needs 3000 units by the end of this year; and if we know that we have only achieved 20% of that; elimination of short term housing alone does not get you to where you want to go in the short term and also falls short of where you want to go in the long term,

Some factors that contribute to the number of properties available for rent are:

- large number of people requiring a dwelling to rent (40% of households are renting; average household size as of 2010 census was 2.52 people)
- large number of renters already occupying available rental units (occupancy rates are at 92%)
- large number of parcels listed as residential may be blighted and not suitable for dwelling (estimated to be in the range of 20-25%)
- low availability of rental units in certain neighborhoods` (Marigny, Bywater)
- affordable housing units that have been demolished and not replaced in a timely manner
- affordable housing units totally rely on federal and state funding for construction and such depends on the funding schedule the governing agencies allow--the funding schedule does not meet the immediate needs
- units taken off the inventory to become family homes
- units taken off the market and converted to short term rentals

The complex nature of why there are not enough places to live in New Orleans is evident. Focusing on short term rentals as the driving factor behind the shortage is not appropriate. Listed above are at least seven other contributors. Truth.

Speakers insisted that short term rentals were driving increases in long term rental prices. The truth is that New Orleans rental rates are actually declining. I was able to reference realestatenola.com who in turn was referencing a report issued by RentCafe that says for 2018 apartment rent prices have decreased 2% to an average of \$1088 per unit (a unit includes everything from an efficiency to a three bedroom rental). The report is based on analysis of 18000 units represented by properties of greater than fifty dwellings. It does not include data on smaller units or single family homes. I was unable to find any data on rental rates for single family homes. This type of rental is reportedly a significant part of the rental inventory in the city. The increasing price of long term rentals may no longer be true. It is suggested to you that use of 2016 data on rental rates based on reporting that has emerged in 2018 is not a valid basis for meaningful discussion. Food for thought.

Speakers suggested that their safety was jeopardized by strangers in the neighborhood. The source of strangers was people renting short term rentals. There is no evidence that short term rental clients are dangerous or have committed crimes in the neighborhoods. Truth.

There seems to be a concern that short term rental property owners are circumventing rental day limits by registering on multiple provider websites. There also seems to be a concern that there are short term rental owners operating without a permit. I would suggest that there is strong support for eliminating these operators. You have budget to run an investigating office. You have attempted and failed to get the rental platforms to co-operate with you on these issues. Your investigating office I believe still has not fulfilled its staffing quota. I understand that there is an initiative to outsource the investigating actions as opposed to doing it in house. So go out and do what you need to do. We, the law abiding operators have provided licensing fees and taxes with an expectation that some of our payment be used to police the behavior of the

short term rental group. We hear you when you say that you are having trouble regulating. We empathetic but not sympathetic. Put your heads down and go to work. It is amazing that you have thrown up your hands after only twelve months of being in business. Truth.

There seems to be a concern that 20% of the operators own half of the short term rental properties. Furthermore, some of these operators were formerly running these same properties as long term rental properties and declined to re-negotiate leases when those time periods became due. This in turn opened the door to allowing those operators to use their units for short term rentals. I can certainly see this as a problem. From what I can tell based on research done by the Jane's Place Neighborhood Sustainability Initiative (JPNSI) these described operators are known. If this organization knows then you should know. Do something about it. You have the ability to recognize them as undesirable operators and you have the ability to revoke their licenses. This you have indeed done, but not for licenses that are valid until May of 2019 . You have also done this by lumping in all operators many of which were complying responsibly with your regulations. Truth.

The City Council has asked te City Planning Commission to look at short term rental rules in cities such as Charlotte, Savannah, and Austin, I have noted that these are not what one would call short term rental friendly communities. All have imposed some sort of restrictions on short term rentals and one is phasing out non owner occupied units all together. What about cities like San Diego, Cleveland, Columbus, Galveston, and Indianapolis? Why are they not also on your list of cities to look at? Truth.

Many people advocated for the concept of homestead exemptions being required before a property can be offered as short term rental. Please reference my comment from June 15 suggesting that such is not enforceable or will not result as intended. I used the example of reserve military personnel stationed overseas, but having a legitimate homestead exemption. They can and will rent out their homes. They specifically are not home. I am sure this is something that is legal, but not resulting in rental as as intended. Furthermore, limiting short term rentals to people with homestead exemptions discourages outside investment in our real estate market. I see no reason one would want to discourage economic investment into our city. Non-homeowner occupied units have owners or managers. There are contacts available for either or both. If personal complaints do not result in desired responses then there are web based complaint forms that can be filed with One Stop Shop. One Stop Shop is addressing issues as they are brought to notice. Repeated offenses or refusal to comply will result in cancelation of licensing and elimination of a utility feed to that property. It should be mentioned that no such extreme action has been required to date. Fines have been issued in some cases. Modifications to the information on the rental platforms has been made to others to insure compliance with occupancy levels. Non-owner occupied units are not causing enough problems to be singled out for elimination. Truth

People are concerned about uncontrolled growth of short term rentals in their communities (neighborhoods). Data available in a variety of places including reports issued by opposing groups ANP and JPNSI have similar data for the years 2016, 2017, and 2018. Yes, there has been growth. Yes, there continues to be growth. A good look at the data shows minimum or declining growth in the historic neighborhoods and noticeable growth in the CBD where short term rentals are legal. Properties such as the Saratoga Building and the Maritime Building have multiple listings. Many of those listings are new. It is also predictable that increasing properties for rent on a short term basis in the CBD will also begin to decrease in 2018-2019. There is a point where the market becomes saturated. There is a point when rental days for individual units starts to decline. The Short Term Market in New Orleans needs to be allowed to find its stable place. Truth.

I advise that there is nothing all that wrong with current rules governing short term rentals. Of course there are bad actors. There is no issue imposing discipline on those. The remaining short term rental world would like to continue operating as they have done. They are not bothering anyone. They are contributing to the economic vibrancy of the tourist industry. They are reducing blight in one of the nations five most blighted cities. Understand the truth. Do the right thing.

Gordon Causey

Paul Cramer

From: Sascha Bollag <sbollag@gmail.com>
Sent: Monday, July 9, 2018 11:34 PM
To: CPCinfo
Subject: Short term rentals

Hello,

I am a property owner in New Orleans, and unfortunately cannot make the hearing tomorrow, so wanted to share my thoughts on short term rentals.

My wife and I travel often and spend part of the year out of state, and being able to rent our property when we are not here would make it affordable for us. Without the ability to do so, we may not be able to continue to afford it. Because we come and go frequently, it does not work for us to rent it long term, even monthly.

Thus I have no problem with STRs being limited to properties that have a homestead exemption, but whole home rentals should be allowed in that case, and I would prefer not to have a 90 day cap. No cap at all would be preferable, but at the least, a greater number of days.

Thank you for your consideration,
Sascha Bollag

Paul Cramer

From: Stephen Fowlkes <coulonguesthouse@yahoo.com>
Sent: Monday, July 9, 2018 3:38 PM
To: CPCinfo
Subject: Short Term Rental study to be undertaken by CPC

RE: City Council Motion M-18-194

Dear City Planning Commission:

I am glad that the City Council has called for the CPC to restudy and identify some of the mistakes made in the Short Term Rental ordinance and regulations that went into effect in 2017.

I have owned and operated a small, licensed B&B in the Faubourg Marigny since 2002, and my small business, as well as the very neighborhood where I live, has been negatively affected by the great proliferation in the last few years of illegal and legal STRs citywide and, especially, in the Marigny/Bywater area.

I would like ask you to undertake the new study carefully, and please keep the following points in mind:

Density Limits:

Last year's STR ordinance was deeply flawed in several ways, most notably that it provided no density limits on the issuance of permits. The very character of many of our historic neighborhoods has been damaged terribly by the large numbers of STRs that have popped up and continue to flourish, both legal and illegal. **The lack of density limits encourages the removal housing from the regular (full-time) residential market**, with many local and out of town developers rushing to turn whole houses and apartments into STRs.

This not only "hollows out" neighborhoods, but it has an extremely negative effect on the available housing market in the city. **It also turns the neighborhoods into de-facto hotels, which has an intensely damaging effect on the character, atmosphere, and livability of the neighborhoods themselves.** This problem is present throughout the city, but the downtown, historic neighborhoods nearest the French Quarter have definitely been affected the worst. A recent statistical study indicated that 10% (!) of residential housing in Faubourg Marigny is in use as STRs, and 6% (!) in Treme, to cite just a few of the extreme examples.

I suggest that STR regulations limit issuance of permits of any type to no more than one per block face, just as the B&B Ordinance from 20+ years ago did.

Homestead Exemption Requirement:

One of the big problems with the proliferation of STRs has been that most of them are whole house rentals, with no owner or manager on site. This sets the stage for problems when guests might behave badly, leaving the immediate neighbors to endure great disturbances, noise, litter, and other quality of life problems. It also encourages the conversion of whole homes and apartments into de facto hotels,

eliminating available housing from city residents and driving up the prices of remaining housing, especially rental housing.

I suggest that STR regulations limit issuance of permits to homeowners who can prove they live on the premises, and have a Homestead Exemption, and that owners be required to be on-site whenever the property is rented.

Online Rental Platform Data Sharing:

All online STR rental platforms (like, but not limited to AirBnB, VRBO, Homeaway, etc.) be required to share their full data with the City's Code Enforcement department. All platforms should be required to verify that any STR listings display an accurate city STR license number.

Thank you for carefully considering my concerns noted above,

Most sincerely,

Stephen Fowlkes
714 Spain St.
New Orleans, LA 70117
504-250-0965

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

Paul Cramer

From: Cody C Caudill <caudillc@gmail.com>
Sent: Tuesday, July 10, 2018 3:52 PM
To: CPCinfo; Kristin G. Palmer
Subject: Short Term Rental Public Comment

Planning Commission & Councilwoman Palmer,

I am writing to introduce myself and give comments on Short Term Rentals in New Orleans.

I moved in New Orleans in January 2017 and bought my first home leaving active duty Navy. I chose New Orleans without roots because it's amazing culture after years aboard. I have a double shotgun camelback and live in the camelback. I use the first floor as an Accessory STR. I waited to purchase the property after the December 2016 regulations and require the income to pay my mortgage. I love hosting guests and sharing the city with them and have a long-term plan of opening a small boutique hotel in the city.

- Consider **inventory** when considering STR regulations and its effects on housing. Maximum guest limits should be based upon established standards that traditional bed and breakfasts/lodging houses. Those standards are already municipal code and are based on square footage. A two-person cap per bedroom is simpleminded. Capping Accessory STR licenses at six guests hurts available housing inventory.
- **Accessory STR licenses should have a higher guest limit than Temporary STR licenses.** We are present to manage groups better than non-owner occupied homes.
- Temporary STR licenses keep homes unoccupied 270+ nights per year, which hurts available housing. 90-night cap has kept homes occupied on my block and caused us to be a target for criminals.
- Do not abandon investors in our city but limit the number of investor STR licenses per person. History shows investors were important post Katrina.

Short term rentals have had positive economic impacts on this city and its citizens. With any decision, I advocate for a long implantation period – no more immediate effects.

Thank you and please feel free to contact.

Cody C Caudill
1521 Ursulines Ave

Paul Cramer

From: Sayde F. Finkel
Sent: Wednesday, July 11, 2018 12:05 PM
To: Louis Faust; Micah R. Ince; Keith D. Lampkin; Katie D. Hunter-Lowrey; Hashim J. Walters; Jason R. Williams; Moreno Council Shared; Andrew V. Tuozzolo; Josett L. Thompson; Sherae M. Hunter; CPCinfo; Paul Cramer
Cc: avalenti@nopg.com; kimranjbar@gmail.com; ksayre@nola.com; Lauren@curbed.com; errol@myneworleans.com
Subject: RE: VCE-1 Urgent

Mr. Faust,

As this issue directly impacts the French Quarter, it is appropriate for Councilmember Palmer's office to take the lead for matters affecting their district. We also did note that the issue surrounding VCE-1 as it relates to STRs was brought directly before the City Planning Commission during yesterday's public hearing by several speakers.

Best,

Sayde F. Finkel, JD
Legislative and Public Policy Director
Office of Councilmember-at-Large Helena Moreno
1300 Perdido Street, Room 2W40
New Orleans, Louisiana 70112
sayde.finkel@nola.gov
(o): 504.658.1063



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From: Louis Faust [mailto:lfaust@siallc.com]
Sent: Monday, July 09, 2018 2:41 PM
To: Micah R. Ince; Keith D. Lampkin; Katie D. Hunter-Lowrey; Hashim J. Walters; Jason R. Williams; Moreno Council Shared; Andrew V. Tuozzolo; Sayde F. Finkel; Josett L. Thompson; Sherae M. Hunter; CPCinfo; Paul Cramer
Cc: avalenti@nopg.com; kimranjbar@gmail.com; ksayre@nola.com; Lauren@curbed.com; errol@myneworleans.com; lfaust
Subject: VCE-1 Urgent

Good afternoon, Honorable Council Members at Large & Staff,

Please take a moment to look at the first attachment for our meeting held on the office of Council Woman Palmer's office pertaining to allowance of CPC to do a study and not restricting the zone of VCE-1 for STR. I believe you will find this very informative regarding who created VCE-1 and the reasoning. It is now our understanding that our very own council person will not request the CPC to do their comprehensive study in an area that we have

almost 100% support from landowners. Please see the second attachment which shows the petition with signatures from almost all landowners. Although we have this support from landowners in VCE-1 Entertainment District, it is my understanding that CPC has been instructed to not include the area in it's study.

Can someone please tell me why the Council will not request the CPC to include the VCE-1 area especially after reviewing the attached petition?

Thank you,

Louis Faust

Paul Cramer

From: Louis Faust <lfaust@siallc.com>
Sent: Thursday, July 12, 2018 12:48 PM
To: Sayde F. Finkel
Cc: Micah R. Ince; Keith D. Lampkin; Katie D. Hunter-Lowrey; Hashim J. Walters; Jason R. Williams; Moreno Council Shared; Andrew V. Tuozzolo; Josett L. Thompson; Sherae M. Hunter; CPCinfo; Paul Cramer; avalenti@nopg.com; kimranjbar@gmail.com; ksayre@nola.com; Lauren@curbed.com; errol@myneworleans.com
Subject: Re: VCE-1 Urgent

Ms Finkel

Thank you so much for replying to my email, which is a lot more than many others have done considering we have a signed petition from almost 100% of the property owners in VCE-1.

I understand your statement but I cannot even get a response from the council person regarding the possibility of CPC including the VCE-1 in their comprehensive study of STR.

So that is why I am asking the two council at-large members to please do a fair approach and instruct the CPC to include the VCE-1 in their study.

Thank you for your time and I hope that the VCE-1 "entertainment district" will be included since we have 95% approval from all of the property owners SUPPORTING STRs. We plead that the Council not be selective to include certain areas while leaving others OUT.

Louis Faust

On Wed, Jul 11, 2018 at 12:05 PM, Sayde F. Finkel <Sayde.Finkel@nola.gov> wrote:

Mr. Faust,

As this issue directly impacts the French Quarter, it is appropriate for Councilmember Palmer's office to take the lead for matters affecting their district. We also did note that the issue surrounding VCE-1 as it relates to STRs was brought directly before the City Planning Commission during yesterday's public hearing by several speakers.

Best,

Sayde F. Finkel, JD

Legislative and Public Policy Director

Office of Councilmember-at-Large Helena Moreno

[1300 Perdido Street](#), Room 2W40

New Orleans, Louisiana 70112

sayde.finkel@nola.gov

(o): 504.658.1063



www.nolacitycouncil.com

Please be advised that communications to and from this e-mail address are subject to provisions of the State of Louisiana Public Records Act. This email and any files transmitted herewith are intended solely for the use of the individual or entity to which they are addressed. If you have received this email in error please notify the originator of the message.

 Please consider the environment before printing this email.

From: Louis Faust [mailto:lfaust@siallc.com]

Sent: Monday, July 09, 2018 2:41 PM

To: Micah R. Ince; Keith D. Lampkin; Katie D. Hunter-Lowrey; Hashim J. Walters; Jason R. Williams; Moreno Council Shared; Andrew V. Tuozzolo; Sayde F. Finkel; Josett L. Thompson; Sherae M. Hunter; CPCinfo; Paul Cramer

Cc: avalenti@nopg.com; kimranjbar@gmail.com; ksayre@nola.com; Lauren@curbed.com; errol@myneworleans.com; lfaust

Subject: VCE-1 Urgent

Good afternoon, Honorable Council Members at Large & Staff,

Please take a moment to look at the first attachment for our meeting held on the office of Council Woman Palmer's office pertaining to allowance of CPC to do a study and not restricting the zone of VCE-1 for STR. I believe you will find this very informative regarding who created VCE-1 and the reasoning. It is now our understanding that our very own council person will not request the CPC to do their comprehensive study in an area that we have almost 100% support from landowners. Please see the second attachment which shows

the petition with signatures from almost all landowners. Although we have this support from landowners in VCE-1 Entertainment District, it is my understanding that CPC has been instructed to not include the area in it's study.

Can someone please tell me why the Council will not request the CPC to include the VCE-1 area especially after reviewing the attached petition?

Thank you,

Louis Faust

Paul Cramer

From: Bill Rogers <nazorai@aol.com>
Sent: Monday, July 9, 2018 11:07 PM
To: gemgavriel@yahoo.com; bradott@bellsouth.net; yocandra42@hotmail.com; howellnow1958@gmail.com; brownforassessor2017@gmail.com; aw2333@hotmail.com; andmoreagain1@yahoo.com; aray@utno.org; aj2investigate@aol.com; Bilalalibey@gmail.com; kimford.kimford@gmail.com; henri_andre_48@hotmail.com; jimmyfoti@gmail.com; fox@antigravitymagazine.com; benhgordon@yahoo.com; gnosismastet616@gmail.com; Lugine.gray@yahoo.com; georgettemims@gmail.com; jgrieco4@gmail.com; gmerrick@suno.edu; howellnow@bellsouth.net; heather.larson@seiu21la.org; hello@dsaneworleans.org; haley.saucier@gmail.com; innavlempert@gmail.com; prehnra@gmail.com; paxchristino@yahoogroups.comnew; piratefish@yahoo.com
Cc: Acquanette54@gmail.com; jbecn24@gmail.com; shawonbernard@yahoo.com; clday@uno.edu; delavarde@gmail.com; SharonMarieLCSW@gmail.com; davidcapasso.attorney@yahoo.com; CPCinfo; contactme@utno.org; ctnesheiwar@gmail.com; robert.desmarais.sullivan@gmail.com; director@maccno.com; dudogden@gmail.com; daniel.faust@gmail.com; d.wright04@yahoo.com; dbaker@louisianaweekly.com; ehbj44@yahoo.com; edmundlewis@louisianaweekly.com; malcolm.sbr1@gmail.com; methion@gmail.com; nola_c3_discussion@yahoogroups.com; neworleansbare@gmail.com; tquant@aol.com
Subject: Re: Public Hearing Tomorrow on Short Term Rentals

The problem is they are allowing OWNERS to rent out their properties if the owners live at the same location YET they prohibit RENTERS from doing the same thing. How is that fair? I cannot afford to be an owner, that is why I rent.

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

From: Gavrielle Gemma <gemgavriel@yahoo.com>
To: brad ott <bradott@bellsouth.net>; yocandra42 <yocandra42@hotmail.com>; howellnow1958 <howellnow1958@gmail.com>; brownforassessor2017 <brownforassessor2017@gmail.com>; aw2333 <aw2333@hotmail.com>; andmoreagain1 <andmoreagain1@yahoo.com>; aray <aray@utno.org>; aj2investigate <aj2investigate@aol.com>; Bilalalibey <Bilalalibey@gmail.com>; kimford.kimford <kimford.kimford@gmail.com>; henri_andre_48 <henri_andre_48@hotmail.com>; jimmyfoti <jimmyfoti@gmail.com>; fox <fox@antigravitymagazine.com>; benhgordon <benhgordon@yahoo.com>; gnosismastet616 <gnosismastet616@gmail.com>; Lugine.gray <Lugine.gray@yahoo.com>; georgettemims <georgettemims@gmail.com>; jgrieco4 <jgrieco4@gmail.com>; gmerrick <gmerrick@suno.edu>; howellnow <howellnow@bellsouth.net>; heather.larson <heather.larson@seiu21la.org>; hello <hello@dsaneworleans.org>; haley.saucier <haley.saucier@gmail.com>; innavlempert <innavlempert@gmail.com>; prehnra <prehnra@gmail.com>; paxchristino <paxchristino@yahoogroups.comnew>; piratefish <piratefish@yahoo.com>; nazorai <nazorai@aol.com>
Cc: Acquanette54 <Acquanette54@gmail.com>; jbecn24 <jbecn24@gmail.com>; shawonbernard <shawonbernard@yahoo.com>; clday <clday@uno.edu>; delavarde <delavarde@gmail.com>; SharonMarieLCSW <SharonMarieLCSW@gmail.com>; davidcapasso.attorney <davidcapasso.attorney@yahoo.com>; cpcinfo <cpcinfo@nola.gov>; contactme <contactme@utno.org>; ctnesheiwar <ctnesheiwar@gmail.com>; robert.desmarais.sullivan <robert.desmarais.sullivan@gmail.com>; director <director@maccno.com>; dudogden <dudogden@gmail.com>; daniel.faust <daniel.faust@gmail.com>; d.wright04 <d.wright04@yahoo.com>; dbaker <dbaker@louisianaweekly.com>; ehbj44 <ehbj44@yahoo.com>; edmundlewis <edmundlewis@louisianaweekly.com>; malcolm.sbr1 <malcolm.sbr1@gmail.com>; methion <methion@gmail.com>; nola_c3_discussion <nola_c3_discussion@yahoogroups.com>; neworleansbare <neworleansbare@gmail.com>; tquant <tquant@aol.com>
Sent: Mon, Jul 9, 2018 7:51 pm
Subject: Re: Public Hearing Tomorrow on Short Term Rentals

to be perfectly clear, and those fighting the expansion of airbnb and others have made it very clear, we are for stopping the developers from buying up whole blocks and whole houses and renting them out. This raises rents, taxes, aids gentrification and take thousands of units for residents to rent off the market.

Airbnb has spent a lot of money in ads, and paying off politicians, trying to portray themselves as the champions of those struggling to make ends meet by renting out a room or their apartment when on vacation. This is bs. airbnb has systematically expanded by attracting "investors".

By only allowing owner **occupied**, or renter **occupied**, problem solved. presto!

