



August 13, 2018

New Orleans City Planning Commission  
1300 Perdido St, Suite 7W03  
New Orleans, LA 70112

City Council Motion M-18-194

Dear Commissioners:

After over a year, the City Planning Commission is being asked to identify mistakes to the Short Term Rental regulations, and recommend changes. We are excited by this opportunity, and would like to make the following suggestions, as well as add to our comments of July 10, 2018:

#### Homestead Exemption Requirement

Airbnb promotes itself as a way for people to make extra income, by renting out a room, an accessory building, or their home, in an effort to generate extra income. We are in favor of that. However, that is not what Airbnb has become. The vast majority of Short Term Rentals in New Orleans are Whole House Rentals. And a large number of those are owned by out of town investors that gobble up properties as soon as they hit the market, and convert them to Short Term Rentals. Citizens are being pushed out of neighborhoods like ours, and properties are sitting vacant during the week, waiting for bachelor parties on the weekend. Additionally, no one is on the premises to address any parties that get out of hand, or to do simple things like push the trash to the curb. Those chores are left to the neighbors that are left. Requiring a Homestead Exemption for any property to qualify as a STR would make sure that the property is maintained, that an actual neighbor would be participating in the “sharing economy”, and that whole homes would not be eliminated from the housing stock, allowing our neighborhood to still be a neighborhood in which New Orleanians can live, eat and sleep all week.

#### Density Limits



The Faubourg Marigny neighbors the French Quarter, which has a moratorium on STR's, except for certain blocks of Bourbon Street. This moratorium has put intense pressure on its neighbors, with the highest number of STR's in the Marigny and Tremé. Our neighborhood has lost its neighbors, making it an isolated and vacant place during the week while waiting for customers during the weekend. We moved to our neighborhood, and renovated our homes, and fought to protect a unique Historic District, with the characteristics of an actual neighborhood. While a Homestead Exemption Requirement would eliminate many of these problems, we believe that a density limit of 2 STR licenses per block would limit the disappearance of neighbors in the immediate vicinity of the French Quarter, and evenly distribute STR's throughout the city, allowing neighborhoods to maintain their integrity and character.

#### Platform Data Sharing

It is essential that STR platforms be required to share their data with Code Enforcement. The City of New Orleans complied with Airbnb's demand that they not be required to provide data from their customers to the City of New Orleans. This has hamstrung the city's enforcement mechanism, and given the platforms a control over their regulation that we can't remember another industry being granted by the City. The platforms should be required to verify that an accurate license number is included in the listing. They should also provide full access to their data to the City, to assist in enforcement. This is our City, and corporations should not be dictating rules to us if they want to do business in our city.

#### Commercial Licenses in HU-MU Districts

At the last City Planning Commission, there were many comments about Commercial STR licenses and allowing STR's in "Commercial Zones". This is concerning to us, because in our neighborhood, commercial properties abut residential properties. Plus, since the rules were enacted, we have seen an influx of Commercial "spot zones" in HU-MU neighborhoods in order to get around the restrictions on Residential Properties. Allowing a Commercial STR to operate without a Homestead Exemption as a Whole House STR in a Commercial Property, would be just as damaging to the neighborhood character as in a property zoned Residential. Therefore, we ask you to ban Commercial STR's in HU-MU Districts.



While there are many rules and regulations to be considered, we feel that these would be most impactful. We look forward to the results of your study, and a process that involves true citizen input.

Sincerely,  
Allen Johnson  
President



September 13, 2018

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

Dear Director Rivers:

In a place celebrated for its vibrancy and hospitality, it is no surprise that so many in the Crescent City have embraced home sharing. For hosts, home sharing has helped thousands of middle class residents take what is typically one of their greatest expenses – the cost of their housing – and turn it into a way to generate supplemental income. For guests, home sharing has democratized travel, allowing them to travel more, stay longer, and spend more at local businesses.