As a low income senior I used to use airbnb to rent out my second bedroom. While airbnb resents paying local taxes, we get sent an income statement reported to the irs.. So if you are really low income (such as myself) instead of this helping me out it would mean losing my food stamps! So even there very low income folks are not helped.

C'mon folks don't swallow the swill. Say no to Airbnb real estate developers!

Unfortunately the Planning Commission is a non-elected undemocratic part of the shadow government of New Orleans, made up of and for the developers and wealthy and should have no say in this policy decision. So heartfelt arguments will not move them, i suggest we sit-in.

gavrielle

On Monday, July 9, 2018, 9:30:03 PM CDT, nazorai <nazorai@aol.com> wrote:

We are renters who rent out our own small apartment. The same one that we live in ourselves the rest of the year

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: brad ott <bradott@bellsouth.net>

Date: 7/9/18 3:59 PM (GMT-08:00)

To: Bill Rogers <nazorai@aol.com>, yocandra42@hotmail.com, howellnow1958@gmail.com, brownforassessor2017@gmail.com, aw2333@hotmail.com, andmoreagain1@yahoo.com, aray@utno.org, aj2investigate@aol.com, Bilalalibey@gmail.com, kimford.kimford@gmail.com, henri_andre_48@hotmail.com, jimmyfoti@gmail.com, fox@antigravmagazine.com, benhgordon@yahoo.com, gnosismastet616@gmail.com, Lugine.gray@yahoo.com, gemgavriel@yahoo.com, georgettemims@gmail.com, jgrieco4@gmail.com, gmerrick@suno.edu, howellnow@bellsouth.net, heather.larson@seiu211a.org, hello@dsaneworleans.org, haley.saucier@gmail.com, innavlempert@gmail.com, prehnra@gmail.com, paxchristino@yahoogroups.comnew, piratefish@yahoo.com

Cc: Acquanette54@gmail.com, jbecn24@gmail.com, shawonbernard@yahoo.com, clday@uno.edu, delavarde@gmail.com, SharonMarieLCSW@gmail.com, davidcapasso.attorney@yahoo.com, cpcinfo@nola.gov, contactme@utno.org, ctnesheiwar@gmail.com, robert.desmarais.sullivan@gmail.com, director@maccno.com, dudogden@gmail.com, daniel.faust@gmail.com, d.wright04@yahoo.com, dbaker@louisianaweekly.com, ehj44@yahoo.com, edmundlewis@louisianaweekly.com, malcolm.sbr1@gmail.com, methion@gmail.com, nola_c3_discussion@yahoogroups.com, neworleansbare@gmail.com, tquant@aol.com

Subject: Re: Public Hearing Tomorrow on Short Term Rentals

I am trying to understand your position, Bill. Are you an owner or renter who lives on the property that you also rent out a small apartment on the same property? Please clarify your home status.

I personally have no problem with residents sub-letting their own places they themselves continue to live in. **I do have a significant problem however** with developers buying up housing to turn into Short Term Rentals (STRs) who don't live in their home. Not only do we have what amounts to mini hotels in predominately residential neighborhoods, all this development has 1) Heightened rents for long-term renters, 2) Heightened property taxes for those of who own homes and aren't landlords, and 3) Cause significant neighborhood issues such as limiting further on-street parking and turning our neighborhoods into for-profit commercial districts while the rest of us are restricted into just being residents.

Living just a 1/2 a block off Magazine Street, I would love to open up the front part of my house into a commercial business / store front. Yet I am not zoned for such. meanwhile at least two homes within my block are running STRs and profiting from that status. Frankly we need a moratorium like the one imposed in Jefferson Parish.

Short-term rentals banned in Jefferson Parish residential areas

Owners must obtain \$750 license in few areas where short-term rentals still allowed

Thanks Elizabeth for bring this to our attention -- I hope to be off work in time to attend this hearing.

Brad Ott

From: Bill Rogers <nazorai@aol.com>

To: yocandra42@hotmail.com; howellnow1958@gmail.com; brownforassessor2017@gmail.com; aw2333@hotmail.com; andmoreagain1@yahoo.com; aray@utno.org; aj2investigate@aol.com; Bilalalibey@gmail.com; kimford.kimford@gmail.com; henri_andre_48@hotmail.com; jimmyfoti@gmail.com; fox@antigravitymagazine.com; benhgordon@yahoo.com; gnosismastet616@gmail.com; Lugine.gray@yahoo.com; gemgavriel@yahoo.com; georgettemims@gmail.com; jgrieco4@gmail.com; gmerrick@suno.edu; howellnow@bellsouth.net; heather.larson@seiu21la.org; hello@dsaneworleans.org; haley.saucier@gmail.com; innavlempert@gmail.com; prehnra@gmail.com; paxchristino@yahoogroups.comnew; piratefish@yahoo.com

Cc: Acquanette54@gmail.com; jbecn24@gmail.com; shawonbernard@yahoo.com; bradott@bellsouth.net; clday@uno.edu; delavarde@gmail.com; SharonMarieLCSW@gmail.com; davidcapasso.attorney@yahoo.com; cpcinfo@nola.gov; contactme@utno.org; ctnesheiwat@gmail.com; robert.desmarais.sullivan@gmail.com; director@maccno.com; dudogden@gmail.com; daniel.faust@gmail.com; d.wright04@yahoo.com; dbaker@louisianaweekly.com; ehpi44@yahoo.com; edmundlewis@louisianaweekly.com; malcolm.sbr1@gmail.com; methion@gmail.com; nola_c3_discussion@yahoogroups.com; neworleansbare@gmail.com; tquant@aol.com

Sent: Monday, July 9, 2018 4:57 PM

Subject: Re: Public Hearing Tomorrow on Short Term Rentals

We are not in town but please take into consideration that the ban is not only preventing investors from creating a housing shortage and driving up rentals but also hurting renters like my wife and myself who rent our small apartment while we are away just to help cover our rental costs. I hope there will be people attending that argue against the big time capitalist investors but also take the side of small time renters such as ourselves.

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

From: elizabeth cook <yocandra42@hotmail.com>

To: Mike Howells <howellnow1958@gmail.com>; Anthony Brown <brownforassessor2017@gmail.com>; Anderson Washington <aw2333@hotmail.com>; John Hall <andmoreagain1@yahoo.com>; aray <aray@utno.org>; Aaron Jordan <aj2investigate@aol.com>; bilal alibey <Bilalalibey@gmail.com>; Kim Ford <kimford.kimford@gmail.com>; henri andre

fourroux III <henri_andre_48@hotmail.com>; Jimmy Foti <jimmyfoti@gmail.com>; Dan Fox <fox@antigravmagazine.com>; ben gordon <benhgordon@yahoo.com>; gnosismastet616 <gnosismastet616@gmail.com>; Lugine Gray <Lugine.gray@yahoo.com>; Gavrielle Gemma <gemgavriel@yahoo.com>; Gabe Mims <georgettemims@gmail.com>; Joe Grieco <jgrieco4@gmail.com>; gmerrick <gmerrick@suno.edu>; michael howells <howellnow@bellsouth.net>; Heather Larson <heather.larson@seiu211a.org>; hello <hello@dsaneworleans.org>; Haley Saucier <haley.saucier@gmail.com>; Inna Lempert <innavlempert@gmail.com>; Robert Prehn <prehnr@gmail.com>; paxchristino <paxchristino@yahoogroups.comnew>; les evenchick <piratefish@yahoo.com>
Cc: Acquanette Bornes <Acquanette54@gmail.com>; jonathan becnel <jbecn24@gmail.com>; Shawon Bernard <shawonbernard@yahoo.com>; bradott <bradott@bellsouth.net>; clday <clday@uno.edu>; Christophe Delavarde <delavarde@gmail.com>; Sharon Marie Chester <SharonMarieLCSW@gmail.com>; David A. Capasso <davidcapasso.attorney@yahoo.com>; cpcinfo <cpcinfo@nola.gov>; contactme <contactme@utno.org>; ctnesheiwat <ctnesheiwat@gmail.com>; Desmarais Sullivan <robert.desmarais.sullivan@gmail.com>; Ethan Ellestad <director@maccno.com>; Dud ogden <dudogden@gmail.com>; Daniel Faust <daniel.faust@gmail.com>; d.wright04 <d.wright04@yahoo.com>; dbaker <dbaker@louisianaweekly.com>; ehbj44 <ehbj44@yahoo.com>; les evenchick <piratefish@yahoo.com>; edmundlewis <edmundlewis@louisianaweekly.com>; malcolm.sbr1 <malcolm.sbr1@gmail.com>; Steve Price <methion@gmail.com>; nola_c3_discussion <nola_c3_discussion@yahoogroups.com>; nazorai <nazorai@aol.com>; neworleansbare <neworleansbare@gmail.com>; tquant <tquant@aol.com>
Sent: Mon, Jul 9, 2018 2:40 pm
Subject: Public Hearing Tomorrow on Short Term Rentals

https://twitter.com/NOLACityCouncil/status/1016412201790459904/photo/1?ref_src=twsrc%5Etfw%7Ctwcamp%5Eembeddedtimeline%7Ctwterm%5Eprofile%3ANOLACityCouncil&ref_url=http%3A%2F%2Fnolacitycouncil.com%2F

Important to attend if you can. Important issue that strongly affects the affordable housing crisis in New Orleans.-- elizabeth

ICYMI: The City Planning Commission will be holding a public hearing tomorrow, July 10th to receive public comments on the Short-Term Rental Study. We are encouraging all interested #NOLA residents to attend and make your voices heard on this important issue.



1:02 PM - 9 Jul 2018

From: Mike Howells <howellnow1958@gmail.com>

Sent: Thursday, June 7, 2018 9:29 PM

To: Anthony Brown; Anderson Washington; John Hall; aray@utno.org; Aaron Jordan; bilal alibey; Kim Ford; henri andre fourroux III; Jimmy Foti; Dan Fox; ben gordon; gnosismastet616@gmail.com; Lugine Gray; Gavrielle Gemma; Gabe Mims; Joe Grieco; gmerrick@suno.edu; michael howells; Heather Larson; hello@dsaneworleans.org; Haley Saucier; Inna Lempert; Robert Prehn; paxchristino@yahoogroups.comnew

Cc: Acquanette Bornes; jonathan becnel; Shawon Bernard; bradott@bellsouth.net; elizabeth cook; clday@uno.edu; Christophe Delavarde; Sharon Marie Chester; David A. Capasso; cpcinfo@nola.gov; contactme@utno.org; ctnesheiwat@gmail.com; Desmarais Sullivan; Ethan Ellestad; Dud ogden; Daniel Faust; d.wright04@yahoo.com; dbaker@louisianaweekly.com; ehbj44@yahoo.com; les evenchick; edmundlewis@louisianaweekly.com;

malcolm.sbr1@gmail.com; Steve Price; nola_c3_discussion@yahoogroups.com; nazorai@aol.com;
neworleansbare@gmail.com; tquant@aol.com

Subject: Events for Louisiana Socialists.

Upcoming Events of Special Interest to Louisiana Socialists.

March for LGBTQ Liberation.

7pm Friday. June 7th.

Corner of Decatur and Esplanade in the French Quarter.

Sponsor: New Orleans Peoples Assembly Phase II.

Noonie/Poor Peoples Movement for Congress petition drive.

2pm. June 8th.

Roberts Fresh Market. P

587 677 Peoples Movement for Congress and the Louisiana Socialist Network. O

For additional information call Mike at 504 662 8821.

Paul Cramer

From: Bill Rogers <nazorai@aol.com>
Sent: Monday, July 9, 2018 10:00 PM
To: yocandra42@hotmail.com; bradott@bellsouth.net; howellnow1958@gmail.com; brownforassessor2017@gmail.com; aw2333@hotmail.com; andmoreagain1@yahoo.com; aray@utno.org; aj2investigate@aol.com; Bilalalibey@gmail.com; kimford.kimford@gmail.com; henri_andre_48@hotmail.com; jimmyfoti@gmail.com; fox@antigravitiymagazine.com; benhgordon@yahoo.com; gnosismastet616@gmail.com; Lugine.gray@yahoo.com; gemgavriel@yahoo.com; georgettemims@gmail.com; jgrieco4@gmail.com; gmerrick@suno.edu; howellnow@bellsouth.net; heather.larson@seiu21la.org; hello@dsaneworleans.org; haley.saucier@gmail.com; innavlempert@gmail.com; prehnra@gmail.com; paxchristino@yahoogroups.comnew; piratefish@yahoo.com
Cc: Acquanette54@gmail.com; jbecn24@gmail.com; shawonbernard@yahoo.com; clday@uno.edu; delavarde@gmail.com; SharonMarieLCSW@gmail.com; davidcapasso.attorney@yahoo.com; CPCinfo; contactme@utno.org; ctnesheiwar@gmail.com; robert.desmarais.sullivan@gmail.com; director@maccno.com; dudogden@gmail.com; daniel.faust@gmail.com; d.wright04@yahoo.com; dbaker@louisianaweekly.com; ehbj44@yahoo.com; edmundlewis@louisianaweekly.com; malcolm.sbr1@gmail.com; methion@gmail.com; nola_c3_discussion@yahoogroups.com; neworleansbare@gmail.com; tquant@aol.com
Subject: Re: Public Hearing Tomorrow on Short Term Rentals

Well I thought I made it clear I OPPOSE greedy developers buying up properties to rent them through airbnb. This SHOULD be stopped. But what the City Council did was pass a broad ban that made it also illegal for RENTERS in a residential zone from renting out their own place. So YES, speak loudly against the developers while defending the little people who are just trying to get by. This is my request.

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

From: elizabeth cook <yocandra42@hotmail.com>
To: nazorai <nazorai@aol.com>; brad ott <bradott@bellsouth.net>; howellnow1958 <howellnow1958@gmail.com>; brownforassessor2017 <brownforassessor2017@gmail.com>; aw2333 <aw2333@hotmail.com>; andmoreagain1 <andmoreagain1@yahoo.com>; aray <aray@utno.org>; aj2investigate <aj2investigate@aol.com>; Bilalalibey <Bilalalibey@gmail.com>; kimford.kimford <kimford.kimford@gmail.com>; henri_andre_48 <henri_andre_48@hotmail.com>; jimmyfoti <jimmyfoti@gmail.com>; fox <fox@antigravitiymagazine.com>; benhgordon <benhgordon@yahoo.com>; gnosismastet616 <gnosismastet616@gmail.com>; Lugine.gray <Lugine.gray@yahoo.com>; gemgavriel <gemgavriel@yahoo.com>; georgettemims <georgettemims@gmail.com>; jgrieco4 <jgrieco4@gmail.com>; gmerrick <gmerrick@suno.edu>; howellnow <howellnow@bellsouth.net>; heather.larson <heather.larson@seiu21la.org>; hello <hello@dsaneworleans.org>; haley.saucier <haley.saucier@gmail.com>; innavlempert <innavlempert@gmail.com>; prehnra <prehnra@gmail.com>; paxchristino <paxchristino@yahoogroups.comnew>; piratefish <piratefish@yahoo.com>
Cc: Acquanette54 <Acquanette54@gmail.com>; jbecn24 <jbecn24@gmail.com>; shawonbernard <shawonbernard@yahoo.com>; clday <clday@uno.edu>; delavarde <delavarde@gmail.com>; SharonMarieLCSW <SharonMarieLCSW@gmail.com>; davidcapasso.attorney <davidcapasso.attorney@yahoo.com>; cpcinfo <cpcinfo@nola.gov>; contactme <contactme@utno.org>; ctnesheiwar <ctnesheiwar@gmail.com>; robert.desmarais.sullivan <robert.desmarais.sullivan@gmail.com>; director <director@maccno.com>; dudogden <dudogden@gmail.com>; daniel.faust <daniel.faust@gmail.com>; d.wright04 <d.wright04@yahoo.com>; dbaker <dbaker@louisianaweekly.com>; ehbj44 <ehbj44@yahoo.com>; edmundlewis <edmundlewis@louisianaweekly.com>; malcolm.sbr1 <malcolm.sbr1@gmail.com>; methion <methion@gmail.com>; nola_c3_discussion <nola_c3_discussion@yahoogroups.com>; neworleansbare <neworleansbare@gmail.com>; tquant <tquant@aol.com>
Sent: Mon, Jul 9, 2018 7:51 pm
Subject: Re: Public Hearing Tomorrow on Short Term Rentals

I suppose I am wondering about those who rent from their homes, asking us to take a position on short term rentals, if you are willing to take a position on those who don't live in the buildings, and create short term rentals? This is what is hurting the working class in the city.-- elizabeth

From: nazorai <nazorai@aol.com>

Sent: Monday, July 9, 2018 9:29 PM

To: brad ott; yocandra42@hotmail.com; howellnow1958@gmail.com; brownforassessor2017@gmail.com; aw2333@hotmail.com; andmoreagain1@yahoo.com; aray@utno.org; aj2investigate@aol.com; Bilalalibey@gmail.com; kimford.kimford@gmail.com; henri_andre_48@hotmail.com; jimmyfoti@gmail.com; fox@antigravitymagazine.com; benhgordon@yahoo.com; gnosismastet616@gmail.com; Lugine.gray@yahoo.com; gemgavriel@yahoo.com; georgettemims@gmail.com; jgrieco4@gmail.com; gmerrick@suno.edu; howellnow@bellsouth.net; heather.larson@seiu21la.org; hello@dsaneworleans.org; haley.saucier@gmail.com; innavlempert@gmail.com; prehnra@gmail.com; paxchristino@yahoogroups.com; piratefish@yahoo.com

Cc: Acquanette54@gmail.com; jbecn24@gmail.com; shawonbernard@yahoo.com; clday@uno.edu; delavarde@gmail.com; SharonMarieLCSW@gmail.com; davidcapasso.attorney@yahoo.com; cpcinfo@nola.gov; contactme@utno.org; ctnesheiwar@gmail.com; robert.desmarais.sullivan@gmail.com; director@macno.com; dudogden@gmail.com; daniel.faust@gmail.com; d.wright04@yahoo.com; dbaker@louisianaweekly.com; ehpj44@yahoo.com; edmundlewis@louisianaweekly.com; malcolm.sbr1@gmail.com; methion@gmail.com; nola_c3_discussion@yahoogroups.com; neworleansbare@gmail.com; tquant@aol.com

Subject: Re: Public Hearing Tomorrow on Short Term Rentals

We are renters who rent out our own small apartment. The same one that we live in ourselves the rest of the year

Sent from my Verizon, Samsung Galaxy smartphone

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From: brad ott <bradott@bellsouth.net>

Date: 7/9/18 3:59 PM (GMT-08:00)

To: Bill Rogers <nazorai@aol.com>, yocandra42@hotmail.com, howellnow1958@gmail.com, brownforassessor2017@gmail.com, aw2333@hotmail.com, andmoreagain1@yahoo.com, aray@utno.org, aj2investigate@aol.com, Bilalalibey@gmail.com, kimford.kimford@gmail.com, henri_andre_48@hotmail.com, jimmyfoti@gmail.com, fox@antigravitymagazine.com, benhgordon@yahoo.com, gnosismastet616@gmail.com, Lugine.gray@yahoo.com, gemgavriel@yahoo.com, georgettemims@gmail.com, jgrieco4@gmail.com, gmerrick@suno.edu, howellnow@bellsouth.net, heather.larson@seiu21la.org, hello@dsaneworleans.org, haley.saucier@gmail.com, innavlempert@gmail.com, prehnra@gmail.com, paxchristino@yahoogroups.com, piratefish@yahoo.com

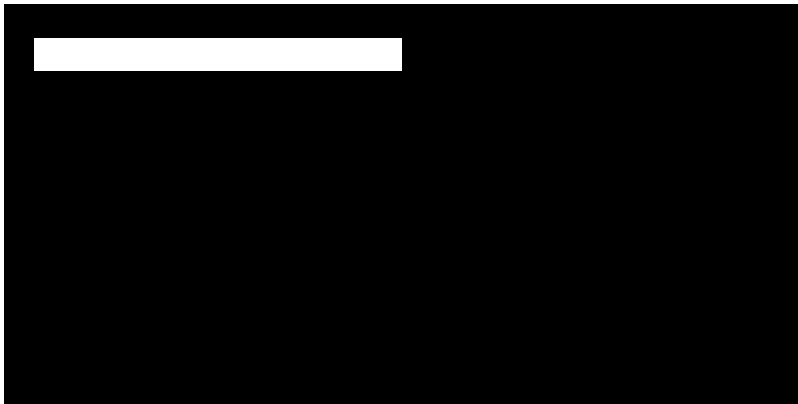
Cc: Acquanette54@gmail.com, jbecn24@gmail.com, shawonbernard@yahoo.com, clday@uno.edu, delavarde@gmail.com, SharonMarieLCSW@gmail.com, davidcapasso.attorney@yahoo.com, cpcinfo@nola.gov, contactme@utno.org, ctnesheiwar@gmail.com, robert.desmarais.sullivan@gmail.com, director@macno.com, dudogden@gmail.com, daniel.faust@gmail.com, d.wright04@yahoo.com, dbaker@louisianaweekly.com, ehpj44@yahoo.com, edmundlewis@louisianaweekly.com, malcolm.sbr1@gmail.com, methion@gmail.com, nola_c3_discussion@yahoogroups.com, neworleansbare@gmail.com, tquant@aol.com

Subject: Re: Public Hearing Tomorrow on Short Term Rentals

I am trying to understand your position, Bill. Are you an owner or renter who lives on the property that you also rent out a small apartment on the same property? Please clarify your home status.

I personally have no problem with residents sub-letting their own places they themselves continue to live in. **I do have a significant problem however** with developers buying up housing to turn into Short Term Rentals (STRs) who don't live in their home. Not only do we have what amounts to mini hotels in predominately residential neighborhoods, all this development has 1) Heightened rents for long-term renters, 2) Heightened property taxes for those of who own homes and aren't landlords, and 3) Cause significant neighborhood issues such as limiting further on-street parking and turning our neighborhoods into for-profit commercial districts while the rest of us are restricted into just being residents.

Living just a 1/2 a block off Magazine Street, I would love to open up the front part of my house into a commercial business / store front. Yet I am not zoned for such. meanwhile at least two homes within my block are running STRs and profiting from that status. Frankly we need a moratorium [like the one imposed in Jefferson Parish](#).



Short-term rentals banned in Jefferson Parish residential areas

Owners must obtain \$750 license in few areas where short-term rentals still allowed

Thanks Elizabeth for bring this to our attention -- I hope to be off work in time to attend this hearing.

Brad Ott

From: Bill Rogers <nazorai@aol.com>

To: yocandra42@hotmail.com; howellnow1958@gmail.com; brownforassessor2017@gmail.com; aw2333@hotmail.com; andmoreagain1@yahoo.com; aray@utno.org; aj2investigate@aol.com; Bilalalibey@gmail.com; kimford.kimford@gmail.com; henri_andre_48@hotmail.com; jimmyfoti@gmail.com; fox@antigravitymagazine.com; benhgordon@yahoo.com; gnosismastet616@gmail.com; Lugine.gray@yahoo.com; gemgavriel@yahoo.com; georgettemims@gmail.com; jgrieco4@gmail.com; gmerrick@suno.edu; howellnow@bellsouth.net; heather.larson@seiu211a.org; hello@dsaneworleans.org; haley.saucier@gmail.com; innavlempert@gmail.com; prehnra@gmail.com; paxchristino@yahoo.com; piratefish@yahoo.com

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Sent: Monday, July 9, 2018 4:57 PM

Subject: Re: Public Hearing Tomorrow on Short Term Rentals

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From: elizabeth cook <yocandra42@hotmail.com>

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Cc: Acquanette Bornes <Acquanette54@gmail.com>; jonathan becnel <jbecn24@gmail.com>; Shawon Bernard <shawonbernard@yahoo.com>; bradott <bradott@bellsouth.net>; clday <clday@uno.edu>; Christophe Delavarde <delavarde@gmail.com>; Sharon Marie Chester <SharonMarieLCSW@gmail.com>; David A. Capasso <davidcapasso.attorney@yahoo.com>; cpcinfo <cpcinfo@nola.gov>; contactme <contactme@utno.org>; ctnesheiwar <ctnesheiwar@gmail.com>; Desmarais Sullivan <robert.desmarais.sullivan@gmail.com>; Ethan Ellestad <director@maccno.com>; Dud ogden <dudogden@gmail.com>; Daniel Faust <daniel.faust@gmail.com>; d.wright04 <d.wright04@yahoo.com>; dbaker <dbaker@louisianaweekly.com>; ehj44 <ehj44@yahoo.com>; les evenchick <piratefish@yahoo.com>; edmundlewis <edmundlewis@louisianaweekly.com>; malcolm.sbr1 <malcolm.sbr1@gmail.com>; Steve Price <methion@gmail.com>; nola_c3_discussion <nola_c3_discussion@yahoogroups.com>; nazorai <nazorai@aol.com>; neworleansbare <neworleansbare@gmail.com>; tquant <tquant@aol.com>

Sent: Mon, Jul 9, 2018 2:40 pm

Subject: Public Hearing Tomorrow on Short Term Rentals

https://twitter.com/NOLACityCouncil/status/1016412201790459904/photo/1?ref_src=twsrc%5Etfw%7Ctwcamp%5Eembeddedtimeline%7Ctwtterm%5Eprofile%3ANOLACityCouncil&ref_url=http%3A%2F%2Fnolacitycouncil.com%2F

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1:02 PM - 9 Jul 2018

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Sent: Thursday, June 7, 2018 9:29 PM

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Upcoming Events of Special Interest to Louisiana Socialists.

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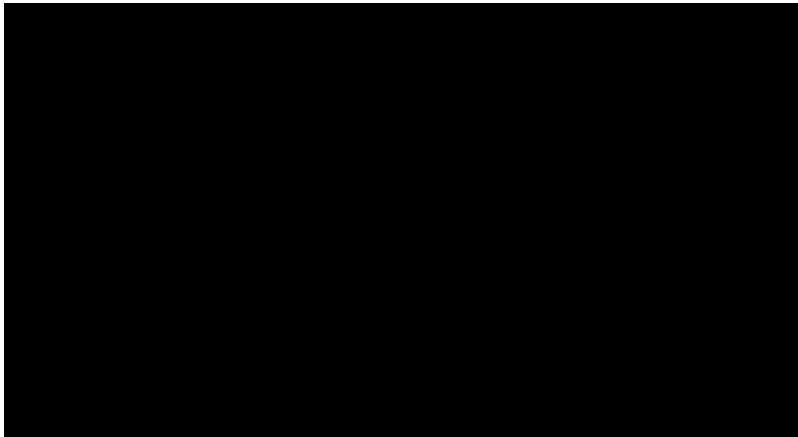
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From: brad ott <bradott@bellsouth.net>
Sent: Tuesday, July 10, 2018 10:21 PM
To: elizabeth cook; Gavrielle Gemma; howellnow1958@gmail.com; brownforassessor2017@gmail.com; aw2333@hotmail.com; andmoreagain1@yahoo.com; aray@utno.org; aj2investigate@aol.com; Bilalalibey@gmail.com; kimford.kimford@gmail.com; henri_andre_48@hotmail.com; jimmyfoti@gmail.com; fox@antigravitymagazine.com; benhgordon@yahoo.com; gnosismastet616@gmail.com; Lugine.gray@yahoo.com; georgettemims@gmail.com; jgrieco4@gmail.com; gmerrick@suno.edu; howellnow@bellsouth.net; heather.larson@seiu21la.org; hello@dsaneworleans.org; haley.saucier@gmail.com; innavlempert@gmail.com; prehnra@gmail.com; paxchristino@yahoogroups.comnew; piratefish@yahoo.com; nazorai
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Subject: Re: Public Hearing Tomorrow on Short Term Rentals

The Lens report on the CPC decision. Link has been updated to reflect
Was this the result that STR opponents desired?

[Live coverage: City Planning Commission to hear from public on short-term rentals](#)



Live coverage: City Planning Commission to hear from public on short-term r...

We'll be there at 3 p.m. Tuesday, and you can follow along live or catch up later on the play-by-play.

By [Charles Maldonado](#), Staff writer

The New Orleans City Planning Commission voted 5-1 on Tuesday to recommend the city council approve a **temporary freeze** on the most popular type of short-term rental license in historic neighborhoods throughout the city.

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Cc: "Acquanette54@gmail.com" <Acquanette54@gmail.com>; "jbecn24@gmail.com" <jbecn24@gmail.com>; "shawonbernard@yahoo.com" <shawonbernard@yahoo.com>; "clday@uno.edu" <clday@uno.edu>; "delavarde@gmail.com" <delavarde@gmail.com>; "SharonMarieLCSW@gmail.com" <SharonMarieLCSW@gmail.com>; "davidcapasso.attorney@yahoo.com" <davidcapasso.attorney@yahoo.com>; "cpcinfo@nola.gov" <cpcinfo@nola.gov>; "contactme@utno.org" <contactme@utno.org>; "ctnesheiwar@gmail.com" <ctnesheiwar@gmail.com>; "robert.desmarais.sullivan@gmail.com" <robert.desmarais.sullivan@gmail.com>; "director@maccno.com" <director@maccno.com>; "dudogden@gmail.com" <dudogden@gmail.com>; "daniel.faust@gmail.com" <daniel.faust@gmail.com>; "d.wright04@yahoo.com" <d.wright04@yahoo.com>; "dbaker@louisianaweekly.com" <dbaker@louisianaweekly.com>; "ehpj44@yahoo.com" <ehpj44@yahoo.com>; "edmundlewis@louisianaweekly.com" <edmundlewis@louisianaweekly.com>; "malcolm.sbr1@gmail.com" <malcolm.sbr1@gmail.com>; "methion@gmail.com" <methion@gmail.com>; "nola_c3_discussion@yahoogroups.com" <nola_c3_discussion@yahoogroups.com>; "neworleansbare@gmail.com" <neworleansbare@gmail.com>; "tquant@aol.com" <tquant@aol.com>

Sent: Tuesday, July 10, 2018 9:56 PM

Subject: Re: Public Hearing Tomorrow on Short Term Rentals

A sit in would have been helpful. As it is, the pro Airbnb folks somehow got stacked at the beginning of the meeting, and those opposed mostly spoke towards the end, with their minutes, including myself, in the last hour, getting cut to one minute only.-- elizabeth

From: Gavrielle Gemma <gemgavriel@yahoo.com>

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to be perfectly clear, and those fighting the expansion of airbnb and others have made it very clear, we are for stopping the developers from buying up whole blocks and whole houses and renting them out. This raises rents, taxes, aids gentrification and take thousands of units for residents to rent off the market.

Airbnb has spent a lot of money in ads, and paying off politicians, trying to portray themselves as the champions of those struggling to make ends meet by renting out a room or their apartment when on vacation. This is bs. airbnb has systematically expanded by attracting "investors".

By only allowing owner **occupied**, or renter **occupied**, problem solved. presto!

As a low income senior I used to use airbnb to rent out my second bedroom. While airbnb resents paying local taxes, we get sent an income statement reported to the irs.. So if you are really low income (such as myself) instead of this helping me out it would mean losing my food stamps! So even there very low income folks are not helped.

C'mon folks don't swallow the swill. Say no to Airbnb real estate developers!

Unfortunately the Planning Commission is a non-elected undemocratic part of the shadow government of New Orleans, made up of and for the developers and wealthy and should have no say in this policy decision. So heartfelt arguments will not move them, i suggest we sit-in.

gavrielle

On Monday, July 9, 2018, 9:30:03 PM CDT, nazorai <nazorai@aol.com> wrote:

We are renters who rent out our own small apartment. The same one that we live in ourselves the rest of the year

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: brad ott <bradott@bellsouth.net>

Date: 7/9/18 3:59 PM (GMT-08:00)

To: Bill Rogers <nazorai@aol.com>, yocandra42@hotmail.com, howellnow1958@gmail.com, brownforassessor2017@gmail.com, aw2333@hotmail.com, andmoreagain1@yahoo.com, aray@utno.org, aj2investigate@aol.com, Bilalalibey@gmail.com, kimford.kimford@gmail.com, henri_andre_48@hotmail.com, jimmyfoti@gmail.com, fox@antigravitiymagazine.com, benhgordon@yahoo.com, gnosismastet616@gmail.com, Lugine.gray@yahoo.com, gemgavriel@yahoo.com, georgettemims@gmail.com, jgrieco4@gmail.com, gmerrick@suno.edu, howellnow@bellsouth.net, heather.larson@seiu211a.org, hello@dsaneworleans.org, haley.saucier@gmail.com, innavlempert@gmail.com, prehnra@gmail.com, paxchristino@yahoogroups.comnew, piratefish@yahoo.com

Cc: Acquanette54@gmail.com, jbecn24@gmail.com, shawonbernard@yahoo.com, clday@uno.edu, delavarde@gmail.com, SharonMarieLCSW@gmail.com, davidcapasso.attorney@yahoo.com, cpcinfo@nola.gov, contactme@utno.org,

ctnesheiwar@gmail.com, robert.desmarais.sullivan@gmail.com, director@macno.com, dudogden@gmail.com,

daniel.f Faust@gmail.com, d.wright04@yahoo.com, dbaker@louisianaweekly.com, ehpj44@yahoo.com,

edmundlewis@louisianaweekly.com, malcolm.sbr1@gmail.com, methion@gmail.com, nola_c3_discussion@yahoogroups.com,

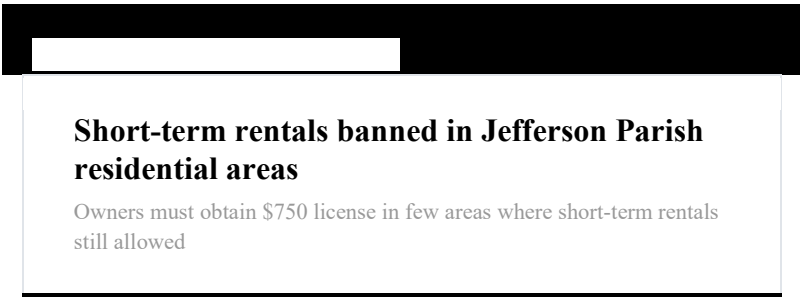
neworleansbare@gmail.com, tquant@aol.com

Subject: Re: Public Hearing Tomorrow on Short Term Rentals

I am trying to understand your position, Bill. Are you an owner or renter who lives on the property that you also rent out a small apartment on the same property? Please clarify your home status.

I personally have no problem with residents sub-letting their own places they themselves continue to live in. **I do have a significant problem however** with developers buying up housing to turn into Short Term Rentals (STRs) who don't live in their home. Not only do we have what amounts to mini hotels in predominately residential neighborhoods, all this development has 1) Heightened rents for long-term renters, 2) Heightened property taxes for those of who own homes and aren't landlords, and 3) Cause significant neighborhood issues such as limiting further on-street parking and turning our neighborhoods into for-profit commercial districts while the rest of us are restricted into just being residents.

Living just a 1/2 a block off Magazine Street, I would love to open up the front part of my house into a commercial business / store front. Yet I am not zoned for such. meanwhile at least two homes within my block are running STRs and profiting from that status. Frankly we need a moratorium [like the one imposed in Jefferson Parish](#).



Thanks Elizabeth for bring this to our attention -- I hope to be off work in time to attend this hearing.

Brad Ott

From: Bill Rogers <nazorai@aol.com>
To: yocandra42@hotmail.com; howellnow1958@gmail.com; brownforassessor2017@gmail.com; aw2333@hotmail.com; andmoreagain1@yahoo.com; aray@utno.org; aj2investigate@aol.com; Bilalalibey@gmail.com; kimford.kimford@gmail.com; henri_andre_48@hotmail.com; jimmyfoti@gmail.com; fox@antigravitymagazine.com; benhgordon@yahoo.com; gnosismastet616@gmail.com; Lugine.gray@yahoo.com; gemgavriel@yahoo.com; georgettemims@gmail.com; jgrieco4@gmail.com; gmerrick@suno.edu; howellnow@bellsouth.net; heather.larson@seiu211a.org; hello@dsaneworleans.org; haley.saucier@gmail.com; innavlempert@gmail.com; prehnra@gmail.com; paxchristino@yahoogroups.comnew; piratefish@yahoo.com
Cc: Acquanette54@gmail.com; jbecn24@gmail.com; shawonbernard@yahoo.com; bradott@bellsouth.net; clday@uno.edu; delavarde@gmail.com; SharonMarieLCSW@gmail.com; davidcapasso.attorney@yahoo.com; cpcinfo@nola.gov; contactme@utno.org; ctnesheiwar@gmail.com; robert.desmarais.sullivan@gmail.com; director@maccno.com; dudogden@gmail.com; daniel.faust@gmail.com; d.wright04@yahoo.com; dbaker@louisianaweekly.com; ehbj44@yahoo.com; edmundlewis@louisianaweekly.com; malcolm.sbr1@gmail.com; methion@gmail.com; nola_c3_discussion@yahoogroups.com; neworleansbare@gmail.com; tquant@aol.com
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away just to help cover our rental costs. I hope there will be people attending that argue against the big time capitalist investors but also take the side of small time renters such as ourselves.

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

From: elizabeth cook <yocandra42@hotmail.com>

To: Mike Howells <howellnow1958@gmail.com>; Anthony Brown <brownforassessor2017@gmail.com>; Anderson Washington <aw2333@hotmail.com>; John Hall <andmoreagain1@yahoo.com>; aray <aray@utno.org>; Aaron Jordan <aj2investigate@aol.com>; bilal alibey <Bilalalibey@gmail.com>; Kim Ford <kimford.kimford@gmail.com>; henri andre fourroux III <henri_andre_48@hotmail.com>; Jimmy Foti <jimmyfoti@gmail.com>; Dan Fox <fox@antigravitymagazine.com>; ben gordon <benhgordon@yahoo.com>; gnosismastet616 <gnosismastet616@gmail.com>; Lugine Gray <Lugine.gray@yahoo.com>; Gavrielle Gemma <gemgavriel@yahoo.com>; Gabe Mims <georgettemims@gmail.com>; Joe Grieco <jgrieco4@gmail.com>; gmerrick <gmerrick@suno.edu>; michael howells <howellnow@bellsouth.net>; Heather Larson <heather.larson@seiu211a.org>; hello <hello@dsaneworleans.org>; Haley Saucier <haley.saucier@gmail.com>; Inna Lempert <innavlempert@gmail.com>; Robert Prehn <prehnra@gmail.com>; paxchristino <paxchristino@yahoogroups.comnew>; les evenchick <piratefish@yahoo.com>

Cc: Acquanette Bornes <Acquanette54@gmail.com>; jonathan becnel <jbecn24@gmail.com>; Shawon Bernard <shawonbernard@yahoo.com>; bradott <bradott@bellsouth.net>; clday <clday@uno.edu>; Christophe Delavarde <delavarde@gmail.com>; Sharon Marie Chester <SharonMarieLCSW@gmail.com>; David A. Capasso <davidcapasso.attorney@yahoo.com>; cpcinfo <cpcinfo@nola.gov>; contactme <contactme@utno.org>; ctnesheiwar <ctnesheiwar@gmail.com>; Desmarais Sullivan <robert.desmarais.sullivan@gmail.com>; Ethan Ellestad <director@macco.com>; Dud ogden <dudogden@gmail.com>; Daniel Faust <daniel.faust@gmail.com>; d.wright04 <d.wright04@yahoo.com>; dbaker <dbaker@louisianaweekly.com>; ehj44 <ehj44@yahoo.com>; les evenchick <piratefish@yahoo.com>; edmundlewis <edmundlewis@louisianaweekly.com>; malcolm.sbr1 <malcolm.sbr1@gmail.com>; Steve Price <methion@gmail.com>; nola_c3_discussion <nola_c3_discussion@yahoogroups.com>; nazorai <nazorai@aol.com>; neworleansbare <neworleansbare@gmail.com>; tquant <tquant@aol.com>

Sent: Mon, Jul 9, 2018 2:40 pm

Subject: Public Hearing Tomorrow on Short Term Rentals

https://twitter.com/NOLACityCouncil/status/1016412201790459904/photo/1?ref_src=twsrc%5Etfw%7Ctwcamp%5Eembeddedtimeline%7Ctwtterm%5Eprofile%3ANOLACityCouncil&ref_url=http%3A%2F%2Fnolacitycouncil.com%2F

Important to attend if you can. Important issue that strongly affects the affordable housing crisis in New Orleans.-- elizabeth

ICYMI: The City Planning Commission will be holding a public hearing tomorrow, July 10th to receive public comments on the Short-Term Rental Study. We are encouraging all interested #NOLA residents to attend and make your voices heard on this important issue.



1:02 PM - 9 Jul 2018

From: Mike Howells <howellnow1958@gmail.com>

Sent: Thursday, June 7, 2018 9:29 PM

To: Anthony Brown; Anderson Washington; John Hall; aray@utno.org; Aaron Jordan; bilal alibey; Kim Ford; henri andre fourroux III; Jimmy Foti; Dan Fox; ben gordon; gnosismastet616@gmail.com; Lugine Gray; Gavrielle Gemma; Gabe Mims; Joe Grieco; gmerrick@suno.edu; michael howells; Heather Larson; hello@dsaneworleans.org; Haley Saucier; Inna Lempert; Robert Prehn; paxchristino@yahoo.com
Cc: Acquanette Bornes; jonathan becnel; Shawon Bernard; bradott@bellsouth.net; elizabeth cook; clday@uno.edu; Christophe Delavarde; Sharon Marie Chester; David A. Capasso; cpcinfo@nola.gov; contactme@utno.org; ctnesheiwar@gmail.com; Desmarais Sullivan; Ethan Ellestad; Dud ogden; Daniel Faust; d.wright04@yahoo.com; dbaker@louisianaweekly.com; ehpj44@yahoo.com; les evenchick; edmundlewis@louisianaweekly.com; malcolm.sbr1@gmail.com; Steve Price; nola_c3_discussion@yahoo.com; nazorai@aol.com; neworleansbare@gmail.com; tquant@aol.com
Subject: Events for Louisiana Socialists.

Upcoming Events of Special Interest to Louisiana Socialists.

March for LGBTQ Liberation.

7pm Friday. June 7th.

Corner of Decatur and Esplanade in the French Quarter.

Sponsor: New Orleans Peoples Assembly Phase II.

Noonie/Poor Peoples Movement for Congress petition drive.

2pm. June 8th.

Roberts Fresh Market. P

587 677 Peoples Movement for Congress and the Louisiana Socialist Network. O

For additional information call Mike at 504 662 8821.

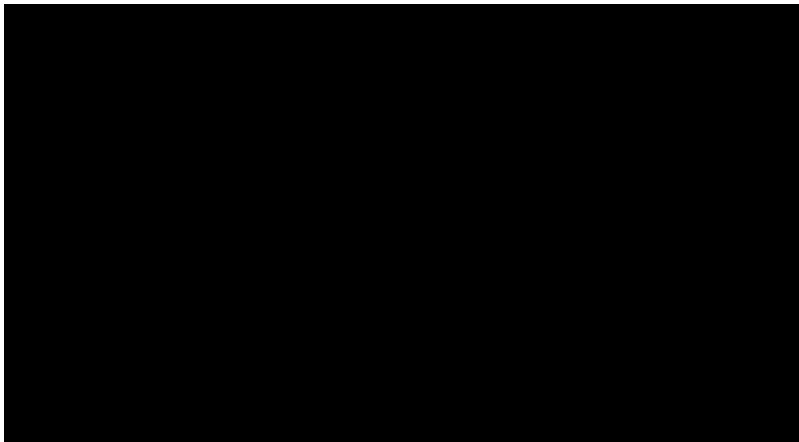
Paul Cramer

From: brad ott <bradott@bellsouth.net>
Sent: Tuesday, July 10, 2018 2:56 PM
To: Bill Rogers; gemgavriel@yahoo.com; yocandra42@hotmail.com; howellnow1958@gmail.com; brownforassessor2017@gmail.com; aw2333@hotmail.com; andmoreagain1@yahoo.com; aray@utno.org; aj2investigate@aol.com; Bilalalibey@gmail.com; kimford.kimford@gmail.com; henri_andre_48@hotmail.com; jimmyfoti@gmail.com; fox@antigravitymagazine.com; benhgordon@yahoo.com; gnosismastet616@gmail.com; Lugine.gray@yahoo.com; georgettemims@gmail.com; jgrieco4@gmail.com; gmerrick@suno.edu; howellnow@bellsouth.net; heather.larson@seiu21la.org; hello@dsaneworleans.org; haley.saucier@gmail.com; innavlempert@gmail.com; prehnra@gmail.com; paxchristino@yahoogroups.comnew; piratefish@yahoo.com
Cc: Acquanette54@gmail.com; jbecn24@gmail.com; shawonbernard@yahoo.com; clday@uno.edu; delavarde@gmail.com; SharonMarieLCSW@gmail.com; davidcapasso.attorney@yahoo.com; CPCinfo; contactme@utno.org; ctnesheiwar@gmail.com; robert.desmarais.sullivan@gmail.com; director@maccno.com; dudogden@gmail.com; daniel.faust@gmail.com; d.wright04@yahoo.com; dbaker@louisianaweekly.com; ehbj44@yahoo.com; edmundlewis@louisianaweekly.com; malcolm.sbr1@gmail.com; methion@gmail.com; nola_c3_discussion@yahoogroups.com; neworleansbare@gmail.com; tquant@aol.com
Subject: Re: Public Hearing Tomorrow on Short Term Rentals

Thanks for your clarifications, Bill. I didn't know the current legislation expressly prohibited renters from subletting their own units.