In 2016, the New Orleans City Council took a bold step to pass a short-term rental law that included measures to protect neighborhoods and housing stock, while allowing hosts and the city to receive the economic benefits of short-term rentals - and the law was working. New Orleans city staff estimated they had the highest compliance rate in the country. The 2016 law included enhanced enforcement tools, including an administrative subpoena process through which the City obtains information from STR platforms to take action against bad actors, and a pass-through registration system that made it easy for hosts to apply for their permits and provided city staff the information they need to address other violations directly with hosts.

The 2016 law created a clear regulatory framework with measures to protect neighborhoods and night caps on whole-home rentals. Since the law was passed in December 2016, Airbnb has dedicated numerous staff resources and funding and worked closely with the city to execute the following:

- **Enforcement tools.** As part of our commitment to New Orleans, we removed thousands of listings for which hosts did not apply for their permits through our platform or directly with the city. The 2016 law created an administrative subpoena process, which allows the city to request information from short-term rental platforms about operators suspected of violating the law, as well as a data-sharing agreement, through which Airbnb provides monthly reports about short-term rental activity in the city. Airbnb has provided subscriber information for hundreds of hosts, allowing the city to enforce the laws and take action against bad actors.





- **Tax revenue and new funding for affordable housing.** The Airbnb short-term rental community contributes hotel taxes, as well as fees for the new Neighborhood Housing Improvement Fund for affordable housing, which combined totals over \$6 million dollars to date.
- **A streamlined registration system.** Airbnb jointly worked with the City to develop a new pass-through registration system allowing STR operators to apply for their permits directly through the platform. During the first year, we received feedback from the City and rolled out new improvements and a renewal system. While other cities have struggled to encourage short-term rental operators to register, New Orleans has the highest compliance rate in the country, according to the city's estimates.
- **Education of our host community.** We worked with the city to update the New Orleans Responsible Hosting Page, held numerous host registration workshops, and implemented an extensive communications campaign to ensure our hosts had the tools to comply.

We are hopeful we can continue to work closely with the City of New Orleans to protect housing stock and neighborhood character, while allowing the City and its residents to reap the economic benefits of home sharing. We were actively complying with and working closely with the Department of Safety and Permits staff on the registration system and data sharing and had implemented improvements in April based on staff feedback. In addition, since 2017, we have been collecting and remitting the occupancy taxes and affordable housing fees on behalf of our hosts. This partnership was key to the success of the law. It came to an abrupt end when the city council chose to pass a sudden moratorium on Type T permits. This move was made with no discussion or notice to Airbnb, a stark contrast to the close working relationship we had established with the city.

We hope to reestablish this partnership and work closely with the city going forward, but in order for an effective and workable partnership, we ask the City to retain the aspects of the law that were working.

As the City Planning Commission (CPC) and City Council consider modifications to the short-term rental regulations, we recommend:

- **Platform partnership.** Retain the platform partnership components from the 2016 law that were working and apply it to all short-term rental platforms. Airbnb was the only platform to comply and partner with the City on all aspects of the 2016 law. Without full compliance from the other platforms, the City's enforcement against bad actors was hampered. To close this loophole, all platforms must implement enforcement tools at the same time. We are hopeful this will occur, as other platforms have begun to publicly state their support for full compliance.



- **Retain Type A and Type C permits.** The permitting and regulation of private rooms and STRs in commercial areas is working and these should remain in place.
- **Fair and reasonable changes to Type T permits.** We strongly encourage the CPC to allow Type T whole home rentals in a fair and reasonable way. This may include grandfathering law-abiding permit holders and a limit on the total number of Type T permits, with no nightly cap, like in the City of Seattle. Under Seattle's new law, hosts can obtain a permit to share their primary residence and one additional property.

Short-term rentals are an economic lifeline for residents and an important part of the City's economy. Thousands of local families depend on Airbnb to pay their bills. The vast majority of our hosts are sharing the homes they live in and many do so in order to make ends meet. In fact, 70% of New Orleans hosts say hosting has helped them afford to stay in their homes. The income from Type T short-term rentals gives many residents the security they need to pay the costs of buying and restoring blighted properties that would otherwise sit empty. Small mom-and-pop operators support their families and create jobs, such as cleaning services and office or administrative jobs.