For those of us unable to attend this hearing, the Lens is providing blogging and live coverage of the hearing:

[Live coverage: City Planning Commission to hear from public on short-term rentals](#)



Live coverage: City Planning Commission to hear from public on short-term r...

We'll be there at 3 p.m. Tuesday, and you can follow along live or catch up later on the play-by-play.

From: Bill Rogers <nazorai@aol.com>

To: gemgavriel@yahoo.com; bradott@bellsouth.net; yocandra42@hotmail.com; howellnow1958@gmail.com; brownforassessor2017@gmail.com; aw2333@hotmail.com; andmoreagain1@yahoo.com; aray@utno.org; aj2investigate@aol.com; Bilalalibey@gmail.com; kimford.kimford@gmail.com; henri_andre_48@hotmail.com; jimmyfoti@gmail.com; fox@antigravmagazine.com; benhgordon@yahoo.com; gnosismastet616@gmail.com; Lugine.gray@yahoo.com; georgettemims@gmail.com; jgrieco4@gmail.com; gmerrick@suno.edu; howellnow@bellsouth.net; heather.larson@seiu21la.org; hello@dsaneworleans.org; haley.saucier@gmail.com; innavlempert@gmail.com; prehnra@gmail.com; paxchristino@yahoogroups.comnew; piratefish@yahoo.com

Cc: Acquanette54@gmail.com; jbecn24@gmail.com; shawonbernard@yahoo.com; clday@uno.edu; delavarde@gmail.com; SharonMarieLCSW@gmail.com; davidcapasso.attorney@yahoo.com; cpcinfo@nola.gov; contactme@utno.org; ctnesheiwar@gmail.com; robert.desmarais.sullivan@gmail.com; director@maccno.com; dudogden@gmail.com; daniel.faust@gmail.com; d.wright04@yahoo.com; dbaker@louisianaweekly.com; ehpi44@yahoo.com; edmundlewis@louisianaweekly.com; malcolm.sbr1@gmail.com; methion@gmail.com; nola_c3_discussion@yahoogroups.com; neworleansbare@gmail.com; tquant@aol.com

Sent: Monday, July 9, 2018 11:07 PM

Subject: Re: Public Hearing Tomorrow on Short Term Rentals

The problem is they are allowing OWNERS to rent out their properties if the owners live at the same location YET they prohibit RENTERS from doing the same thing. How is that fair? I cannot afford to be an owner, that is why I rent.

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

From: Gavielle Gemma <gemgavriel@yahoo.com>

To: brad ott <bradott@bellsouth.net>; yocandra42 <yocandra42@hotmail.com>; howellnow1958 <howellnow1958@gmail.com>; brownforassessor2017 <brownforassessor2017@gmail.com>; aw2333 <aw2333@hotmail.com>; andmoreagain1 <andmoreagain1@yahoo.com>; aray <aray@utno.org>; aj2investigate <aj2investigate@aol.com>; Bilalalibey <Bilalalibey@gmail.com>; kimford.kimford <kimford.kimford@gmail.com>; henri_andre_48 <henri_andre_48@hotmail.com>; jimmyfoti <jimmyfoti@gmail.com>; fox <fox@antigravmagazine.com>; benhgordon <benhgordon@yahoo.com>; gnosismastet616 <gnosismastet616@gmail.com>; Lugine.gray <Lugine.gray@yahoo.com>; georgettemims <georgettemims@gmail.com>; jgrieco4 <jgrieco4@gmail.com>; gmerrick <gmerrick@suno.edu>; howellnow <howellnow@bellsouth.net>; heather.larson <heather.larson@seiu21la.org>; hello <hello@dsaneworleans.org>; haley.saucier <haley.saucier@gmail.com>; innavlempert <innavlempert@gmail.com>; prehnra <prehnra@gmail.com>; paxchristino <paxchristino@yahoogroups.comnew>; piratefish <piratefish@yahoo.com>; nazorai <nazorai@aol.com>

Cc: Acquanette54 <Acquanette54@gmail.com>; jbecn24 <jbecn24@gmail.com>; shawonbernard <shawonbernard@yahoo.com>; clday <clday@uno.edu>; delavarde <delavarde@gmail.com>; SharonMarieLCSW <SharonMarieLCSW@gmail.com>; davidcapasso.attorney <davidcapasso.attorney@yahoo.com>; cpcinfo <cpcinfo@nola.gov>; contactme <contactme@utno.org>; ctnesheiwar <ctnesheiwar@gmail.com>; robert.desmarais.sullivan <robert.desmarais.sullivan@gmail.com>; director <director@maccno.com>; dudogden <dudogden@gmail.com>; daniel.faust <daniel.faust@gmail.com>; d.wright04 <d.wright04@yahoo.com>; dbaker <dbaker@louisianaweekly.com>; ehpi44 <ehpi44@yahoo.com>; edmundlewis <edmundlewis@louisianaweekly.com>; malcolm.sbr1 <malcolm.sbr1@gmail.com>; methion <methion@gmail.com>; nola_c3_discussion <nola_c3_discussion@yahoogroups.com>; neworleansbare <neworleansbare@gmail.com>; tquant <tquant@aol.com>

Sent: Mon, Jul 9, 2018 7:51 pm

Subject: Re: Public Hearing Tomorrow on Short Term Rentals

to be perfectly clear, and those fighting the expansion of airbnb and others have made it very clear, we are for stopping the developers from buying up whole blocks and whole houses and renting them out. This raises rents, taxes, aids gentrification and take thousands of units for residents to rent off the market.

Airbnb has spent a lot of money in ads, and paying off politicians, trying to portray themselves as the champions of those struggling to make ends meet by renting out a room or their apartment when on vacation. This is bs. airbnb has systematically expanded by attracting "investors".

By only allowing owner **occupied**, or renter **occupied**, problem solved. presto!

As a low income senior I used to use airbnb to rent out my second bedroom. While airbnb resents paying local taxes, we get sent an income statement reported to the irs.. So if you are really low income (such as myself) instead of this helping me out it would mean losing my food stamps! So even there very low income folks are not helped.

C'mon folks don't swallow the swill. Say no to Airbnb real estate developers!

Unfortunately the Planning Commission is a non-elected undemocratic part of the shadow government of New Orleans, made up of and for the developers and wealthy and should have no say in this policy decision. So heartfelt arguments will not move them, i suggest we sit-in.

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block are running STRs and profiting from that status. Frankly we need a moratorium [like the one imposed in Jefferson Parish](#).

Short-term rentals banned in Jefferson Parish residential areas

Owners must obtain \$750 license in few areas where short-term rentals still allowed

Thanks Elizabeth for bring this to our attention -- I hope to be off work in time to attend this hearing.

Brad Ott

From: Bill Rogers <nazorai@aol.com>

To: yocandra42@hotmail.com; howellnow1958@gmail.com; brownforassessor2017@gmail.com; aw2333@hotmail.com; andmoreagain1@yahoo.com; aray@utno.org; aj2investigate@aol.com; Bilalalibey@gmail.com; kimford.kimford@gmail.com; henri_andre_48@hotmail.com; jimmyfoti@gmail.com; fox@antigravmagazine.com; benhgordon@yahoo.com; gnosismastet616@gmail.com; Lugine.gray@yahoo.com; gengavriel@yahoo.com; georgettemims@gmail.com; jgrieco4@gmail.com; gmerrick@suno.edu; howellnow@bellsouth.net; heather.larson@seiu211a.org; hello@dsaneworleans.org; haley.saucier@gmail.com; innavlempert@gmail.com; prehnra@gmail.com; paxchristino@yahoo.com; piratefish@yahoo.com

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<prehnra@gmail.com>; paxchristino <paxchristino@yahoogroups.comnew>; les evenchick <piratefish@yahoo.com>
Cc: Acquanelle Bornes <Acquanelle54@gmail.com>; jonathan becnel <jbecn24@gmail.com>; Shawon Bernard
<shawonbernard@yahoo.com>; bradott <bradott@bellsouth.net>; clday <clday@uno.edu>; Christophe Delavarde
<delavarde@gmail.com>; Sharon Marie Chester <SharonMarieLCSW@gmail.com>; David A. Capasso
<davidcapasso.attorney@yahoo.com>; cpcinfo <cpcinfo@nola.gov>; contactme <contactme@utno.org>; ctnesheiwar
<ctnesheiwar@gmail.com>; Desmarais Sullivan <robert.desmarais.sullivan@gmail.com>; Ethan Ellestad
<director@maccno.com>; Dud ogden <dudogden@gmail.com>; Daniel Faust <daniel.faust@gmail.com>; d.wright04
<d.wright04@yahoo.com>; dbaker <dbaker@louisianaweekly.com>; ehj44 <ehj44@yahoo.com>; les evenchick
<piratefish@yahoo.com>; edmundlewis <edmundlewis@louisianaweekly.com>; malcolm.sbr1
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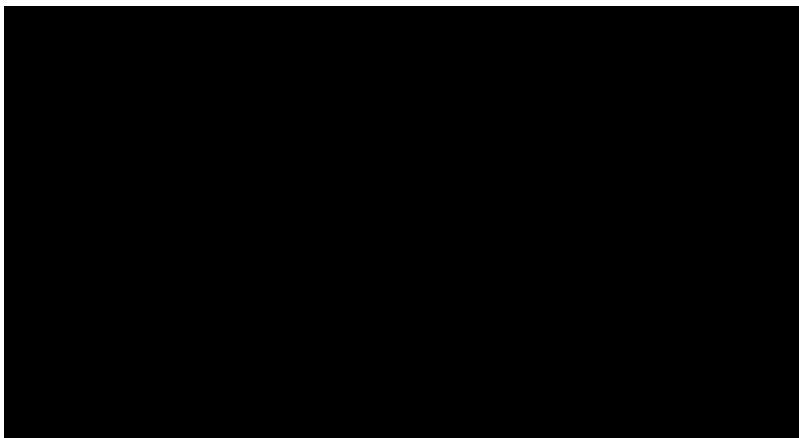
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Short-term rentals banned in Jefferson Parish residential areas

Owners must obtain \$750 license in few areas where short-term rentals still allowed

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Cc: Acquanette Bornes <Acquanette54@gmail.com>; jonathan becnel <jbecn24@gmail.com>; Shawon Bernard <shawonbernard@yahoo.com>; bradott <bradott@bellsouth.net>; clday <clday@uno.edu>; Christophe Delavarde <delavarde@gmail.com>; Sharon Marie Chester <SharonMarieLCSW@gmail.com>; David A. Capasso <davidcapasso.attorney@yahoo.com>; cpcinfo <cpcinfo@nola.gov>; contactme <contactme@utno.org>; ctnesheiwat <ctnesheiwat@gmail.com>; Desmarais Sullivan <robert.desmarais.sullivan@gmail.com>; Ethan Ellestad <director@maccno.com>; Dud ogden <dudogden@gmail.com>; Daniel Faust <daniel.faust@gmail.com>; d.wright04 <d.wright04@yahoo.com>; dbaker <dbaker@louisianaweekly.com>; ehpi44 <ehpi44@yahoo.com>; les evenchick <piratefish@yahoo.com>; edmundlewis <edmundlewis@louisianaweekly.com>; malcolm.sbr1 <malcolm.sbr1@gmail.com>; Steve Price <methion@gmail.com>; nola_c3_discussion <nola_c3_discussion@yahoogroups.com>; nazorai <nazorai@aol.com>; neworleansbare <neworleansbare@gmail.com>; tquant <tquant@aol.com>
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Sent from my Verizon, Samsung Galaxy smartphone

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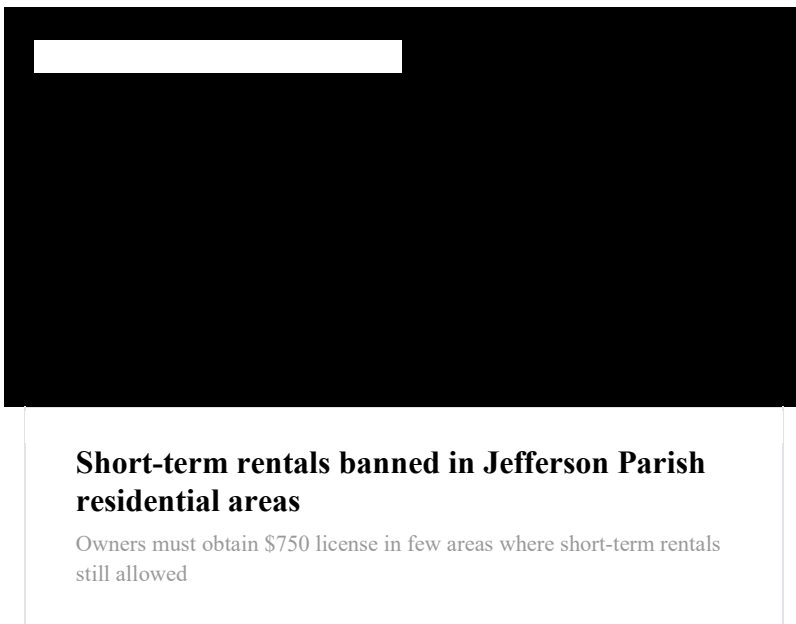
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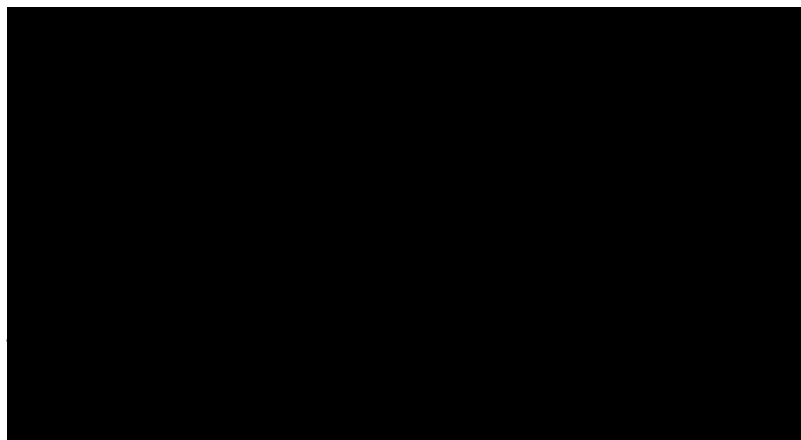
Cc: Acquanette54@gmail.com, jbecn24@gmail.com, shawonbernard@yahoo.com, clday@uno.edu, delavarde@gmail.com, SharonMarieLCSW@gmail.com, davidcapasso.attorney@yahoo.com, cpcinfo@nola.gov, contactme@utno.org, ctnesheiwar@gmail.com, robert.desmarais.sullivan@gmail.com, director@macno.com, dudogden@gmail.com, daniel.faust@gmail.com, d.wright04@yahoo.com, dbaker@louisianaweekly.com, ehpi44@yahoo.com, edmundlewis@louisianaweekly.com, malcolm.sbr1@gmail.com, methion@gmail.com, nola_c3_discussion@yahoogroups.com, neworleansbare@gmail.com, tquant@aol.com

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Cc: Acquanette54@gmail.com; jbecn24@gmail.com; shawonbernard@yahoo.com; bradott@bellsouth.net; clday@uno.edu; delavarde@gmail.com; SharonMarieLCSW@gmail.com; davidcapasso.attorney@yahoo.com; cpcinfo@nola.gov; contactme@utno.org; ctnesheiwar@gmail.com; robert.desmarais.sullivan@gmail.com; director@maccno.com; dudogden@gmail.com; daniel.faust@gmail.com; d.wright04@yahoo.com; dbaker@louisianaweekly.com; ehpi44@yahoo.com; edmundlewis@louisianaweekly.com; malcolm.sbr1@gmail.com; methion@gmail.com; nola_c3_discussion@yahoogroups.com; neworleansbare@gmail.com; tquant@aol.com

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To: Mike Howells <howellnow1958@gmail.com>; Anthony Brown <brownforassessor2017@gmail.com>; Anderson Washington <aw2333@hotmail.com>; John Hall <andmoreagain1@yahoo.com>; aray <aray@utno.org>; Aaron Jordan <aj2investigate@aol.com>; bilal alibey <Bilalalibey@gmail.com>; Kim Ford <kimford.kimford@gmail.com>; henri andre fourroux III <henri_andre_48@hotmail.com>; Jimmy Foti <jimmyfoti@gmail.com>; Dan Fox <fox@antigravitymagazine.com>; ben gordon <benhgordon@yahoo.com>; gnosismastet616 <gnosismastet616@gmail.com>; Lugine Gray <Lugine.gray@yahoo.com>; Gavrielle Gemma <gemgavriel@yahoo.com>; Gabe Mims <georgettemims@gmail.com>; Joe Grieco <jgrieco4@gmail.com>; gmerrick <gmerrick@suno.edu>; michael howells <howellnow@bellsouth.net>; Heather Larson <heather.larson@seiu21la.org>; hello <hello@dsaneworleans.org>; Haley Saucier <haley.saucier@gmail.com>; Inna Lempert <innavlempert@gmail.com>; Robert Prehn <prehnra@gmail.com>; paxchristino <paxchristino@yahoogroups.comnew>; les evenchick <piratefish@yahoo.com>
Cc: Acquanette Bornes <Acquanette54@gmail.com>; jonathan becnel <jbecn24@gmail.com>; Shawon Bernard <shawonbernard@yahoo.com>; bradott <bradott@bellsouth.net>; clday <clday@uno.edu>; Christophe Delavarde <delavarde@gmail.com>; Sharon Marie Chester <SharonMarieLCSW@gmail.com>; David A. Capasso <davidcapasso.attorney@yahoo.com>; cpcinfo <cpcinfo@nola.gov>; contactme <contactme@utno.org>; ctnesheiwar <ctnesheiwar@gmail.com>; Desmarais Sullivan <robert.desmarais.sullivan@gmail.com>; Ethan Ellestad <director@maccno.com>; Dud ogden <dudogden@gmail.com>; Daniel Faust <daniel.faust@gmail.com>; d.wright04 <d.wright04@yahoo.com>; dbaker <dbaker@louisianaweekly.com>; ehpi44 <ehpi44@yahoo.com>; les evenchick <piratefish@yahoo.com>; edmundlewis <edmundlewis@louisianaweekly.com>; malcolm.sbr1 <malcolm.sbr1@gmail.com>; Steve Price <methion@gmail.com>; nola_c3_discussion <nola_c3_discussion@yahoogroups.com>; nazorai <nazorai@aol.com>; neworleansbare <neworleansbare@gmail.com>; tquant <tquant@aol.com>

Sent: Mon, Jul 9, 2018 2:40 pm

Subject: Public Hearing Tomorrow on Short Term Rentals

https://twitter.com/NOLACityCouncil/status/1016412201790459904/photo/1?ref_src=twsrc%5Etfw%7Ctwcamp%5Eembeddedtimeline%7Ctwtterm%5Eprofile%3ANOLACityCouncil&ref_url=http%3A%2F%2Fnolacitycouncil.com%2F

Important to attend if you can. Important issue that strongly affects the affordable housing crisis in New Orleans.-- elizabeth

ICYMI: The City Planning Commission will be holding a public hearing tomorrow, July 10th to receive public comments on the Short-Term Rental Study. We are encouraging all interested #NOLA residents to attend and make your voices heard on this important issue.



1:02 PM - 9 Jul 2018

From: Mike Howells <howellnow1958@gmail.com>

Sent: Thursday, June 7, 2018 9:29 PM

To: Anthony Brown; Anderson Washington; John Hall; aray@utno.org; Aaron Jordan; bilal alibey; Kim Ford; henri andre fourroux III; Jimmy Foti; Dan Fox; ben gordon; gnosismastet616@gmail.com; Lugine Gray; Gavrielle Gemma; Gabe Mims; Joe Grieco; gmerrick@suno.edu; michael howells; Heather Larson; hello@dsaneworleans.org; Haley Saucier; Inna Lempert; Robert Prehn; paxchristino@yahoogroups.comnew

Cc: Acquanette Bornes; jonathan becnel; Shawon Bernard; bradott@bellsouth.net; elizabeth cook; clday@uno.edu; Christophe Delavarde; Sharon Marie Chester; David A. Capasso; cpcinfo@nola.gov; contactme@utno.org; ctnesheiwar@gmail.com; Desmarais Sullivan; Ethan Ellestad; Dud ogden; Daniel Faust; d.wright04@yahoo.com; dbaker@louisianaweekly.com; ehbj44@yahoo.com; les evenchick; edmundlewis@louisianaweekly.com; malcolm.sbr1@gmail.com; Steve Price; nola_c3_discussion@yahoogroups.com; nazorai@aol.com; neworleansbare@gmail.com; tquant@aol.com

Subject: Events for Louisiana Socialists.

Upcoming Events of Special Interest to Louisiana Socialists.

March for LGBTQ Liberation.

7pm Friday. June 7th.

Corner of Decatur and Esplanade in the French Quarter.

Sponsor: New Orleans Peoples Assembly Phase II.

Noonie/Poor Peoples Movement for Congress petition drive.

2pm. June 8th.

Roberts Fresh Market. P

587 677 Peoples Movement for Congress and the Louisiana Socialist Network. O

For additional information call Mike at 504 662 8821.

Paul Cramer

From: elizabeth cook <yocandra42@hotmail.com>
Sent: Tuesday, July 10, 2018 9:56 PM
To: Gavrielle Gemma; brad ott; howellnow1958@gmail.com; brownforassessor2017@gmail.com; aw2333@hotmail.com; andmoreagain1@yahoo.com; aray@utno.org; aj2investigate@aol.com; Bilalalibey@gmail.com; kimford.kimford@gmail.com; henri_andre_48@hotmail.com; jimmyfoti@gmail.com; fox@antigravitymagazine.com; benhgordon@yahoo.com; gnosismastet616@gmail.com; Lugine.gray@yahoo.com; georgettemims@gmail.com; jgrieco4@gmail.com; gmerrick@suno.edu; howellnow@bellsouth.net; heather.larson@seiu21la.org; hello@dsaneworleans.org; haley.saucier@gmail.com; innavlempert@gmail.com; prehnra@gmail.com; paxchristino@yahoogroups.comnew; piratefish@yahoo.com; nazorai
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Subject: Re: Public Hearing Tomorrow on Short Term Rentals

A sit in would have been helpful. As it is, the pro Airbnb folks somehow got stacked at the beginning of the meeting, and those opposed mostly spoke towards the end, with their minutes, including myself, in the last hour, getting cut to one minute only.-- elizabeth

From: Gavrielle Gemma <gemgavriel@yahoo.com>
Sent: Monday, July 9, 2018 9:51 PM
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Short-term rentals banned in Jefferson Parish residential areas

Owners must obtain \$750 license in few areas where short-term rentals still allowed

Thanks Elizabeth for bring this to our attention -- I hope to be off work in time to attend this hearing.

Brad Ott

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<prehnra@gmail.com>; paxchristino <paxchristino@yahoogroups.comnew>; les evenchick <piratefish@yahoo.com>
Cc: Acquanelle Bornes <Acquanelle54@gmail.com>; jonathan becnel <jbecn24@gmail.com>; Shawon Bernard
<shawonbernard@yahoo.com>; bradott <bradott@bellsouth.net>; clday <clday@uno.edu>; Christophe Delavarde
<delavarde@gmail.com>; Sharon Marie Chester <SharonMarieLCSW@gmail.com>; David A. Capasso
<davidcapasso.attorney@yahoo.com>; cpcinfo <cpcinfo@nola.gov>; contactme <contactme@utno.org>; ctnesheiwar
<ctnesheiwar@gmail.com>; Desmarais Sullivan <robert.desmarais.sullivan@gmail.com>; Ethan Ellestad
<director@maccno.com>; Dud ogden <dudogden@gmail.com>; Daniel Faust <daniel.faust@gmail.com>; d.wright04
<d.wright04@yahoo.com>; dbaker <dbaker@louisianaweekly.com>; ehj44 <ehj44@yahoo.com>; les evenchick
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https://twitter.com/NOLACityCouncil/status/1016412201790459904/photo/1?ref_src=twsrc%5Etfw%7Ctwcamp%5Eembeddedtimeline%7Ctwtterm%5Eprofile%3ANOLACityCouncil&ref_url=http%3A%2F%2Fnolacitycouncil.com%2F

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Sent: Thursday, June 7, 2018 9:29 PM

To: Anthony Brown; Anderson Washington; John Hall; aray@utno.org; Aaron Jordan; bilal alibey; Kim Ford; henri andre fourroux III; Jimmy Foti; Dan Fox; ben gordon; gnosismastet616@gmail.com; Lugine Gray; Gavrielle Gemma; Gabe Mims; Joe Grieco; gmerrick@suno.edu; michael howells; Heather Larson; hello@dsaneworleans.org; Haley Saucier; Inna Lempert; Robert Prehn; paxchristino@yahoogroups.comnew

Cc: Acquanelle Bornes; jonathan becnel; Shawon Bernard; bradott@bellsouth.net; elizabeth cook; clday@uno.edu; Christophe Delavarde; Sharon Marie Chester; David A. Capasso; cpcinfo@nola.gov; contactme@utno.org; ctnesheiwar@gmail.com; Desmarais Sullivan; Ethan Ellestad; Dud ogden; Daniel Faust; d.wright04@yahoo.com; dbaker@louisianaweekly.com; ehj44@yahoo.com; les evenchick; edmundlewis@louisianaweekly.com; malcolm.sbr1@gmail.com; Steve Price; nola_c3_discussion@yahoogroups.com; nazorai@aol.com; neworleansbare@gmail.com; tquant@aol.com

Subject: Events for Louisiana Socialists.

Upcoming Events of Special Interest to Louisiana Socialists.

March for LGBTQ Liberation.

7pm Friday. June 7th.

Corner of Decatur and Esplanade in the French Quarter.

Sponsor: New Orleans Peoples Assembly Phase II.

Noonie/Poor Peoples Movement for Congress petition drive.

2pm. June 8th.

Roberts Fresh Market. P

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For additional information call Mike at 504 662 8821.

Paul Cramer

From: elizabeth cook <yocandra42@hotmail.com>
Sent: Monday, July 9, 2018 9:51 PM
To: nazorai; brad ott; howellnow1958@gmail.com; brownforassessor2017@gmail.com; aw2333@hotmail.com; andmoreagain1@yahoo.com; aray@utno.org; aj2investigate@aol.com; Bilalalibey@gmail.com; kimford.kimford@gmail.com; henri_andre_48@hotmail.com; jimmyfoti@gmail.com; fox@antigravitymagazine.com; benhgordon@yahoo.com; gnosismastet616@gmail.com; Lugine.gray@yahoo.com; gemgavriel@yahoo.com; georgettemims@gmail.com; jgrieco4@gmail.com; gmerrick@suno.edu; howellnow@bellsouth.net; heather.larson@seiu21la.org; hello@dsaneworleans.org; haley.saucier@gmail.com; innavlempert@gmail.com; prehnra@gmail.com; paxchristino@yahoogroups.comnew; piratefish@yahoo.com
Cc: Acquanette54@gmail.com; jbecn24@gmail.com; shawonbernard@yahoo.com; clday@uno.edu; delavarde@gmail.com; SharonMarieLCSW@gmail.com; davidcapasso.attorney@yahoo.com; CPCinfo; contactme@utno.org; ctnesheiwar@gmail.com; robert.desmarais.sullivan@gmail.com; director@macigno.com; dudogden@gmail.com; daniel.faust@gmail.com; d.wright04@yahoo.com; dbaker@louisianaweekly.com; ehpi44@yahoo.com; edmundlewis@louisianaweekly.com; malcolm.sbr1@gmail.com; methion@gmail.com; nola_c3_discussion@yahoogroups.com; neworleansbare@gmail.com; tquant@aol.com
Subject: Re: Public Hearing Tomorrow on Short Term Rentals

I suppose I am wondering about those who rent from their homes, asking us to take a position on short term rentals, if you are willing to take a position on those who don't live in the buildings, and create short term rentals? This is what is hurting the working class in the city.-- elizabeth

From: nazorai <nazorai@aol.com>
Sent: Monday, July 9, 2018 9:29 PM
To: brad ott; yocandra42@hotmail.com; howellnow1958@gmail.com; brownforassessor2017@gmail.com; aw2333@hotmail.com; andmoreagain1@yahoo.com; aray@utno.org; aj2investigate@aol.com; Bilalalibey@gmail.com; kimford.kimford@gmail.com; henri_andre_48@hotmail.com; jimmyfoti@gmail.com; fox@antigravitymagazine.com; benhgordon@yahoo.com; gnosismastet616@gmail.com; Lugine.gray@yahoo.com; gemgavriel@yahoo.com; georgettemims@gmail.com; jgrieco4@gmail.com; gmerrick@suno.edu; howellnow@bellsouth.net; heather.larson@seiu21la.org; hello@dsaneworleans.org; haley.saucier@gmail.com; innavlempert@gmail.com; prehnra@gmail.com; paxchristino@yahoogroups.comnew; piratefish@yahoo.com
Cc: Acquanette54@gmail.com; jbecn24@gmail.com; shawonbernard@yahoo.com; clday@uno.edu; delavarde@gmail.com; SharonMarieLCSW@gmail.com; davidcapasso.attorney@yahoo.com; cpcinfo@nola.gov; contactme@utno.org; ctnesheiwar@gmail.com; robert.desmarais.sullivan@gmail.com; director@macigno.com; dudogden@gmail.com; daniel.faust@gmail.com; d.wright04@yahoo.com; dbaker@louisianaweekly.com; ehpi44@yahoo.com; edmundlewis@louisianaweekly.com; malcolm.sbr1@gmail.com; methion@gmail.com; nola_c3_discussion@yahoogroups.com; neworleansbare@gmail.com; tquant@aol.com
Subject: Re: Public Hearing Tomorrow on Short Term Rentals

We are renters who rent out our own small apartment. The same one that we live in ourselves the rest of the year

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: brad ott <bradott@bellsouth.net>

Date: 7/9/18 3:59 PM (GMT-08:00)

To: Bill Rogers <nazorai@aol.com>, yocandra42@hotmail.com, howellnow1958@gmail.com, brownforassessor2017@gmail.com, aw2333@hotmail.com, andmoreagain1@yahoo.com, aray@utno.org, aj2investigate@aol.com, Bilalalibey@gmail.com, kimford.kimford@gmail.com, henri_andre_48@hotmail.com, jimmyfoti@gmail.com, fox@antigravitymagazine.com, benhgordon@yahoo.com, gnosismastet616@gmail.com, Lugine.gray@yahoo.com, gemgavriel@yahoo.com, georgettemims@gmail.com, jgrieco4@gmail.com, gmerrick@suno.edu, howellnow@bellsouth.net, heather.larson@seiu21la.org, hello@dsaneworleans.org, haley.saucier@gmail.com, innavlempert@gmail.com, prehnra@gmail.com, paxchristino@yahoogroups.comnew, piratefish@yahoo.com

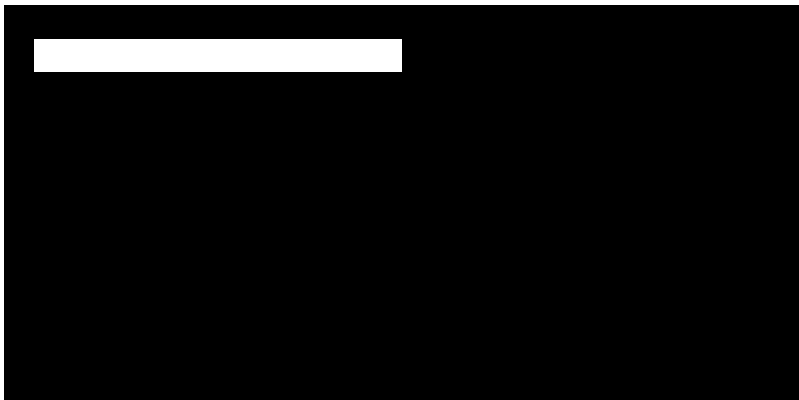
Cc: Acquanette54@gmail.com, jbecn24@gmail.com, shawonbernard@yahoo.com, clday@uno.edu, delavarde@gmail.com, SharonMarieLCSW@gmail.com, davidcapasso.attorney@yahoo.com, cpcinfo@nola.gov, contactme@utno.org, ctnesheiwar@gmail.com, robert.desmarais.sullivan@gmail.com, director@macno.com, dudogden@gmail.com, daniel.faust@gmail.com, d.wright04@yahoo.com, dbaker@louisianaweekly.com, ehbj44@yahoo.com, edmundlewis@louisianaweekly.com, malcolm.sbr1@gmail.com, methion@gmail.com, nola_c3_discussion@yahoogroups.com, neworleansbare@gmail.com, tquant@aol.com

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Living just a 1/2 a block off Magazine Street, I would love to open up the front part of my house into a commercial business / store front. Yet I am not zoned for such. meanwhile at least two homes within my block are running STRs and profiting from that status. Frankly we need a moratorium [like the one imposed in Jefferson Parish](#).



Short-term rentals banned in Jefferson Parish residential areas

Owners must obtain \$750 license in few areas where short-term rentals still allowed

Thanks Elizabeth for bring this to our attention -- I hope to be off work in time to attend this hearing.

Brad Ott

From: Bill Rogers <nazorai@aol.com>

To: yocandra42@hotmail.com; howellnow1958@gmail.com; brownforassessor2017@gmail.com; aw2333@hotmail.com; andmoreagain1@yahoo.com; aray@utno.org; aj2investigate@aol.com; Bilalalibey@gmail.com; kimford.kimford@gmail.com; henri_andre_48@hotmail.com; jimmyfoti@gmail.com; fox@antigravmagazine.com; benhgordon@yahoo.com; gnosismastet616@gmail.com; Lugine.gray@yahoo.com; gemgavriel@yahoo.com; georgettemims@gmail.com; jgrieco4@gmail.com; gmerrick@suno.edu; howellnow@bellsouth.net; heather.larson@seiu21la.org; hello@dsaneworleans.org; haley.saucier@gmail.com; innavlempert@gmail.com; prehnra@gmail.com; paxchristino@yahoogroups.comnew; piratefish@yahoo.com

Cc: Acquanette54@gmail.com; jbecn24@gmail.com; shawonbernard@yahoo.com; bradott@bellsouth.net; clday@uno.edu; delavarde@gmail.com; SharonMarieLCSW@gmail.com; davidcapasso.attorney@yahoo.com; cpcinfo@nola.gov; contactme@utno.org; ctnesheiwar@gmail.com; robert.desmarais.sullivan@gmail.com; director@maccno.com; dudogden@gmail.com; daniel.faust@gmail.com; d.wright04@yahoo.com; dbaker@louisianaweekly.com; ehpi44@yahoo.com; edmundlewis@louisianaweekly.com; malcolm.sbr1@gmail.com; methion@gmail.com; nola_c3_discussion@yahoogroups.com; neworleansbare@gmail.com; tquant@aol.com

Sent: Monday, July 9, 2018 4:57 PM

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

From: elizabeth cook <yocandra42@hotmail.com>

To: Mike Howells <howellnow1958@gmail.com>; Anthony Brown <brownforassessor2017@gmail.com>; Anderson Washington <aw2333@hotmail.com>; John Hall <andmoreagain1@yahoo.com>; aray <aray@utno.org>; Aaron Jordan <aj2investigate@aol.com>; bilal alibey <Bilalalibey@gmail.com>; Kim Ford <kimford.kimford@gmail.com>; henri andre fourroux III <henri_andre_48@hotmail.com>; Jimmy Foti <jimmyfoti@gmail.com>; Dan Fox <fox@antigravmagazine.com>; ben gordon <benhgordon@yahoo.com>; gnosismastet616 <gnosismastet616@gmail.com>; Lugine Gray <Lugine.gray@yahoo.com>; Gavrielle Gemma <gemgavriel@yahoo.com>; Gabe Mims <georgettemims@gmail.com>; Joe Grieco <jgrieco4@gmail.com>; gmerrick <gmerrick@suno.edu>; michael howells <howellnow@bellsouth.net>; Heather Larson <heather.larson@seiu21la.org>; hello <hello@dsaneworleans.org>; Haley Saucier <haley.saucier@gmail.com>; Inna Lempert <innavlempert@gmail.com>; Robert Prehn <prehnra@gmail.com>; paxchristino <paxchristino@yahoogroups.comnew>; les evenchick <piratefish@yahoo.com>

Cc: Acquanette Bornes <Acquanette54@gmail.com>; jonathan becnel <jbecn24@gmail.com>; Shawon Bernard <shawonbernard@yahoo.com>; bradott <bradott@bellsouth.net>; clday <clday@uno.edu>; Christophe Delavarde <delavarde@gmail.com>; Sharon Marie Chester <SharonMarieLCSW@gmail.com>; David A. Capasso <davidcapasso.attorney@yahoo.com>; cpcinfo <cpcinfo@nola.gov>; contactme <contactme@utno.org>; ctnesheiwar <ctnesheiwar@gmail.com>; Desmarais Sullivan <robert.desmarais.sullivan@gmail.com>; Ethan Ellestad <director@maccno.com>; Dud ogden <dudogden@gmail.com>; Daniel Faust <daniel.faust@gmail.com>; d.wright04 <d.wright04@yahoo.com>; dbaker <dbaker@louisianaweekly.com>; ehpi44 <ehpi44@yahoo.com>; les evenchick <piratefish@yahoo.com>; edmundlewis <edmundlewis@louisianaweekly.com>; malcolm.sbr1 <malcolm.sbr1@gmail.com>; Steve Price <methion@gmail.com>; nola_c3_discussion <nola_c3_discussion@yahoogroups.com>; nazorai <nazorai@aol.com>; neworleansbare

<neworleansbare@gmail.com>; tquant <tquant@aol.com>
Sent: Mon, Jul 9, 2018 2:40 pm
Subject: Public Hearing Tomorrow on Short Term Rentals

https://twitter.com/NOLACityCouncil/status/1016412201790459904/photo/1?ref_src=twsrc%5Etfw%7Ctwcamp%5Eembeddedtimeline%7Ctwtterm%5Eprofile%3ANOLACityCouncil&ref_url=http%3A%2F%2Fnolacitycouncil.com%2F

Important to attend if you can. Important issue that strongly affects the affordable housing crisis in New Orleans.-- elizabeth

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1:02 PM - 9 Jul 2018

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Paul Cramer

From: Henri André Fourroux III <henri_andre_48@hotmail.com>
Sent: Tuesday, July 10, 2018 12:52 PM
To: Bill Rogers; yocandra42@hotmail.com; howellnow1958@gmail.com; brownforassessor2017@gmail.com; aw2333@hotmail.com; andmoreagain1@yahoo.com; aray@utno.org; aj2investigate@aol.com; Bilalalibey@gmail.com; kimford.kimford@gmail.com; jimmyfoti@gmail.com; fox@antigravitymagazine.com; benhgordon@yahoo.com; gnosismastet616@gmail.com; Lugine.gray@yahoo.com; gemgavriel@yahoo.com; georgettemims@gmail.com; jgrieco4@gmail.com; gmerrick@suno.edu; howellnow@bellsouth.net; heather.larson@seiu21la.org; hello@dsaneworleans.org; haley.saucier@gmail.com; innavlempert@gmail.com; prehnra@gmail.com; paxchristino@yahoogroups.comnew; piratefish@yahoo.com; brad ott
Cc: Acquanette54@gmail.com; jbecn24@gmail.com; shawonbernard@yahoo.com; clday@uno.edu; delavarde@gmail.com; SharonMarieLCSW@gmail.com; davidcapasso.attorney@yahoo.com; CPCinfo; contactme@utno.org; ctnesheiwar@gmail.com; robert.desmarais.sullivan@gmail.com; director@maccno.com; dudogden@gmail.com; daniel.faust@gmail.com; d.wright04@yahoo.com; dbaker@louisianaweekly.com; ehj44@yahoo.com; edmundlewis@louisianaweekly.com; malcolm.sbr1@gmail.com; methion@gmail.com; nola_c3_discussion@yahoogroups.com; neworleansbare@gmail.com; tquant@aol.com
Subject: Re: Public Hearing Tomorrow on Short Term Rentals

That's smart Brad. Thanks. It sounds as if Bill wants to sub-let. He would still return to his primary domicile he rents; sub-letting seems reasonable.

It all sounds medieval with these developers as feudal overlords.....I hope people aren't going into the military to fight for the greed of feudal overlords.

Who makes the ultimate sacrifice? The poor. The war migrants. The homeless. The working poor who can't afford rent or medicine or food and can't find any employment in their own countries well because of war....

So how does war and bombing and killing help out the poor or help people afford housing..... IT DOESN'T. Patriotism can be such a bait and switch.

Henri André

From: brad ott <bradott@bellsouth.net>
Sent: Monday, July 9, 2018 5:59 PM
To: Bill Rogers; yocandra42@hotmail.com; howellnow1958@gmail.com; brownforassessor2017@gmail.com; aw2333@hotmail.com; andmoreagain1@yahoo.com; aray@utno.org; aj2investigate@aol.com; Bilalalibey@gmail.com; kimford.kimford@gmail.com; henri_andre_48@hotmail.com; jimmyfoti@gmail.com; fox@antigravitymagazine.com; benhgordon@yahoo.com; gnosismastet616@gmail.com; Lugine.gray@yahoo.com; gemgavriel@yahoo.com; georgettemims@gmail.com; jgrieco4@gmail.com; gmerrick@suno.edu; howellnow@bellsouth.net; heather.larson@seiu21la.org; hello@dsaneworleans.org; haley.saucier@gmail.com; innavlempert@gmail.com; prehnra@gmail.com; paxchristino@yahoogroups.comnew; piratefish@yahoo.com
Cc: Acquanette54@gmail.com; jbecn24@gmail.com; shawonbernard@yahoo.com; clday@uno.edu; delavarde@gmail.com; SharonMarieLCSW@gmail.com; davidcapasso.attorney@yahoo.com; cpcinfo@nola.gov; contactme@utno.org; ctnesheiwar@gmail.com; robert.desmarais.sullivan@gmail.com; director@maccno.com; dudogden@gmail.com; daniel.faust@gmail.com; d.wright04@yahoo.com; dbaker@louisianaweekly.com;

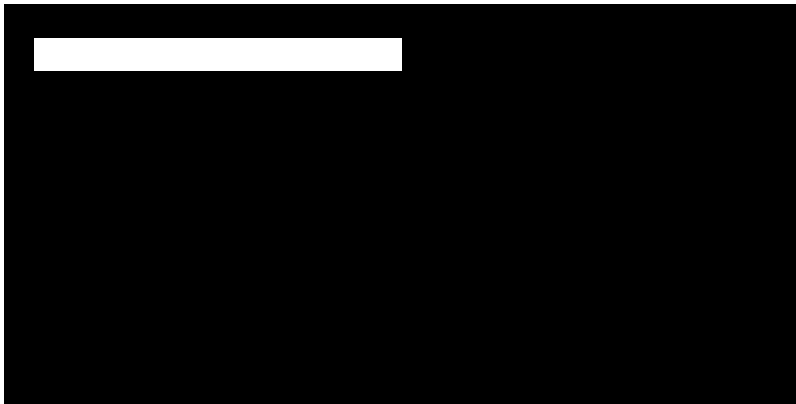
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Cc: Acquanelle54@gmail.com; jbecn24@gmail.com; shawonbernard@yahoo.com; bradott@bellsouth.net; clday@uno.edu; delavarde@gmail.com; SharonMarieLCSW@gmail.com; davidcapasso.attorney@yahoo.com;

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Sent: Mon, Jul 9, 2018 2:40 pm

Subject: Public Hearing Tomorrow on Short Term Rentals

https://twitter.com/NOLACityCouncil/status/1016412201790459904/photo/1?ref_src=twsrc%5Etfw%7Ctwcamp%5Eembeddedtimeline%7Ctwtterm%5Eprofile%3ANOLACityCouncil&ref_url=http%3A%2F%2Fnolacitycouncil.com%2F

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ICYMI: The City Planning Commission will be holding a public hearing tomorrow, July 10th to receive public comments on the Short-Term Rental Study. We are encouraging all interested #NOLA residents to attend and make your voices heard on this important issue.