New Orleans hosted [a record 10.989 million visitors](#) last year, according to the University of New Orleans Hospitality Research Center. STRs expand the city's lodging capacity, allowing the city to welcome this growing number of visitors, capturing these visitor spending dollars and tax revenue. With Airbnb listings located throughout the city, millions of dollars are being infused into neighborhoods that haven't traditionally benefited from tourism. Airbnb hosts keep 97 percent of what they charge, so when a visitor stays in a short-term rental, that money stays in the city, instead of going to out-of-town corporations that own hotels. Allowing hosts to obtain permits for whole home rentals with fair and reasonable limits will allow New Orleans to welcome visitors in a sustainable way while balancing the needs of neighborhoods. We have seen in other cities that full bans do not work, but limits and strong enforcement, coupled with a robust partnership, do work.

As we have demonstrated over the past two years, Airbnb remains committed to dedicating staff resources and funding to facilitate responsible hosting and city enforcement. We want to continue to collaborate with the City to identify new and creative ways to promote responsible tourism and hosting in New Orleans. By partnering, we can find solutions together.

Should you have any questions, we are always available to discuss.

Thank you,  
Laura Spanjian, Policy Director  
Airbnb



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935 Gravier St, Suite 1150, New Orleans, LA 70112 · [WWW.UNITEHERE23.ORG](http://WWW.UNITEHERE23.ORG)

To whom it may concern,

With over 270,000 members, UNITE HERE is the union for hotel, casino and foodservice workers across the US and Canada. We have been engaged in research and advocacy work on the issue of short term rentals around the country. In New Orleans, UNITE HERE Local 23 represents over 2,000 workers, many of whom live in New Orleans, and we are in favor of stronger Short-Term Rental regulation. Our workers have strong ties to this community and live in every council district and every ward of this city. We are made up of home owners and renters that work hard in the restaurants, hotels and casinos every day to support our families.

As members have testified in previous City Planning Commission Meetings, many of our workers and their families have lived in our historic working-class neighborhoods for generations, but have been displaced due to the rapid proliferation of Short-Term Rentals (STRs). Home ownership for our members in these neighborhoods has become or is becoming out of reach for our members, and renters have been pushed out in favor of visitors to the city that will pay a premium per night for the “Authentic New Orleans Experience.” We believe that increasing regulations in an effective way will decrease the impact that STRs have on the affordable housing stock. We have studied three cities, New York, Boston and San Francisco, that have recently implemented changes to existing STR regulations.

### **Who can do the STR?**

One common theme in these cities is a move to allowing only **owner-occupied/permanent resident STRs**.

San Francisco allows only a person who spends 275 nights out of the year in the unit to rent it as an STR.<sup>i</sup> This means that there is 90-day limit on the amount of unhosted days (owner not present). STRs are completely illegal in income restricted areas, commercial or industrial areas, and a few historical areas (Treasure Island, Presidio and Fort Mason).<sup>ii</sup>

Boston also requires the operator to be a 9-month a year resident. The City permits up to three months of renting one’s entire primary residence and unlimited renting of a portion of it while the owner is present.<sup>iii</sup> Boston also allows an owner of a 2-3 family dwelling to list one additional unit in the building in which they have their primary residence.<sup>iv</sup> This is similar to allowing a New Orleans owner-occupant of a double shotgun to rent the adjacent unit.

New York City only allows permanent resident occupied STRs in residential multiple family buildings.<sup>v</sup>

### **What Data Must Be Shared**

In June 2018, Airbnb stopped posting New Orleans license numbers from rental advertisements which makes it harder for the City of New Orleans to find illegal STRs.<sup>vi</sup> Many cities have added strong requirements of all booking agencies in order to keep an accurate account of STRs.