1:02 PM - 9 Jul 2018

From: Mike Howells <howellnow1958@gmail.com>

Sent: Thursday, June 7, 2018 9:29 PM

To: Anthony Brown; Anderson Washington; John Hall; aray@utno.org; Aaron Jordan; bilal alibey; Kim Ford; henri andre fourroux III; Jimmy Foti; Dan Fox; ben gordon; gnosismastet616@gmail.com; Lugine Gray; Gavrielle Gemma; Gabe Mims; Joe Grieco; gmerrick@suno.edu; michael howells; Heather Larson; hello@dsaneworleans.org; Haley Saucier; Inna Lempert; Robert Prehn; paxchristino@yahoogroups.com

Cc: Acquanette Bornes; jonathan becnel; Shawon Bernard; bradott@bellsouth.net; elizabeth cook; clday@uno.edu; Christophe Delavarde; Sharon Marie Chester; David A. Capasso; cpcinfo@nola.gov; contactme@utno.org; ctnesheiwar@gmail.com; Desmarais Sullivan; Ethan Ellestad; Dud ogden; Daniel Faust; d.wright04@yahoo.com; dbaker@louisianaweekly.com; ehpj44@yahoo.com; les evenchick; edmundlewis@louisianaweekly.com; malcolm.sbr1@gmail.com; Steve Price; nola_c3_discussion@yahoogroups.com; nazorai@aol.com; neworleansbare@gmail.com; tquant@aol.com

Subject: Events for Louisiana Socialists.

Upcoming Events of Special Interest to Louisiana Socialists.

March for LGBTQ Liberation.

7pm Friday. June 7th.

Corner of Decatur and Esplanade in the French Quarter.

Sponsor: New Orleans Peoples Assembly Phase II.

Noonie/Poor Peoples Movement for Congress petition drive.

2pm. June 8th.

Roberts Fresh Market. P

587 677 Peoples Movement for Congress and the Louisiana Socialist Network. O

For additional information call Mike at 504 662 8821.

Paul Cramer

From: elizabeth cook <yocandra42@hotmail.com>
Sent: Monday, July 9, 2018 4:41 PM
To: Mike Howells; Anthony Brown; Anderson Washington; John Hall; aray@utno.org; Aaron Jordan; bilal alibey; Kim Ford; henri andre fourroux III; Jimmy Foti; Dan Fox; ben gordon; gnosismastet616@gmail.com; Lugine Gray; Gavrielle Gemma; Gabe Mims; Joe Grieco; gmerrick@suno.edu; michael howells; Heather Larson; hello@dsaneworleans.org; Haley Saucier; Inna Lempert; Robert Prehn; paxchristino@yahoogroups.comnew; les evenchick
Cc: Acquanette Bornes; jonathan becnel; Shawon Bernard; bradott@bellsouth.net; clday@uno.edu; Christophe Delavarde; Sharon Marie Chester; David A. Capasso; CPCinfo; contactme@utno.org; ctnesheiwat@gmail.com; Desmarais Sullivan; Ethan Ellestad; Dud ogden; Daniel Faust; d.wright04@yahoo.com; dbaker@louisianaweekly.com; ehbj44@yahoo.com; les evenchick; edmundlewis@louisianaweekly.com; malcolm.sbr1@gmail.com; Steve Price; nola_c3_discussion@yahoogroups.com; nazorai@aol.com; neworleansbare@gmail.com; tquant@aol.com
Subject: Public Hearing Tomorrow on Short Term Rentals

https://twitter.com/NOLACityCouncil/status/1016412201790459904/photo/1?ref_src=twsrc%5Etfw%7Ctwcamp%5Eembeddedtimeline%7Ctwtterm%5Eprofile%3ANOLACityCouncil&ref_url=http%3A%2F%2Fnolacitycouncil.com%2F

Important to attend if you can. Important issue that strongly affects the affordable housing crisis in New Orleans.-- elizabeth

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ctnesheiwar@gmail.com; Desmarais Sullivan; Ethan Ellestad; Dud ogden; Daniel Faust; d.wright04@yahoo.com; dbaker@louisianaweekly.com; ehpj44@yahoo.com; les evenchick; edmundlewis@louisianaweekly.com; malcolm.sbr1@gmail.com; Steve Price; nola_c3_discussion@yahoogroups.com; nazorai@aol.com; neworleansbare@gmail.com; tquant@aol.com

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For additional information call Mike at 504 662 8821.

2505 Dauphine Street
New Orleans, LA 70117

Mr. Robert D. Rivers
Executive Director
City Planning Commission
1300 Perdido Street, 7th Floor
New Orleans, LA 70112

July 4, 2018

Re: Comments for July 10 Discussion on STRs

Dear Mr. Rivers:

Thank you for looking into the impact of short-term rentals on our city and considering potential restrictions to preserve New Orleans' historic neighborhoods. I appreciate you providing an opportunity for stakeholders to share our perspectives. I wrote to you on May 6 to express my concerns about the proliferation of short-term rentals. However, I know that you have a meeting to discuss this topic on July 10. I am, unfortunately, unable to attend due to work travel. This matter is extremely important to me, so I am writing to provide my comments.

I strongly believe that the unchecked proliferation of short-term rentals is exacerbating the affordable housing crisis, destroying the quality of life in our neighborhoods, and sacrificing New Orleans' long-term health by prioritizing the desires of tourists and interests of commercial operations over the well-being of residents. I believe this is a case where something that seemed good in theory has been disastrous in practice, primarily due to the short-sightedness surrounding its implementation and the lack of any regulation to ensure balance.

The picture that Airbnb painted in their promotional material and the scenario that some advocates continue to tout in their testimony in favor of STRs – i.e., full-time residents who rent out a portion of their property and proudly share our beloved city while supplementing their income – does not reflect the actual situation we are experiencing. The reality is that a disproportionate number of STRs are owned by people who live out-of-state and landlords/management companies that are operating multiple properties as de facto hotels. As a result, neighborhoods like the Marigny are completely saturated with STRs, residents are being forced out by inflated housing prices, and once-quiet neighborhoods are turning into party zones.

I am not anti-tourist, anti-progress, or anti-change. But the first rule of any initiative is “do no harm.” Short-term rentals have done real harm to this city and to my neighborhood, in particular. In the past few years, I've seen home prices sky rocket well beyond the means of the average New Orleanian, inflated by out-of-town buyers (from cities with much higher average salaries than here in New Orleans) who are cashing in on the Airbnb trend and this city's lax regulations. I've seen real-estate taxes surge to the point where people who bought houses well within their means and have made the Marigny their home for years are now straining to make their monthly mortgage payments. I have seen friends and neighbors move out of the Marigny/Bywater

because they can no longer afford to live here, and some who have moved out of New Orleans altogether because they could not get back and forth to their jobs from the areas of the city that they *could* still afford. I have seen friends struggle to find places to rent because the inventory of long-term rental properties has shrunk so dramatically, including some friends who had their long-term leases terminated by landlords eager to capitalize on the more lucrative opportunities with short-term renters. (And many of the people being forced out are our cultural workers – the musicians, artists, dancers, and other creatives who give this city its distinctive character and are also one of the primary draws for tourists!) I have seen my residential block turn into Bourbon Street on weekends when the numerous STRs fill with bachelor-party revelers, and then turn into a ghost town during the week when the properties sit vacant, making the neighborhood not only less vibrant, but also less safe. I have seen an increase in disorderly and inconsiderate behavior as neighbors are replaced by transients who treat the area as if it were disposable. I have seen my once eclectic neighborhood become homogenized as the diverse residential population is replaced by predominantly young, affluent white people, and the once unique, colorful homes are painted white and remodeled to appeal to the most generic tastes and the broadest possible range of prospective renters. (I realize that last point may seem minor and subjective; but one of the things that makes New Orleans special is the fact that it has resisted becoming Generic Town, USA. Historic neighborhoods like the Marigny are now losing their personality as well as their people.)

I believe that the City Council has the opportunity to stop -- and hopefully reverse -- some of the damage. I implore you to urge them to adopt common-sense regulations that limit the number and nature of short-term rentals and create a healthier balance between residents and visitors.

- Restrict licenses to people who have homestead exemptions, are registered to vote in the city of New Orleans, and are on site at the time they are renting their property. These actions will help ensure that operators of STRs are accountable for the behavior of their guests, reducing the noise and other disruptions to our quality of life. Homestead exemptions will also help restore some balance to the affordable housing issue by reducing the number of out-of-town buyers who are snatching up investment properties and allowing prices to settle at a more sustainable level. Finally, the combination of homestead exemptions and voter registration will help ensure that New Orleans is granting licenses to people who are invested in the future of our city, not just seizing an opportunity profit from it.
- Impose density restrictions limiting the number of short-term rentals in a given area and limiting the number of units in a house that a person can rent out short-term, so that neighborhoods like the Marigny are not saturated by de facto hotels.
- Impose stricter limits on the the number of allowable occupants in short-term rental units to prevent renting to large groups. While the existing “caps” may have seemed reasonable in theory, those numbers are a dramatic increase over the occupancy when those same properties are rented by long-term tenants (Properties that once housed 1 - 2 people are now rented to groups of 6 - 10.) Renting to groups not only increases the congestion in our neighborhoods, it causes most of the problems that residents cite – i.e., the noise and other disruptive behavior resulting from packs of people here to party. Limiting STR rentals to two adults, for example, would still allow STR operators to rent to individuals, couples, and families (allowing the use of STRs that most advocates cited at the April 24 City Planning Commission meeting), while eliminating the problem of party houses and rowdy bachelor/bachelorette groups.

I'll end on a personal note. When I moved from my house on the 2500 block of Burgundy and purchased my current house one block over on Dauphine, I thought it would be my "forever home." I spent most of my savings fixing it up. I put my sweat, labor, and love into planting a beautiful garden. I invested in street trees to help beautify the block. I felt so blessed to have a home I loved in a neighborhood that I loved. Now, I have a knot in my stomach much of the time as I watch the deterioration of my neighborhood and experience ongoing disruptions to my peace and quiet. Meanwhile, I keep learning of developments that threaten to make a bad situation even worse. For example, one of my next-door neighbors is getting ready to list his property, and if that becomes an STR, I will be dealing with even *more* crowds and noise. Moreover, several STR operators in my direct area are expanding to accommodate more guests – one who just completed an addition, and one who has been issued a permit to do so. If trends continue, my house will truly be impossible to live in, and I will have to join the exodus of residents from the Marigny. In fact, last weekend, with tears in my eyes, I started perusing the property listings in other parts of New Orleans and in other cities entirely. The thought of leaving my home is agonizing, but unless the City Council takes action to rein in short-term rentals and restore balance in our neighborhoods, I may have no other choice.

Thank you for your careful consideration of this critical issue. I appreciate the opportunity to weigh in, and hope I have added value to the discussion.

Respectfully yours,



Judith A. Navoy

Paul Cramer

From: Kazuko Woosley <kazukow@yahoo.com>
Sent: Monday, July 9, 2018 7:47 PM
To: CPCinfo
Subject: Please SUPPORT short-term rental hosts!

Dear New Orleans Planning Commission,

I have owned a timeshare unit in New Orleans for a number of years. During that time I have been an ambassador for New Orleans to many my friends, many of which are not to familiar with New Orleans. Many of my friends are on the West Coast or overseas and are not familiar with the charm of New Orleans. Proposals, and actions, to restrict and discourage my recruiting of new visitors to New Orleans, whether for use of my timeshare, or not, will reduce business to restaurants, clubs, shops, taxis, casinos and other businesses. It is actually better for the city of New Orleans and its residents if I am able to rent out my timeshare week than if I use it myself. I am sure that my renters eat more, drink more and buy more from local businesses than I do. Unreasonable restrictions on private rentals of timeshares may be helpful to the hotel industry in the short run, but are highly detrimental to the city in the long run. When I travel to other cities, I find that staying at short-term rentals allows me to become acquainted with residents, which is valuable.

Sincerely,
Kazuko Woosley

Paul Cramer

From: kitty sibille <kittysibille@me.com>
Sent: Monday, July 9, 2018 7:47 PM
To: CPCinfo
Subject: Please SUPPORT short-term rental hosts!

Dear New Orleans Planning Commission,

I am an owner of a condo in New Orleans and when my husband lost his job this year, short term renting my unit was our only means of income.

I am a taxpayer and a law abiding citizen and want the best for New Orleans, its residents as well as the people who visit our beautiful city.

Please continue to allow short term rentals.

Sincerely,
kitty sibille

Paul Cramer

From: Tracy Tyner <Tracy.Tyner.123042017@actnow.io>
Sent: Tuesday, July 10, 2018 8:53 AM
To: CPCinfo
Subject: Please Support Fair Short-term Rental Policies!

Dear Hello City Planning Commission,

As a responsible New Orleans whole-home short-term rental operator, I want to urge you to support fair and effective rules for all short-term rentals in the city.

According to a new University of New Orleans (UNO) study our local vacation rental community has become a vital part of the tourism economy here in town--supporting over 10,000 jobs! Our city's licensed temporary short-term rentals only represent approximately 2.2% of total housing units but generate nearly \$900 million dollars in total economic impact.

Not only are whole-home rentals important for the local economy, but New Orleans homeowners and small businesses rely on the economic benefits short-term rentals bring to neighborhoods. It helps us cover the mortgage, save for retirement and pay for educational opportunities. Our community of whole-home owners are responsible, taxpayers who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city.

Short-term rentals contribute to the tax base in sales, lodging and property taxes, and generate revenue through fees and fines. New Orleans short-term rental owners and managers are an important part of our communities, and we want to support and uplift all of New Orleans's neighborhoods.

I'm asking that you hear my voice, and the voices of fellow New Orleans' homeowners who share a common goal with City Council: to find a solution that ensures our ability to responsibly operate our vacation rentals while addressing neighborhood concerns.

I appreciate your consideration and work in trying to find a solution that works for everyone.

Thank you!

Regards,
Tracy Tyner
2709 Decatur St
New Orleans, LA 70117

Paul Cramer

From: Kendall Parker <Kendall.Parker.123088648@actnow.io>
Sent: Monday, July 9, 2018 9:41 PM
To: CPCinfo
Subject: Please Support Fair Short-term Rental Policies!

Dear Hello City Planning Commission,

As a responsible New Orleans whole-home short-term rental operator, I want to urge you to support fair and effective rules for all short-term rentals in the city.

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I appreciate your consideration and work in trying to find a solution that works for everyone.

Thank you!

Regards,
Kendall Parker
5790 Eastover Dr
New Orleans, LA 70128

Paul Cramer

From: Matilde Alberny <Matilde.Alberny.61089330@actnow.io>
Sent: Monday, July 9, 2018 7:50 PM
To: CPCinfo
Subject: Please Support Fair Short-term Rental Policies!

Dear Hello City Planning Commission,

As a responsible New Orleans whole-home short-term rental operator, I want to urge you to support fair and effective rules for all short-term rentals in the city.

We bought our property in 2002, and after a lot of abuse from renters we put it for sale....just the fact that we could start renting it for STR gave us the option of keeping the property, update it beautifully and have our art studio there. We need to survive the temporary licenses to legally rent our property. We have tried to rent it for long term without any success. We are sure our neighbors, restaurant and coffee shops and grocery owners are much happier with our STR than with the bad renters we had , even after a lot of vetting.

According to a new University of New Orleans (UNO) study our local vacation rental community has become a vital part of the tourism economy here in town--supporting over 10,000 jobs! Our city's licensed temporary short-term rentals only represent approximately 2.2% of total housing units but generate nearly \$900 million dollars in total economic impact.

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I appreciate your consideration and work in trying to find a solution that works for everyone.

Thank you!

Regards,
Matilde Alberny
1510 Camp St
New Orleans, LA 70130

Paul Cramer

From: Palo Nola <palonola@gmail.com>
Sent: Monday, July 9, 2018 9:40 PM
To: CPCinfo
Subject: Keep Single Family Short Term Rentals

I am unable to make tomorrow's meeting, but I would like to inform the commission that there are many of us local, tax paying constituents, that are in favor of the re instatement of single family short term rentals. I am a local builder, own long term rentals and also own one property which I rent 90 days on airbnb. While I understand that out of town landlords and people who run 20+ airbnbs may not work for the city, people such as myself with one or two properties should be allowed to continue to use our property as we see fit.

In addition, my own family and I frequently rent single family airbnb properties in other cities, as hotel rooms for a family are cramped and expensive. My guests locally have been primarily families, family visiting locals, and convention guests. They shop local, eat local and bring dollars to the neighborhoods. In my opinion, these are not the people we want to turn away as tourists from the city of New Orleans.

Thank you, Jennifer Gardner

Paul Cramer

From: Scott Eustis <scotteustis@gmail.com>
Sent: Tuesday, July 10, 2018 3:49 PM
To: CPCinfo; Breonne; dustin@healthygulf.org; Matt Toups; Matt Rota; Joanna Dubinsky; Raleigh Hoke; harry@healthygulf.org
Subject: I support Jane Place's policy recommendations on STRs because unjust housing policy increases flood risk

I support Jane Place's policy recommendations on STRs because bad housing policy such as rampant STR pushes more people to live in flood hazard areas. I voted for city council based on housing issues. It s sad, but STR companies are hostile to good government, and must be punished. Many of us in New Orleans are demanding:

- A ONE HOST, ONE HOME policy, whereby STR permits are tied to properties with homestead exemptions.
- LICENSING THE PLATFORMS, which would force Airbnb and other online platforms to participate in regulating and deleting illegal listings.
- PLATFORMS MUST SHARE USEABLE DATA WITH THE CITY to make enforcement against illegal STRs easier.
- INCREASE MONIES FOR AFFORDABLE HOUSING to offset the impacts of STRs and help address the housing crisis in New Orleans. It was horrid to watch city requirements for affordable housing become undone, action must be taken to correct this.

These are all reforms that other cities have fought for and won. We are a city of flood hazards, it s unjust to push residents into floodwaters by allowing STRs and landlords to run rampant.

As Dr Richard Campanella and others have studied flood risk Vs nativity in New Orleans since Katrina, I demand that the CPC request that Campanella or another respected human geographer examine whether hurricane and rainstorm risk is disproportionately borne by native new orleanians, compared to short term renters. Flood risk has been lowered since Katrina, but we saw in 2017 that inches of difference in flood hazard can make an enormous financial difference in risk and damage to automobiles and property.

If Campanella s post Katrina results still hold for STRs, these companies are pushing voters into the path of the flood.

This issue is compounded by the recent push to develop the wetlands of New Orleans East, despite CPC objections on public safety grounds. There is no city legislation to protect those wetlands, which protect new orleanians pushed and priced out of the center of town by unjust housing polices. The city must act to protect its residents, pass more STR restrictions, as well as fee schedules sufficient to pay for affordable housing for all New Orleans residents.

Scott Eustis
Renter, wickfield dr, 70112

Paul Cramer

From: CPCinfo
Sent: Monday, July 23, 2018 8:25 AM
To: Brooke Perry; Paul Cramer
Subject: FW: STR complaint

From: Alison N. Poort
Sent: Friday, July 20, 2018 3:39 PM
To: CPCinfo <CPCinfo@nola.gov>
Cc: Mary B. Cunningham <mbcunningham@nola.gov>
Subject: FW: STR complaint

Hello,

Per the email below, Cm. Palmer asked for me to share this constituent's email for your consideration as a part of the public comments related to the STR study.

Thank you,
Alison

Alison Poort
Legislative Director
City Council, District 'C'
O: 504-658-1033

From: Mary B. Cunningham
Sent: Friday, July 20, 2018 1:43 PM
To: Alison N. Poort <anpoort@nola.gov>
Subject: FW: STR complaint

Alison,
Can you help forward this to CPC for the public comment piece?
Best,
Mary

Mary Cunningham
Director, Constituent Services
Councilmember Kristin Gisleson Palmer, District C
mbcunningham@nola.gov
Office: 504.658.1038
Mobile: 504-295-6912

Please be advised that communications to and from this e-mail address are subject to provisions of the State of Louisiana Public Records Act. This email and any files transmitted herewith are intended solely for the use of the individual or entity to which they are addressed. If you have received this email in error please notify the originator of the message.

From: Kristin G. Palmer

Sent: Friday, July 20, 2018 10:26 AM

To: R D <RDD165@hotmail.com>

Cc: str <str@nola.gov>; latoya.cantrell@nola.gov; Andrew J. Sullivan <Andrew.Sullivan@nola.gov>; Mary B. Cunningham <mbcunningham@nola.gov>

Subject: Re: STR complaint

Ross-

I am so sorry that you have had to deal with this in your community. We will forward this to the appropriate agency and the police to deal with this.

In addition, we will send your comments, and others we have received regarding similar situations, to the City Planing Commission so it can be added to public comments.

The city needs to deals with this collectively and reform the laws.

Regards,
Kristin

Sent from my iPhone

On Jul 20, 2018, at 10:21 AM, R D <RDD165@hotmail.com> wrote:

Last night there was a HUGE party at 2024 Pauger, a whole-house rental house owned by two people from Birmingham, AL This party was blocking the street at 1AM and the noise was ridiculous. A 911 report was made but police never showed up. The owners rented it out on Air BnB to some guy named Nathan from California who brought in a mobile bar, and a DJ and huge stereo, and then charged people money to party. This happened in my residential neighborhood on a weeknight when people who live here have to work in the morning. This is not acceptable and I would like to see some action taken to ensure that it doesn't happen again. The owners of this house live out of state and bought it for the express purpose of renting it out every weekend as a business. That's not right.

Ross Dykman
2012 Pauger
New Orleans, LA 70116
703-919-5077

Paul Cramer

From: CPCinfo
Sent: Monday, July 9, 2018 12:45 PM
To: Paul Cramer; Brooke Perry
Subject: FW: STR City Council Motion M-18-194

From: Marcie L. Banks [mailto:marcie.lessard@gmail.com]
Sent: Monday, July 9, 2018 11:28 AM
To: CPCinfo <CPCinfo@nola.gov>
Subject: STR City Council Motion M-18-194

I am writing in lieu of attendance of the city council meeting tomorrow.

I support common sense regulation on short term rentals. I thought that the rules that were enacted in 2016 made sense, and the enforcement fees and taxes would enable the city to identify and shut down the 'bad actors'. I do not believe that the majority of the STRs in the city are a nuisance. It's unfair to punish those playing by the rules just because some unscrupulous individuals and companies aren't abiding by the laws. All the moratorium on new STR permits will do is put everyone back underground where they can't be taxed and regulated. This was a very poor decision.

Furthermore, I believe that the entire STR 'controversy' is just a straw man to lay blame on systemic and historic issues this city has faced on a small subset of property owners. It's easier to tell the citizens that evil STR operators are why they can't afford to live in their dream neighborhood. It's not private property owners responsibility to provide affordable housing. Here's an idea: the city already owns a ton of vacant property all over the city. Why not develop that and use it for affordable housing? Maybe use some of the taxes from STR to help finance it.