The New York City requires for all booking platforms (AirBnb, Homeaway, etc.) to submit a monthly electronic report of all transaction details related to payment and receipts, including:

- Address of the unit (including the apartment number)
- Name and address of person offering the STR
- Name and number of each individual advertisement or listing and URL listing
- Statement as to what type of unit (whole unit, partial unit) and duration<sup>vii</sup>

The City of Boston's new ordinance will also require booking platforms to send monthly reports which include "a breakdown of where the listings are located, whether the listing is for room or whole unit, and shall include the number of nights each unit was reported as occupied during the applicable reporting period."<sup>viii</sup> Operators are also required to keep adequate records and submit information upon request.<sup>ix</sup> Data from booking agents and operators will be compiled into an annual report to evaluate the impacts that STRs have had on the City.<sup>x</sup>

In order to collect fees, San Francisco booking platforms must provide a signed affidavit monthly to the Office of Short-Term Rentals verifying that they exercised "reasonable care" to confirm that all STRs were "lawfully registered."<sup>xi</sup> San Francisco requires that all platforms/booking agents maintain records of the owner or business entity's name, address, dates of use and registration number of the STR for at least three years and to submit those records upon request.<sup>xii</sup>

### **Enforcement**

All three cities have strong data requirements and regulations. The cities all have economic means of enforcing the ordinances.

In San Francisco, violations of the ordinance can result in a first fine of up to \$484 per day, with subsequent violations rising to up to \$968 per day. These fines can apply to both operators and booking agents who violate the ordinance.<sup>xiii</sup> Additionally, The Office of Short-Term Rental Administrative and Enforcement creates annual and quarterly reports for the Board of Supervisors.<sup>xiv</sup>

The new Boston ordinance has two methods of enforcement. The City can use the “noncriminal disposition process and, if applicable by seeking to restrain a violation by injunction.” The city can also make agreements with booking agents to remove an STR from its platform an illegal listing or one that has exceeded the number of days it can be listed. If the booking agent does not enter into such an agreement, it will not be allowed to conduct business in the City.<sup>xv</sup>

For New York, the booking agency is subject to a civil penalty of up to \$1,500 per listing for each listing included in the monthly report that “missing, incomplete or inaccurate.” The penalty is \$1500 or the total fees collected during the preceding year by the booking service for transactions related to the listing , whichever is greater.<sup>xvi</sup>

New Orleans is a city with a rich history that tourists love to explore. It is our hope that the City strengthens the regulations on Short Term Rentals so that the men and women who make their livings in the hospitality industry in New Orleans can continue to make their homes in the city we all love.

Sincerely,

A handwritten signature in cursive script, reading "Maureen Battista-Cooper". The signature is written in dark ink and is positioned below the word "Sincerely,".

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- <sup>i</sup> San Francisco Administrative Code Section 41 A.5 (g)(1).
- <sup>ii</sup> San Francisco Office of Short-Term Rentals, “Guide to Short-Term Rentals: What is allowed” [https://shorttermrentals.sfgov.org/hosting/become-certified#info\\_page\\_accordian-block-0](https://shorttermrentals.sfgov.org/hosting/become-certified#info_page_accordian-block-0).
- <sup>iii</sup> City of Boston Code 9-14.5(b, c). See <https://www.boston.gov/news/mayor-walsh-signs-short-term-rental-ordinance>. <http://files.constantcontact.com/e7a569b1501/805b6a20-f2e7-41bb-8eb2-bb43e3c8465c.pdf>.
- <sup>iv</sup> City of Boston Code 9-14.5 (d).
- <sup>v</sup> New York Multiple Dwelling Law, Housing Maintenance Code § 27-2004a.9(1)(A).
- <sup>vi</sup> [https://www.nola.com/politics/index.ssf/2018/06/airbnb\\_enforcement\\_tool\\_remove.html](https://www.nola.com/politics/index.ssf/2018/06/airbnb_enforcement_tool_remove.html).
- <sup>vii</sup> New York Administrative Code § 26-2102.
- <sup>viii</sup> City of Boston Code, Ordinance 9-14.11.
- <sup>ix</sup> City of Boston Code, Ordinance 9-14.5(i).
- <sup>x</sup> Enacting resolution, Section 2.
- <sup>xi</sup> San Francisco Administrative Code 41 A.5 (g)(4)(C).
- <sup>xii</sup> San Francisco Administrative Code 41 A.5 (g)(4)(E).
- <sup>xiii</sup> San Francisco Administrative Code 41.A.6(d).
- <sup>xiv</sup> San Francisco Administrative Code 41.A.7(c).
- <sup>xv</sup> City of Boston Code, Ordinance 9-14.10.
- <sup>xvi</sup> New York Administrative Code § 26-2104.

August 17, 2018

City Planning Commission  
1300 Perdido St. 7<sup>th</sup> Floor  
New Orleans, LA 70112  
cpcinfo@nola.gov  
BY EMAIL

RE: Comment on Short-term rentals

Dear Commission Members:

My name is Wynika White and I currently live in New Orleans East. I have been a server for 7\_1/2 years at the Hilton Riverside and a member of UNITE HERE Local 23. Working at the largest hotel in the city makes me realize how dependent hotels, as well as the people of New Orleans are on guests visiting our city.

As a member of UNITE HERE, I was part of the team that helped negotiate a fair union contract with the Hilton. We were able to secure some of the highest wage increases, protection from discrimination, and job security. A fully booked hotel means opportunities for Hilton to add more quality full-time jobs for housekeepers, bellman, front desk and many other important jobs behind the scenes.

For hotels, the unregulated growth of Short-Term Rentals can lead to a loss of revenue and fewer opportunities to provide full-time positions that provide benefits. For hospitality workers, not only are we getting less hours, rents and home prices in our neighborhoods are artificially inflated due to the STR market. Houses in black working-class neighborhoods are now being sold as commercial investment properties instead of homes.

Many of us are being pushed out of neighborhoods that we grew up in because of a lack of affordable housing. I was raised in the Uptown-Carrollton area and I would love to come back and raise a family there. But unfortunately, the prices for houses and rents have gotten too high for me and my husband to afford. These neighborhoods are close to transportation, grocery stores and the jobs that we work at. I'm asking that the city planning commission and city council consider

the impact short-term rentals has on both the hospitality workers and the hotels.  
Thank You.

Testimony from Wynika White, Hilton Riverside, Cocktail Server.

New Orleans Short-Term Rental Public Hearing

July 10, 2018



## Paul Cramer

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**From:** CASME CARES <casmecares@gmail.com>  
**Sent:** Monday, August 20, 2018 10:39 PM  
**To:** CPCinfo  
**Subject:** A Message for the STR Review Commision in support of some of the tribes of the Mardi Gras Indians

Dear Review Board,

Thank you for your time and efforts!

My name is Casme Barnes, and I'm writing to support several of the Mardi Gras Indian Tribes and their interests in regards to STR rules. As you most likely know, the Mardi Gras Indian Tradition dates back over a hundred years and is as New Orleans as New Orleans gets. Its also a culture under severe economic pressure- partly by the high cost of living. The proposed reforms to STR will go some small ways towards slowing down the rising home prices. I thank you for these proposed reforms!

What you may not be aware of however, is that the suits the Tribes sew each year cost thousands of dollars and though they are a big draw to New Orleans tourism, most tribes are paying for these costs almost completely out of their own pocket. They are New Orleans artists and culture bearers, as well as mentors and community leaders- in the neighbors that need it most- with little to no funding supporting them.

I've been working in my capacity as an interior designer to help several of these chiefs host visitors in their homes to raise money for their suits and to fund afterschool programs, elderly home visits, and other activities they provide for the community. Coming from some of the lowest income neighborhoods in New Orleans- some of these chiefs do not own their homes but are renting. Between their joint efforts that I've observed over the course of this year- I believe in the coming year this may be their single largest source of funding...If the laws do not change to prohibit them.