This is all to say: STRs are the future of tourism. This city needs tourism to survive. The city needs the revenue from the STRs. The rules passed in 2016 made sense. They should be allowed to run their course. The revenue will enable the enforcement of the rules and the shutting down of the bad actors. Let's not punish the law abiding citizens for the bad behavior of a few.

Marcie Banks
616 Delaronde St

Paul Cramer

From: Robert D. Rivers
Sent: Monday, July 9, 2018 9:19 AM
To: Paul Cramer; Brooke Perry
Subject: FW: Short-Term Rentals

From: jrfader@gmail.com [mailto:jrfader@gmail.com] **On Behalf Of** J. R. Weiland
Sent: Friday, July 6, 2018 9:24 PM
To: Robert D. Rivers <rdrivers@nola.gov>
Subject: Short-Term Rentals

Dear Mr. Rivers,

My name is Jeanette Weiland, and my husband and I have lived in our home on the 1200 block of Harmony Street in the Garden District since 2002. Our family now includes our four year old daughter and two year old son. We chose our location due to the residential character of the neighborhood and the prospect of refurbishing a historic 160-year old home in which we could see ourselves growing old.

For the past few years, several neighbors on our immediate block have been illegally running short-term rental hotels out of their properties. Today we have eight children under the age of 12 living on our block alone, and it is extremely disconcerting to have transient folks coming and going, especially considering how physically close all of our houses are in relation to each other. I have strangers walking within a couple of feet of my windows up and down the alley between my house and my neighbor's house on a regular basis. It feels like an invasion of privacy and causes me to feel constantly on guard. Our city has enough of a crime issue with which to concern ourselves, without this added element of confusion for residents who would like to feel secure - at least in their own homes.

In addition, parking is already at a premium in our neighborhoods. This hotel traffic is making the problem worse. Allowing residential properties to function in commercial capacities as hotels is unfair to local residents. We work hard to pay for and maintain our homes and already battle enough infrastructure challenges as tax-paying citizens.

The added stress of hotels popping up around our home and throughout our New Orleans neighborhoods is something that we expect our officials to fight on our behalf, in an effort to promote a positive quality of life for everyone.

Please grant a full exemption to the Garden District and other high tourist traffic areas such as the Treme and Marigny. In fact, please exempt all historic neighborhoods in New Orleans. That would be ideal for all of our citizens, and I strongly urge you to do so.

Thank you,
-Jeanette Weiland

Paul Cramer

From: CPCinfo
Sent: Monday, July 23, 2018 8:25 AM
To: Brooke Perry; Paul Cramer
Subject: FW: short term rentals

From: Charles Simonson [mailto:csimonson28@gmail.com]
Sent: Sunday, July 22, 2018 3:16 PM
To: CPCinfo <CPCinfo@nola.gov>
Subject: short term rentals

I OWN 1 RENTAL UPTOWN NEAR TULANE U THE MARKET FELL OUT WITH THEIR NEW DORM HARD TO RENT AND RENT 1/2 WHAT WAS HAVE A MOTHER ELDERLY AND DAUGHTER IN 3 BED 2 BATH THEY WOULD LIKE TO AIRBNB THE THIRD BEDROOM TO HELP THEM MAKE RENT I WOULD LIKE TO KEEP THEM PERMANENT TENANTS WIN WIN THEY DO NOT NOR I HAVE HOMESTEAD EXEMPTION ON THIS HOUSE

IS THERE A WAY THAT THERE CAN BE STRICT CONTROL OVER THIS AND STILL BE LICENSED

IM SURE THERE ARE OTHER S IN THE SAME SITUATION

ANY THOUGHTS ON "EASY WAY" TO PUT IN NEW LAW THANKS

CHARLES SIMONSON 7937 OAK ST NO LA CELL 504 259 6644

Paul Cramer

From: Robert D. Rivers
Sent: Tuesday, July 10, 2018 1:10 PM
To: Brooke Perry; Paul Cramer
Subject: FW: Short term Rentals

From: Nancy [mailto:nanchris2@comcast.net]
Sent: Monday, July 9, 2018 9:38 PM
To: Robert D. Rivers <rdrivers@nola.gov>
Subject: Short term Rentals

My name is Dave Christensen. My wife Nancy and I are part time residents of New Orleans. After Hurricane Katrina, like so many persons from all over the country, we came to New Orleans to help with the recovery. We quickly came to realize what a wonderful place New Orleans is. We fell in love with the people and the spirit of New Orleans. We were welcomed so warmly by everyone we encountered and still to this day.

Some years later, we were able to save enough to purchase a home in our favorite neighborhood, Algiers Point. Like most people we know, we have a mortgage on our property. Our primary home is in another state. We come to New Orleans as often as we can. When we are staying in New Orleans, we still spend a large part of our time volunteering our home repair skills to those we can help. I am a professional remodeling contractor and my wife Nancy is a highly skilled employment placement specialist and works with the disabled to help find employment. She is also a skilled remodeler and we volunteer our skills as a team.

We are not wealthy. We are middle class people that work hard in our daily lives to make ends meet and to have time and resources to help others. One of the ways we can continue to have our home in New Orleans, is to offer it up for short term rental. Without this option, we may not be able to keep the home in our possession. We also bear a much greater property tax liability because it is not a primary residence. Short term rental allows us to offset the expenses of owning the property and being able to visit and volunteer.

Property values in New Orleans have been rising just like every other market in the United States. The short term rental industry is not the cause of this. When a city or neighborhood starts to increase in value, it is a market driven process. More people want to live there and the prices rise. One of the outcomes is short term rental. People can stay in an interesting neighborhood and not have to purchase a home there. Something that can't be experienced in a hotel or motel. They can experience a community.

We have been lawfully been operating our short term rental for almost 4 years now. We pay our taxes and insurance and all that is required by the short term rental requirements. We find it to be very disingenuous that the rules are being changed regularly. This puts us in jeopardy and we wonder when we will have to sell. Why are the taxes that are being collected from short term rentals not going directly to help with the cost of housing for residents that need the help? If that is the reason for wanting to curtail or eliminate short term rental. If short term rental is outlawed, it will not lower the cost of housing. Rents will still be expensive just like any city where people want to live in and vacation. I would believe, it would have an adverse effect on tourism. Tourists are increasingly wanting to have a short term rental space to stay in. This is the new model for vacation stays just like Lyft and Uber are the new model for transportation.

I submit this with the hope that someone will actually read it and take something from our perspective. We are just ordinary people trying to do good for others and have fallen in love with the wonderful city of New Orleans. I can put

you in touch with our long term, resident neighbors. I think it would be a good thing for you to hear from them what kind of neighbors we have been. I can be reached at 715-220-3499 or by email: nanchris2@comcast.net

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Paul Cramer

From: CPCinfo
Sent: Monday, July 9, 2018 8:05 AM
To: Brooke Perry; Paul Cramer
Subject: FW: Public Comment Regarding Short Term Rentals

From: Anna Timmerman [mailto:annaelizabethtimmerman@gmail.com]
Sent: Friday, July 6, 2018 10:31 AM
To: CPCinfo <CPCinfo@nola.gov>
Subject: Public Comment Regarding Short Term Rentals

To whom it may concern,

I believe that the proliferation of short term rentals in my neighborhood as well as many others has directly contributed to the affordability crisis facing renters like myself. I live in the Treme-Lafitte neighborhood near Dookie Chase. I work full time for LSU and rent a two bedroom apartment with a roommate. I am 30 years old, a full time, salaried professional working in the sciences, and I still find it a struggle to pay rent.

It didn't used to be like this. Up until last year there were plenty of affordable rental units in my neighborhood, and since then I've seen every blighted property and MANY of those rental units turn into short term rentals. Instead of neighbors, I have tourists. The property taxes on my rental increased, so did my rent. The rentals on my block are mostly little hotels that stand empty most of the year. My favorite neighbors are gone, replaced by bridal showers and frat boys. The landlords (including mine) are converting units to short term rentals which generate much more income than my \$1200/month unit could supporting just me and my roommate. It is just a matter of time until I too am forced out to find another home.

Please consider banning all whole-home or whole-unit short term rentals. I take no issue with folks trying to earn a buck hosting tourists in their OWN home, however many of these rentals actively displaced tenants from livable units which now stand empty unless rented short term. What a waste of housing. Require homestead exemptions for short term rental licenses. Limit listings to one per home owner. Some of these guys are flipping houses between one another, inflating prices while renting to tourists to generate income quickly. Many own MANY properties, and don't live in New Orleans. Buyers are offering up to 20% over list price on properties in our neighborhood, renovating, and renting to tourists. Several friends of mine were outbid on properties by landlords looking to increase tourist rental holdings. When the tourists are able to pay so much more than WORKING New Orleanians, funneling the money out of town, who benefits?

Please ban whole home and whole unit short term rentals.

Sincerely and with feeling-

Anna Timmerman
St. Ann and Miro

Paul Cramer

From: CPCinfo
Sent: Monday, July 9, 2018 8:08 AM
To: Paul Cramer; Brooke Perry
Subject: FW: Please SUPPORT short-term rental hosts!

From: Julie Loper [mailto:fernstreetrental@gmail.com]
Sent: Sunday, July 8, 2018 4:12 PM
To: CPCinfo <CPCinfo@nola.gov>
Subject: Please SUPPORT short-term rental hosts!

Dear New Orleans Planning Commission,

I urge you to reconsider the stance of not allowing property owners to rent out their homes for visitors to our city.

I was born and raised in New Orleans. I have owned this property since 1988. I spent a lot of money furnishing it and listing it. And a lot of energy building my business so that I can keep the property and pay for my insurance, taxes, and mortgage.

In the past nine months, I have paid good money for maid service and have also contributed tax revenues to the city and state.

My visitors choose my property because they do not want to be in the French Quarter with all the rowdy drinking. They want to experience the quiet side of the city and many of them have relatives that live close by.

I have asked my other, long term, tenant and the neighbors if they have had any issues with the short term rental visitors. They have all indicated that they have not. I don't allow parties and keep my rentals to 4 persons or less. I keep my yard and my home in good condition and am surrounded by others who do not. There are no less than 6 residences in one block of me with "For Lease" signs up. There is no shortage of long term rental property in our area.

The decision by Tulane University to require freshmans and sophmores to live on campus has caused a surfeit of rental properties in my area that used to rent from people like me.

I am writing to ask that you protect -- not punish -- short-term rental hosts like me who are following the existing rules.

This business is what allows me to continue to own my home in New Orleans and provide affordable rental unit to long term tenants on the other side of my home.

Sincerely,
Julie Loper ■

Paul Cramer

From: CPCinfo
Sent: Monday, July 9, 2018 8:08 AM
To: Paul Cramer; Brooke Perry
Subject: FW: Please SUPPORT short-term rental hosts!

From: Andy Levin [mailto:levin.pix@gmail.com]
Sent: Sunday, July 8, 2018 4:04 PM
To: CPCinfo <CPCinfo@nola.gov>
Subject: Please SUPPORT short-term rental hosts!

Dear New Orleans Planning Commission,

I am a New Orleans resident, voter, and member of the home sharing community. I am writing to ask that you protect -- not punish -- short-term rental hosts like me who are following the existing rules.

- 1) I have a homestead exemption for my place.
- 2) I live on the property and actively supervise my guests.
- 3) I am in an MU2 zoning
- 4) I have the support of my neighbors in a block that is slowly being reclaimed from homeless population.
- 5) My investment in the property allowed the city to more than DOUBLE the real estate tax.
- 6) I am a senior citizen and need the income to support myself.
- 7) I pay \$20 an hour or more to my cleaning staff, much more than hotels/
- 8) The local business on my street benefit from the guests.

I am exactly the kind of operator that needs to be encouraged but I feel I am being caught up in the inability of the city to crackdown on the small number of operators who have created problems in the community!

Please make certain that I am included in the decision making process as we go forward.

Thank you

Sincerely,
Andy Levin .

Paul Cramer

From: CPCinfo
Sent: Monday, July 9, 2018 8:09 AM
To: Paul Cramer; Brooke Perry
Subject: FW: Please SUPPORT short-term rental hosts!

From: Mike Friedman [mailto:mike@pinataperspective.com]
Sent: Sunday, July 8, 2018 3:46 PM
To: CPCinfo <CPCinfo@nola.gov>
Subject: Please SUPPORT short-term rental hosts!

Dear New Orleans Planning Commission,

I am a New Orleans resident, voter, and home sharing host. Last fall, we bought a run down triplex in Mid-City. The house was in rough shape when we bought it, and the two rental units were filthy and in terrible condition. We have renovated one of the units as a short-term rental (we are hosting guests this weekend for Essence Fest.

The other unit is currently being renovated (mostly by us) and will be rented to a regular tenant. It will finally have proper doors that lock, which it did not before.

The short term rental regulations are only a year old, and now the city wants to make massive changes to them? I don't understand the logic here. Perhaps the city could do more about code enforcement on rentals that already exist, the two in my building were not livable or safe. Now they are.

Don't penalize people who are working hard with their sweat and money to try to make the city better.

Sincerely,
Mike Friedman ■

Paul Cramer

From: Robert D. Rivers
Sent: Tuesday, July 10, 2018 1:10 PM
To: Brooke Perry; Paul Cramer
Subject: FW: Please Support Fair Short-term Rental Policies!

From: Matilde Alberny [mailto:Matilde.Alberny.61089330@actnow.io]
Sent: Monday, July 9, 2018 7:50 PM
To: Robert D. Rivers <rdrivers@nola.gov>
Subject: Please Support Fair Short-term Rental Policies!

Dear Commissioner Robert Rivers,

As a responsible New Orleans whole-home short-term rental operator, I want to urge you to support fair and effective rules for all short-term rentals in the city.

We bought our property in 2002, and after a lot of abuse from renters we put it for sale....just the fact that we could start renting it for STR gave us the option of keeping the property, update it beautifully and have our art studio there. We need to survive the temporary licenses to legally rent our property. We have tried to rent it for long term without any success. We are sure our neighbors, restaurant and coffee shops and grocery owners are much happier with our STR than with the bad renters we had , even after a lot of vetting.

According to a new University of New Orleans (UNO) study our local vacation rental community has become a vital part of the tourism economy here in town--supporting over 10,000 jobs! Our city's licensed temporary short-term rentals only represent approximately 2.2% of total housing units but generate nearly \$900 million dollars in total economic impact.

Not only are whole-home rentals important for the local economy, but New Orleans homeowners and small businesses rely on the economic benefits short-term rentals bring to neighborhoods. It helps us cover the mortgage, save for retirement and pay for educational opportunities. Our community of whole-home owners are responsible, taxpayers who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city.

Short-term rentals contribute to the tax base in sales, lodging and property taxes, and generate revenue through fees and fines. New Orleans short-term rental owners and managers are an important part of our communities, and we want to support and uplift all of New Orleans's neighborhoods.

I'm asking that you hear my voice, and the voices of fellow New Orleans' homeowners who share a common goal with City Council: to find a solution that ensures our ability to responsibly operate our vacation rentals while addressing neighborhood concerns.

I appreciate your consideration and work in trying to find a solution that works for everyone.

Thank you!

Regards,

Matilde Alberny
1510 Camp St
New Orleans, LA 70130

Paul Cramer

From: Robert D. Rivers
Sent: Tuesday, July 10, 2018 1:10 PM
To: Brooke Perry; Paul Cramer
Subject: FW: Please Support Fair Short-term Rental Policies!

From: Claudia Anderson [mailto:Claudia.Anderson.123121875@actnow.io]
Sent: Tuesday, July 10, 2018 8:58 AM
To: Robert D. Rivers <rdrivers@nola.gov>
Subject: Please Support Fair Short-term Rental Policies!

Dear Commissioner Robert Rivers,

Good morning -

Short term rentals are so very important to a city as well as everyone who comes to stay.

I travel for work all the time - I can easily use my hotel points for personal travel, however, when I am interested in learning more about a city - really understanding it and being even a small part of it, I turn to AirBnB or others. Being part of the city - instead of just "visiting" a city and staying in a hotel --- i understand the charm of areas of the city that are NOT part of the main tourist pieces. When I walk the streets, greet the neighbors - I learn more about the city than just the night life or the museums. Having more of a connection to a place translates into supporting more than a hotel - it's supporting small business. Finding neighborhood gems, posting on social networks about charms and subtleties otherwise unnoticed. Being a part of something - rather than a simple tourist I have taken advantage of dog shelters that let us "borrow" a dog to take a hike, I've turned on my "adventure" friends to areas they would never had explored because it hadn't been written up --- specific to New Orleans, staying in the garden district I was able to find new business', eat in new restaurants, walk the streets and meet the neighbors while walking my dog, turning the area into a piece of "mine" that a hotel will never be in my life.

When a family or friends get together - there is nothing like talking into the wee hours with a couple glasses of wine --- and waking up for coffee to continue the conversation. Creating the closeness and exploring new areas - and cooking together brings a whole different feel to the area. This means - no 'buzzed' driving and opportunities to "relive" the moment for future holidays.

I use hotels for work - I give them a lot of business. However - when I want something personal, I love having choices. This cottage industry has opened horizons and in social media - you can see the difference it makes. Many more business' benefit and more have the chance to show off the area. Staying in hotels has never made me want to move somewhere- being part of an area has opened many more possibilities.

thanks -
Claudia Anderson
Sr Consultant - patient safety/medication safety

Regards,
Claudia Anderson

7664 Valmont St
Los Angeles, CA 91042

Paul Cramer

From: CPCinfo
Sent: Monday, July 9, 2018 8:04 AM
To: Paul Cramer; Brooke Perry
Subject: FW: Essence Festival and Short Term Rentals

From: donya knudsen [mailto:ibudonya@hotmail.com]
Sent: Thursday, July 5, 2018 6:18 PM
To: CPCinfo <CPCinfo@nola.gov>
Subject: Essence Festival and Short Term Rentals

I listen with interest that New Orleans hotel bookings are a capacity for the fourth of July week as we celebrate Independence Day followed by activities associated with Essence Festival (source Chanle 4 Evening News July 05). I will add at this time it does not appear that the presence of a busy short term rental market in parallel with this does not seem to have any negative occupancy effect on our valued hotel industry. This seems to support the Alliance for Neighborhood Prosperity (ANP) initiated study via the University of New Orleans that the hotel industry in new Orleans remains healthy even with the existence of a short term rental market. Notions that the short term rental market has weakened the hotel market does not seem to be supported by real facts. It appears that the two industries are indeed able to co-exist at full capacity.

For my part this week, one of two rentals associated with the summer season (July and August) is hosting a group of young women (8) from New York that have come to celebrate the Essence Festival. The STR option that they chose for their days here made the trip affordable and in turn made it possible for them to participate culturally as well as economically. Thank you ladies for your support.

I will take this opportunity to reference the University of New Orleans study commissioned by ANP where the economic support the STR industry has provided to the city is demonstrated. I believe the number used was \$899.2 million dollars entering our general economy as a result of the existence of the STR business. The study also interestingly shows that the STR business offers some correlation between the reduction of blight in our infrastructure (housing), the contribution to reducing unemployment, the opening up of neighborhoods that were previously unknown to visitors (creating cultural and business opportunities that would not previously have occurred), and the establishment of anchoring real estate that reverses trends towards dead zones inside the city limits. I assume the City Planning Commission and the City Council have read the University of New Orleans report and have considered how much of it they are willing to accept as purely factual. It is understood that the study was initiated at the request of ANP, a group supporting the STR industry. Regardless of its origins, the report presents a convincing argument to remain a STR friendly city. Both the Planning Commission and the City Council must consider the report as honestly presented or have specific findings to the contrary.

In closing, I will remind all that I have written three other times during this open commentary period leading up to the scheduled July 10 public forum on the STR issue. In those letters I have challenged you to respond with respect to your intentions towards myself, a law abiding STR owner with a lifelong dream of establishing a solid home for the generations of my family that follow me; have presented economic arguments in favor of the STR industry reduced in scale against the University of New Orleans report, but

specifically similar to it in many ways; pointed out that new rules insisting on Homestead Exemptions are not clearly enforceable; have insisted that the STR world offers a solution to a myriad of urban woes confronting the city; and have challenged city leaders to be responsible and forward thinking when presented with facts and reality. I look forward to the hearing next week and forward to a report from the Planning Commission recommending that New Orleans allowt he STR market to continue.

Regards,
Gordon Causey

Paul Cramer

From: CPCinfo
Sent: Monday, July 9, 2018 11:25 AM
To: Paul Cramer; Brooke Perry
Subject: FW: Airbnb comment

From: Shana Hartmann [mailto:shanahartmann@yahoo.com]
Sent: Monday, July 9, 2018 9:29 AM
To: CPCinfo <CPCinfo@nola.gov>
Subject: Airbnb comment

Dear CPC,

Just to give you an idea of how Airbnb is changing our neighborhoods, on North White Street between St. Philip and Dumaine where we have been renters for 12 years, there are about 18 units of housing and 6 of those are now Airbnb (we counted during Essence weekend) with another renter being recently displaced so the landlord can update the unit for future Airbnb. We've gone from 4 houses with young kids to one house. And parking has become INSANE.

There is one other long-term renter left besides us, with other renters moving out since prices have gone up (one half of the double across the street is renting for \$1600/mo.). This is really sad and stressful. Please help us out by limiting Airbnb and freeing up more affordable rentals!!!

Thanks,

Shāna Hartmann
912 N. White Street

Paul Cramer

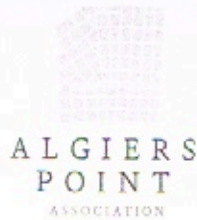
From: CPCinfo
Sent: Monday, July 9, 2018 12:59 PM
To: Paul Cramer; Brooke Perry
Subject: FW: 2018 SHORT TERM RENTAL STUDY

From: vljcolombo [mailto:vljcolombo@alumni.lsu.edu]
Sent: Monday, July 9, 2018 12:51 PM
To: CPCinfo <CPCinfo@nola.gov>
Subject: 2018 SHORT TERM RENTAL STUDY

TO: Executive Director
CITY PLANNING COMMISSION PUBLIC HEARING
2018 SHORT TERM RENTAL STUDY

I encourage the city to do something to stop the decimation of the Treme neighborhood. I live uptown, but have a friend who lives on Ursuline St. near S. Robertson. Nearly every house on her block is a full-time short-term rental. That might not matter in some places, but the Treme is an integral part of New Orleans culture (and the history and heritage of our city). It is a shock to walk down the street and see only white tourists and no residents. Please do something to uphold the integrity of this important neighborhood.

Virginia Colombo
342 Millaudon St.
New Orleans, LA 70118
(504) 756-3349



June 22, 2018

To Whom It May Concern:

Please find below the Algiers Point Association's stance on revisions to the city's short term rental ordinance. Our views are informed and approved by the APA board of directors after considering a public meeting, online survey and neighborhood association meeting input from our community.

The Algiers Point Association supports requiring short term rental owners to have a homestead exemption in Orleans Parish in order to obtain a short term rental permit in Orleans Parish. In our neighborhood survey, 79.3% of respondents said that they support requiring a homestead exemption for short term rental permit holders. 70% of respondents—the largest response among the options presented— said that they were concerned about absentee landlords operating short term rentals in our communities.

The Algiers Point Association is strongly against the issuance of any commercial short term rental licenses. These types of permits that do not require local ownership and allow entire home to be taken off the housing market for locals are the antithesis of the short term rental we hope to see in our community.

The Algiers Point Association also supports requiring a standardized reporting format to be used by all short term rental platforms. **We believe that better data sharing between city government and short term rental platforms is the only way for our elected officials and our communities to truly understand the impacts of short term rentals on our neighborhoods and we stand behind any effort to increase cooperation between these two parties.** This cooperation should include requiring all short term rental platforms to remove illegal listings and the reporting of short term rental permit numbers.

78.6% of respondents to our survey said that they support requiring all short term rental platforms to report their listings in a standardized format in order to make enforcement possible. 84.9% of respondents support requiring platforms to remove illegal short term rental listings as identified by city government. 76.7% support steep fines for platforms that do not comply with the requirements of this data sharing agreement.

Finally, we know that the affordable housing crisis is not caused by short term rentals alone, but we believe that as good corporate citizens, short term rental platforms have an obligation to work towards a solution. **We support increasing the amount of funding in the Neighborhood Housing Improvement Fund (NHIF) from fees paid by short term rental stays.** 73.7% of respondents to our survey support raising the fee on short term rentals stays to better fund affordable housing.

Sincerely,

A handwritten signature in black ink that reads "Kelsey R Foster".

Kelsey Foster
President

Comment on ShortTerm Rental Study by New Orleans City Planning Commission

DK donya knudsen <ibudonya@hotmail.com>
Thu 6/14, 4:04 PM
cpcinfo@nola.gov

↩ Reply | ✓

Thank you for the opportunity to post a comment for the public record.

I am the owner of a short term rental property located in the Central City neighborhood in New Orleans. My permit is the current version of a Temporary Permit which allows me to rent my four bedroom home to eight people per rental with a rental day cap of ninety days. I received my original permit in May 2017 and renewed in 2018 just prior to the moratorium set by the City Council. I may continue to operate legally until May 2019.

Current rentals to date are at 67 days (through the end of July) representing fourteen groups most of which were eight people in size. I have no rentals committed for the remaining months of the year, but based on rental history from the previous year, I expect a total rental inventory of 85 days by December 31.

The home that is being used as a short term rental unit is specifically compliant under the current regulations. In securing my license I was required to show evidence of liability insurance (\$500,000), post my license visibly both internally and externally at location, post an emergency device map and exit plan both with the city and at the property, demonstrate the installed status of smoke detection and fire extinguishing devices, formally advise the neighborhood through correspondence of my intended use of the property, collect public comment if any about my intended use of the property, and provide contact information on myself to the city, my guests, and my neighbors. Please note that no objections were offered during the public comment period prior to receiving my permit and none have been put forward since. Additionally, there are no complaints issued to the New Orleans police Department with respect to activities ongoing in association with my rental. Basically, myself and the business are models of what the City wants short term rental properties and owners to be. I will make clear that I do not reside on this property, but do reside in the city. I am registered to vote in Orleans Parish. I own a Homestead Exemption on the home in which I physically live.

As part of my management efforts on my rental home I am on location twice a week. The average time during these visits is one and a half hours, but ranges from all day to just a few minutes.

I own two properties in New Orleans. One is my home and the other is my sort term rental. I am not a corporation. I only have one STR license with a single property listed against it. The STR home is actually the one I raised my family in. Once the children were old enough to be on

their own, my wife and I moved to a smaller unit. The original home equity was used to borrow enough to make a down payment on the second home. The plan in 2005 when this was done was to find a way to keep two properties in hopes of passing them on to the next generation as appropriate. In the thirteen years that we have had two properties the home that is currently a short term rental has housed my granddaughter's paternal family at no cost after Katrina for a month, has housed my daughter's family for a year at no cost, been used as a long term rental, has been vacant for extended periods, has hosted family events during Christmas and New Years, and has been offered as a short term rental. Of all of the above the only economic arrangement that would allow me to fulfil my desire to pass what I have gained onto the next generation was the one offered by short term rental. The long term model used previously initially resulted in deterioration of the property and subsequently resulted in vacancy when rates were raised to a level affordable by a more sophisticated renter. You will note that most of what I have described above represents the American dream of home ownership and upward mobility. The paragraph before that demonstrates that I am fulfilling the dream without interfering with those that live around me.

So here I am doing everything that I am supposed to do. The business is working the way it is supposed to work. I have paid the City for the environment to allow all that to happen. If there is indeed an estimated 4200 short term units in the City just the licensing has provided \$630,000 in funds. I understand that it is possible to have multiple units per license. Multiple units per license should not be allowed. Knowing that this has likely occurred then let us say that the above calculated funding is only half or \$320,000. If those 4200 units did ninety days of business each then 378000 nights were available for use (legally). Note that some of those units were allowed to rent more based on commercial zoning. I believe the average rental is in the range of \$200 per night. This means that landlords made \$75,600,000. This also means that they were taxed at 4% or \$3,200,000. Additionally they paid \$1.50 per night to cover two other taxes amounting to \$567,000. Total revenue to the City based on an analysis using averages is \$3,887,000. I will point out that it is probable that the City earned more.

Additionally, the above economics does not include the expenses required to run the business. The expenses which include electricity, water, cable television, cleaning, maintenance, and yard work all are funds that roll back into the bank accounts of individuals (not the government) working in New Orleans. My own unit averages \$800 a month in bills inclusive of the above list. Over a twelve month period this is \$9600. For the 4200 units in the city that are doing the same then money entering the economy is \$40,320,000. Even if this number calculated is off by 75% it still is enough to sit up and take notice. The point is that there is a thriving economy associated with the short term rental industry. In a city where the minimum wage is \$7.50; in a city where restaurant workers make \$2.30 an hour plus tips; in a city who's only high tech industry is its healthcare; in a city who's record on education ranks in the bottom five percent of the entire United States; in a city with high unemployment among certain age groups it would seem important to offer employment and welfare opportunities beyond the status quo. The economy represented by the STR world offers just such an opportunity.

Returning to the previous paragraph with respect to revenues collected by the City. I understand that a department of six individuals has been hired to provide enforcement. They in turn report that they cannot enforce. So where has the money provided by STR landlord's gone

to? It seems to me that more than just the inability to do the work should have come out of this. If there are bad actors then penalize them. In serious cases eliminate them. If there are multiple units on single licenses then change that. Additionally, limit the number of licenses an individual may hold. Require that owners be residents of the city. This does not mean requiring Homestead Exemptions on STR properties, but it might require being registered to vote. Please, please do your job. Then with what is left please, please start giving some of the money you have received back into City services.

In the end--what about me? I own one STR home. I live in the city. I rent 90 days a year. I operate a showcase business with no neighborhood problems. Are you really going to just hold me from my American dream because you can't or won't enforce. Are you really going to just hold me from my American dream because of a few who are abusing the system. WHAT ABOUT ME?

Regards,
Gordon Causey

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Reviews

Requirement for Homestead Exemption with Respect to STR Issue

16% off

DK donya knudsen
Fri 6/15, 10:19 AM
cpcinfo@nola.gov

Reply | v

I wanted to add a comment with respect to the idea of landlord's owning a Homestead Exemption on property that is being operated as a short term rental. The anticipation that such will reduce the number of places to qualify for permits may have some basis, however not to the magnitude intended. The assumption here is that a significant number of properties are owned by out of state operators or owned by individuals with multiple properties. I offer the following for your consideration:

Blue Buffalo Blue Wilderness Trail Trays

12% off

*Do you actually know that the statement in blue is true? If it is not or you do not know it seems odd to create difficulty and generate unneeded work for owners that operate single units. What if most owners have one unit in addition to the home they physically live in? It would be important to understand that because the STR property likely has a value similar to their principal residence. The Homestead Exemption benefit would be the same or similar regardless of which unit the owner chose to register with through the Tax Assessor's office. The landlord in theory could choose to take the Homestead Exemption on the short term rental unit as opposed to the unit they live in. It would be possible to maintain enough of a presence on the short term rental property to make this legal. The effect of requiring having a Homestead Exemption will be for owners to actually shift their document to the rental property creating work for the Tax Assessor that will not in the end have its desired effect of forcing the landlord to be home during periods when guests are present. The Homestead Exemption requirement is full of issues that the City will not be in a position to monitor, control, or enforce.

WholeHearted Grain Free Senior Chicken

17% off

*The Homestead Exemption rule is not effectively enforceable. It is possible to own a Homestead Exemption on a property, have a presence in the house, but not be physically there. An example would be an owner who is deployed by the military, but still lists the short term rental property as a permanent address. This individual still lives in the city, still pays taxes, still is registered to vote, still has a state identification, but is not physically present in the home. The idea that Homestead Exemptions create an owner presence is not always correct.

Hill's Science Diet Adult 7+ Chicken & Barley

Upgrade to ad-free

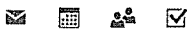
*Most people contracting short term rentals will not be interested in renting a home that is physically occupied by the owner. The Homestead Exemption rule may effectively kill the industry and the economy that comes with it.

*It is possible that the effect of killing the industry will result in empty houses. Properties formerly being used as short term rentals would now be offered as long term rentals. Because of the nature and values of these properties the rent charged would be on the higher end of the range. The property then goes unoccupied because renters cannot pay those prices. The landlord then lowers the rent in an effort to generate business. He is now only breaking even with typical depreciation and deterioration of his property occurring because it is a long term rental unit. The owner decides to sell. The next time the lease comes up, the owner terminates the contract in order to put the house on the market. The house goes for months with no buyers. The result of all of this is periods of time with no tenants followed by periods of time with no buyers. The end result is that the house is vacant. From a real estate perspective this is a very disturbing scenario.

The above are offered as points for thinking. City Planners must consider the worst case scenarios associated with eliminating or limiting short term rentals. These are only a few. This is on you. The Homestead Exemption requirement is unenforceable. The risks of eliminating or restricting the short term rental economy ensures that New Orleans and its people remain as is—struggling to make their lives work financially.

Regards,
Gordon Causey

Upgrade to Premium



Essence Festival and Short Term Rentals

DK donya knudsen <ibudonya@hotmail.com>
Thu 7/5, 7:17 PM
cpcinfo@nola.gov ✓

↩ Reply | ✓

I listen with interest that New Orleans hotel bookings are at a capacity for the fourth of July week as we celebrate Independence Day followed by activities associated with Essence Festival (source Chanle 4 Evening News July 05). I will add at this time it does not appear that the presence of a busy short term rental market in parallel with this does not seem to have any negative occupancy effect on our valued hotel industry. This seems to support the Alliance for Neighborhood Prosperity (ANP) initiated study via the University of New Orleans that the hotel industry in new Orleans remains healthy even with the existence of a short term rental market. Notions that the short term rental market has weakened the hotel market does not seem to be supported by real facts. It appears that the two industries are indeed able to co-exist at full capacity.

For my part this week, one of two rentals associated with the summer season (July and August) is hosting a group of young women (8) from New York that have come to celebrate the Essence Festival. The STR option that they chose for their days here made the trip affordable and in turn made it possible for them to participate culturally as well as economically. Thank you ladies for your support.

I will take this opportunity to reference the University of New Orleans study commissioned by ANP where the economic support the STR industry has provided to the city is demonstrated. I believe the number used was \$899.2 million dollars entering our general economy as a result of the existence of the STR business. The study also interestingly shows that the STR business offers some correlation between the reduction of blight in our infrastructure (housing), the contribution to reducing unemployment, the opening up of neighborhoods that were previously unknown to visitors (creating cultural and business opportunities that would not previously have occurred), and the establishment of anchoring real estate that reverses trends towards dead zones inside the city limits. I assume the City Planning Commission and the City Council have read the University of New Orleans report and have considered how much of it they are willing to accept as purely factual. It is understood that the study was initiated at the request of ANP, a group supporting the STR industry. Regardless of its origins, the report presents a convincing argument to remain a STR friendly city. Both the Planning Commission and the City Council must consider the report as honestly presented or have specific findings to the contrary.

In closing, I will remind all that I have written three other times during this open commentary period leading up to the scheduled July 10 public forum on the STR issue. In those letters I have challenged you to respond with respect to your intentions towards myself, a law abiding STR owner with a lifelong dream of establishing a solid home for the generations of my family that

follow me; have presented economic arguments in favor of the STR industry reduced in scale against the University of New Orleans report, but specifically similar to it in many ways; pointed out that new rules insisting on Homestead Exemptions are not clearly enforceable; have insisted that the STR world offers a solution to a myriad of urban woes confronting the city; and have challenged city leaders to be responsible and forward thinking when presented with facts and reality. I look forward to the hearing next week and forward to a report from the Planning Commission recommending that New Orleans allowt he STR market to continue.

Regards,
Gordon Causey

Brooke Perry

From: Julianna Padgett <juliannapadgett@gmail.com>
Sent: Monday, July 16, 2018 9:10 PM
To: CPCinfo
Subject: CRNA Letter: Short Term Rentals
Attachments: CRNA STR Letter STR 7.16.2018.docx

Carrollton Riverbend Neighborhood Association

July 16, 2018

Dear City Planning Commission:

The Carrollton Riverbend Neighborhood Association realizes that the issue of Short Term Rentals is a complex one. Our letter shares our perspective on the issue. We believe we have a crisis in affordable housing in our city and in our Carrollton Riverbend neighborhood. Many factors contribute to this crisis. STRs are not the main cause but their proliferation is making it much worse. They are also contributing to a decline in the quality of life in many of our residential neighborhoods.

There are three types of STRs allowed by the new law. We submit recommendations for each of them, as well as the STR platforms.

1. CRNA generally supports Accessory rentals which require a homestead exemption and the owner must be present. These types of STRs help home owners with their housing expenses, and by their nature of only one per operator, they will not overly proliferate. The presence of the owner should ensure that the guests are respectful of the neighborhood and reasonably quiet. Our recommendation: Accessory rentals should be limited to one per Homestead Exemption.
2. CRNA sees Temporary STRs as the main problem. This type of STR allows for a single operator to obtain large numbers of units. These often cause havoc in our residential neighborhoods. Many of the guests are not respectful of their neighbors, and more importantly, they are taking away many units that could be long-term rentals. This is shrinking our supply of rental units and driving up costs for our residents. Some neighborhoods are becoming hotel districts without the residents having a say in the matter. Of the top ten operators, several, such as San Francisco-based Sonder, Alabama-based Hosteeva, and Spokane-based Stay Alfred, are out-of-town corporations that exist solely to turn housing units into STRs. Our recommendation: A temporary ban of this type of STR enacted by the City Council while the city does more research. Temporary licenses should also require a Homestead Exemption and be limited to one per Homestead Exemption. Those operators who currently have multiple units should not be allowed to renew their licenses if there is eventually a more restrictive policy developed.
3. Commercial licenses should be allowed under certain conditions. Our recommendation: Commercial licenses should be granted in only truly commercial areas which already have hotels or motels. These licenses should be evaluated on a case-by-case basis concerning their impact on the neighborhood. Licenses should be limited to one per family/person.

Finally, how we address Short Term Rental platforms is a key regulatory challenge. Our recommendation: The city should require permits for STR platforms just as it requires permits for other businesses to operate. Platforms should be required to share operators' identity and addresses. STR platforms should face fines for non-compliance. The city should also require that all platforms provide data in a standardized format that the city can use for compliance and enforcement purposes. Finally, all fees collected from operators should be applied to enforcement. Enforcement should be a priority.

We hope that as you research this issue, you pay close attention to the negative impact of STRs on our city's residents. Tourism is an important industry for our city but catering to tourists' housing needs should not be done at the expenses of our residents.

Thank you for your consideration of our views,

Most sincerely,
Julianna D. Padgett, President
Carrollton Riverbend Neighborhood Association

Board:

Bill Ives, Vice President

Meagan Impasato, Secretary

Nathan Schwam, Treasurer

David Alvarez
Tammy Butler
Cybele Gontar
Corey Moll
Drew Ward

Julianna D. Padgett, Ph.D., LCSW
Non Profit Consultant
New Orleans, Louisiana 70118

“Where there is love there is life.” Mahatma Gandhi



Carrollton Riverbend Neighborhood Association

July 16, 2018

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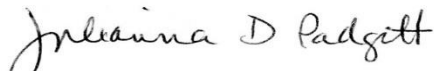
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Thank you for your consideration of our views,

Most sincerely,



Julianna D. Padgett, President
Carrollton Riverbend Neighborhood Association

Board:

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David Alvarez

Tammy Butler

Cybele Gontar

Corey Moll

Drew Ward

PAUL AND NAN HOPKINS
1100 Island Point Drive
Lake Providence, LA 71254
(318) 282-7566

July 17, 2018

City Planning Commission Members
City of New Orleans, Louisiana
1300 Perdido Street, 7th Floor
One Stop Shop
New Orleans, LA 70112

Via Email: cpcinfo@nola.gov

Dear Commission Members:

In January, 2017, my husband and I purchase a home at 1121 Valence Street, New Orleans, LA 70115 as our second home until such time as we are able to retire. We absolutely love New Orleans, the people, the history and, of course, The New Orleans Saints and The New Orleans Pelicans.

Only by being able to use our home for short term rentals were we able to make this investment. Without the ability to generate supplemental income from the short term rentals, we would have to sell our house and forget about our dream of becoming a New Orleans resident in our retirement years.

We keep our property immaculate, vet our guests thoroughly and do not rent to those under the age of 35. We are very responsible hosts.

The guests we have hosted write wonderful things in our guest book. Most of the comments are how wonderful it is to be able to stay in a neighborhood and get a feel for how the locals live. They eat at our local restaurants, shop at our local retail establishments and use our public as well as private transportation.

If you remove the ability to have visitors stay in our neighborhoods and be immersed in the local culture, how will you attract those who may also want to retire or move to New Orleans. Staying downtown or in the French Quarters in a hotel is not the same and doesn't really give visitors a true picture of what New Orleans is really all about.

We attended the public hearing you held on July 10. We can see both sides of this issue. However, for those of us who have invested a lot of money based on the passage of the short term rental laws in 2016, we feel it would be unfair to literally “pull the rug out from under us”. To our knowledge there was no temporary “trial period” language contained in that law.

There has to be a solution that will be equitable for all concerned. Perhaps some of the ideas set forth below will help you with your recommendations to the City Council.

1. Limit the number of short term rental licenses issued in each section of the city and for those who hold licenses now, let them continue. Let attrition take care of any excess.
2. If termination of the short term rental laws is imminent, set a date in the future to have this termination be effective. This will at least give those of us who have invested in New Orleans an opportunity to prepare for the reduction of income the short term rentals have provided. It may help prevent a sudden drop in the market value of homes if hosts have more time to regroup.

Please think about the benefits short term rentals provide. The sales tax revenue alone is substantial, not to mention the additional jobs that have been created due to this law passage.

We invested in New Orleans in good faith. Please treat us with that same good faith by allowing us to continue welcoming guests to the City. New Orleans is very unique and has so much to offer. It’s the City of “yes we can”. Don’t stagnate it by penalizing those of us who want to promote it while having a means to enjoy it ourselves.

We thank you for your consideration and would be happy to discuss the issues. We realize this is not an easy task for the Commission. However, we sincerely hope you look at all sides before making your recommendation.

Sincerely,

Paul and Nan Hopkins

Brooke Perry

From: Don Regan <dregan@vivace.com>
Sent: Monday, July 16, 2018 8:11 AM
To: Brooke Perry
Subject: Objection to STR
Attachments: City of NO Safety and Permits.docx

Ms. Perry,

Please see the attached memo regarding my formal objection to the STR at 25408 Chef Menteur Hwy in New Orleans, La 70129

This short term rental is indeed adversely affecting the residential character of my neighborhood by their STR tenants generating noise at night, odors from a sewage system that is not sized to handle these crowds that are in excess of the licensed STR permit, and are interfering with the enjoyment of my full time voting residence.

Don Regan
985-640-4074

Date: 7/16/18

To: City of New Orleans Safety & Permits

Subject: Objection to Short Term Rentals in Lake Catherine Land Company-One, Two, Three and Four Subdivisions and specifically 25408 Chef Menteur Hwy

Gentlemen:

This is to formally register my strong objection to permitting Short Term Rentals in our Subdivision for the following reasons.

This Subdivision was approved by the City Council, and the Titles were given to the respective Lot Owners with an Exhibit "B" which specifically prohibited short term transient rentals.

The house at 25408 Chef Menteur has demonstrated numerous instances of an unwillingness to abide by the rules of the Permit. We have documented these violations and sent photographic evidence of these violations to the STR Complaint Website with no enforcement or feedback of any kind from Safety and Permits. Their License #18STR-07137 Stipulates a Guest Occupancy Limit of 6 and they regularly violate the requirement and their website (www.airbnb.com) (Steve's Sunrise) even includes remarks from one of their STR Renters as to how many were staying (9) and how provisions were made by the STR owners to accommodate renters beyond the License Limit. The noise at night coming from this Structure is keeping us awake and diminishes our Quality of Life since we work for a living and get up early.

Their Sewage System has over-flowed and we reported to DHH since Safety and Permits did nothing, and the owners allowed the tenants to stay. The sewage spilled onto the ground for two days. The Smell was quite bad and disgusting to see.

This Structure was built using Road Home Grant Funds. These Funds were to replace permanent residences. The Previous Structure was never a permanent residence and the new owner a Niece of the previous owner, has never been a Permanent Resident, and has built this house with the express intent of making it a STR.

I believe this to be an example of conspiracy to Commit Fraud. The STR Owner lives in Saint Rose, LA and doesn't Vote in Orleans Parish so she has no intention of enforcing the rules of STR.

Lastly, My Wife and I both Live, Work and Vote in Orleans Parish and we feel the City of New Orleans and Safety and Permits are doing absolutely nothing to protect and ensure that our Quality of Life is not violated. It is not the Homeowners living next to STR that should be the enforcer of rules and regulations.

Sincerely,

Donald P Regan

25432 Chef Menteur Hwy, New Orleans, LA 70129

Phone: Cell: 985-640-4074 or 504-756-1430