Under the current provisional rules- I'm hopeful these Indians would be fine. We know there is an appeals process for those who do not fit the criteria (including Homestead Exemption?)- and if the Mardi Gras Indian Chiefs raising funds for their suits wouldn't be the perfect fit for this appeal I don't know who would! I only write to you to not forgot this "appeal" in the new legislation, to be a friend to these chiefs of the Indian Culture and lend your voice to support these culture bearers who most would agree have far more right to this sort of hosting opportunity than many homeowners.

At the same time I wouldn't want to have contributed towards preserving a loophole that furthered rising home prices- so I would also humbly encourage you to make who qualifies for these appeals as specific as possible- and of course- to include culture bearers in this definition.

If you have any questions please feel free to ask and we would appreciate any help we can get- we're doing our best for this culture! Also, if you'd like to speak directly with one or more of the chiefs please let us know. I know you all are doing your best for everyone!

Thank you and Ashe!

CASMÈ Barnes

## Paul Cramer

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**From:** Francis James <fgodwinjames@gmail.com>  
**Sent:** Monday, August 20, 2018 10:58 PM  
**To:** CPCinfo  
**Subject:** A path Forward

Dear City Planning Commission,

You have been charged with addressing several complaints/issues regarding Short Term Rentals in New Orleans, but what are the objectives?

There is a lot of noise around this subject and the only definitive third party study to refer to is the one done by UNO recently, which I'm sure you have been supplied a copy of.

The emotions conflagrate issues that are unrelated and often systemic to New Orleans and cities across the country. Setting these aside, if the objectives of the Commission are to grow the tax base, prosperity and stability of local neighborhood and their home owners, than I respectfully propose the following:

- Require license holders to be New Orleans residents (Jefferson or Orleans) so they are local stake holders and set a maximum number of licenses for each owner of 5. This will promote
- If necessary, set a cap on total number of new licenses per year at 25% over the previous year for next 2 yrs., excluding conversions and renewals to control growth.
- Remove the 90 day cap on Temporary licenses. If a homeowner has invested in furnishing and
- Simply exclude commercial entities and non-residents of New Orleans.
- Create a longer term review period of 2-5 yrs in a way that positively involves all the stakeholders with limited change at present. There are many templates for this and the simple fact is that it had barely been a year since the Short Term Rental Administration began issuing licenses which is clearly not enough time to build meaningful data.

Here are the important ways in which current Short Term Rentals are regulated:

- Constant Public Review- each place listed online is constantly being reviewed publically by its users (not true of any other form of housing utilization)

- Existing Noise and other Ordinances- there is already a detailed Noise Ordinance in the Code of Ordinances with a clear process for reporting and enforcement. Furthermore, the City has established a Short Term Rental Administration with the authority to revoke any licenses for violations.

- The majority of STR owners have owned their property over 5 yrs and many over 10-15yrs. The story of the STR owners that I know, and is born out in the recent Economic Study, is one of middle and lower middle class homeowners increasing their tax basis, growing their economic stability, increasing spending in the micro economy around them and acting as emissaries to their beloved neighborhood.

Remember, unlike hotels and other forms of housing, each guest chooses a particular location precisely because that is what they want to explore. It is the perfect supplement to the large scale often non-resident owned hotel industry.

Affordable Housing Shortage: The operative word here is affordable. This entrenched problem is that people need to make a living wage to afford housing and compounded by decades of neglect in education and opportunity. Home owners paying mortgages, taxes, utilities, insurance and maintenance cannot be asked to charge less than their costs. This compounds the problem rather than resolving it.

The real issue is income. As an example, since Katrina many of the larger hotels have continued to utilize temporary employment agencies to staff the hundreds of housekeeping/staffing positions filled by full time employees with benefits even after there were ample workers to hire back full time. This practice avoids paying salaries and any benefits which has been a national trend in many industries (i.e. the “gig economy”) but it also follows decades of systematic neglect in education and opportunity systemic to New Orleans.

I respectfully submit that the Commission focus on meaningful scale actions within its scope such as working with the developers dramatically expanding the inventory of living spaces downtown or increasing the affordability of the converted “housing projects” that were granted to developers.

Hotel and Tourism: Finally, any report of a negative impact on the hotel industry is not borne out by the facts. In all leading industry indicators, New Orleans Hotel industry has grown robustly in size and profit year over year for the last 5 yrs.

Only the Commercial Short Term Rentals compete with the hotels.

Thank you for your time and consideration.

Respectfully,

Francis James, SOC  
Life time resident, business owner, property owner.  
[fgodwinjames@gmail.com](mailto:fgodwinjames@gmail.com)

## Paul Cramer

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**From:** Elaine Leyda <eleyda@gmail.com>  
**Sent:** Monday, September 17, 2018 3:34 PM  
**To:** Joseph I. Giarrusso; Jason R. Williams; Cyndi Nguyen; Jay H. Banks; Kristin G. Palmer; Moreno Council Shared; CPCinfo  
**Subject:** About STRs: Say YES to Rest

I am a native New Orleanian. I have lived in a number of other cities outside of Louisiana. The best cities have genuine neighborhoods. New Orleans is rapidly losing our neighborhoods to STRs and gentrification. I can stand on the corner of Dublin and Birch and see at least FOUR STRs; one of those is an owner-occupied one. The lovely and licensed bed-and-breakfast that Edwina and her husband ran for many years, Green corner of Dublin, lost too much business to STRs and had to close down.

I support--1000%-- the proposed rules set out by Jane Place, with the help of community members and the Lawyers' Committee for Civil Rights Under Law. Residents for Ethical and Sustainable Tourism Ordinance (REST) is the best for our city.

The previous Council and mayor got it very wrong, and it is causing damage to our neighborhoods.

STR platforms, like AirBnB and HomeAway, are trying to dominate this discussion in our city. Shame on them. We need them to get city permits, to share data and info with the City and the public online.

We need to stop allowing companies to make one-way profits from our city, our neighborhoods, our residents. Once a house is zoned commercial--or a condo development--anything goes, and usually does. The profits do nothing for the city, or for sustaining the neighborhoods that STRs and commercial developments are gutting.

I have a triplex, and live in one of the units. My 5-year tenant is moving next summer, having finished her medical residency program. I asked my 74-year old tenant how she felt about my turning that unit into an STR. She said "My own preference is no, because I want to know who comes and goes next door."

From a good article in The Lens: "Rental platforms would be required to establish an office in Orleans Parish and obtain an occupational license from the State Department of Revenue. The responsibility for collecting and remitting hotel taxes would also shift from the host to the platforms, something Airbnb has already been doing as part of an agreement with the city. The ordinance adds a \$20 per night fee that would go to the city to help it cover enforcement costs. Currently, there is a \$1 per night fee on short-term rentals for the city's affordable housing fund.

The ordinance requires platforms to list the proper registration number for each listing on their websites and remove all unlicensed residences. Airbnb had been voluntarily listing registration numbers, but recently stopped when the City Council initiated the freeze on certain licenses."

Gentrification cuts both ways. When renovations are done correctly, they preserve fine old houses and that helps ensure longer lives for those usually-historic houses. But for the most part, it displaces long-time residents, people who cannot afford high rent, and people of color. these people are our neighbors. We want them here.

Please. Let's stop selling out our city, our culture, our residents, and our neighborhoods.

Thanks.  
Elaine Leyda  
1620 Dublin  
Rear Apt  
NOLA 70118

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"I'm not sure, but I think all music comes from New Orleans."  
K-Doe

## Paul Cramer

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**From:** Kevin Hurstell <khurstell@advocacyla.org>  
**Sent:** Monday, August 20, 2018 3:51 PM  
**To:** CPCinfo  
**Cc:** Susan Meyers  
**Subject:** Advocacy Center's written comments on City Council Motion M-18-194  
**Attachments:** AC comment - STR study 8-20-18.pdf

Thank you for the opportunity to provide written comments on City Council Motion M-18-194 regarding the 2018 Short Term Rental Study, on behalf of Advocacy Center of Louisiana. Our comments are attached below.

Respectfully,  
Kevin Hurstell

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Kevin Hurstell  
H.A.P.P. & Aging in Place Program Director  
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8325 Oak St.  
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## Paul Cramer

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**From:** Rg G <nawlinsla1@gmail.com>  
**Sent:** Monday, September 17, 2018 3:54 PM  
**To:** CPCinfo  
**Subject:** Airbnb - only owner occupied units with homestead exemption

I am strongly against whole house Airbnb's

Airbnb's should be owner occupied with a homestead exemption. In neighborhoods.

Airbnb's in commercial areas should be controlled and required to pay commercial rates on insurance and utilities. No out of town owned Airbnb's

Limits on how many can occupy a neighborhood block

Stiff fines – electric and water meters pulled on building in non compliance .

Ron Graham

1039 st Ferdinand street

New Orleans 70117

Sent from [Mail](#) for Windows 10



**Paul Cramer**

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**From:** Joanna Dubinsky <joanna.dubinsky@gmail.com>  
**Sent:** Sunday, August 19, 2018 8:09 AM  
**To:** CPCinfo  
**Subject:** Ban whole house Airbnbs: one STR per homestead exemption

Dear City Planning Commission:

Your decision now can impact New Orleans for decades to come. Do we want a New Orleans that the people who work in the city can afford to live in? Do we want a city with neighborhoods and actual neighbors who look out for each other? Or do we want hollowed out husks of neighborhoods that have turned into hotels.

I'm a long-term resident of New Orleans. I bought my house in 9th Ward/Bywater before Katrina. I'm also a primary care provider to many service industry workers. The lack of affordable housing is impacting the health of New Orleanians. And living in once quiet residential neighborhoods now full of out of control parties in whole house Airbnbs is impacting the health of people in New Orleans. Something needs to be done. Someone needs to stand up for New Orleanians. While some New Orleanians benefit for Airbnb the vast majority of whole houses are big operators who extract money with no benefit to the city. Let the person renting out the other side of their double continue; let's shut down the mega-operators that plague our historic neighborhoods.

I support the proposals put forth by Jane Place Initiative including making the STR platforms licensed and accountable and limiting STR to one per homestead exemption (on the property of the homestead exemption...ie other side of double) There is no other way to save New Orleans at this point. Anything more lenient will allow the continued hotel-ification of the city. New Orleans as we know it with neighbors making the culture of this city will be lost. Don't set New Orleans on that path please! One STR per homestead exemption!

Thank you,

Joanna Dubinsky

Sent from my iPhone

## Paul Cramer

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**From:** donya knudsen <ibudonya@hotmail.com>  
**Sent:** Sunday, August 26, 2018 11:27 AM  
**To:** Kristin G. Palmer; Jay H. Banks; Jason R. Williams; CouncilDistrictD;  
cindi.nguyen@nola.gov; Moreno Council Shared; Joseph I. Giarrusso; CPCinfo  
**Subject:** Sort Term Rentals  
**Attachments:** Presentation3.pptx; Presentation2.pptx

Today (August 23, 2018) I was present in chambers when the City Council decided for the second time in two weeks not to address M18-195 (Short Term Rental Interim Zoning District). Limited public comment had been scheduled, but was not available as the result of the deferral. No new date was offered.

At this point I am not sure it really matters anymore. The Short Term Rental Interim Zoning District (IZD) has been in effect for eleven weeks now and is only supposed to be thirty-six weeks long. By the time the Short Term Rental Study being conducted by the CPC at your request is delivered on October 05, the duration of the IZD will be at seventeen weeks. The half way mark will be approaching. Hope from myself that this motion (M18-195) would be cancelled or modified in any way is now all but gone. I am attaching the power point I intended to present today (presentation 3) and the one I intended to present on August 09 (presentation 2). On the August 09 presentation the items in green would have not been spoken to keep the presentation down to the time period allowed. My intention was to mail you the hard copy once the public comment had been presented. It is unlikely that I will return to chambers for a third time to provide comment on this motion. Hopefully someone in your offices will take time to read it. Additionally, with this correspondence, I am providing far more extensive public comment. I had not intended to do this. Given that on two occasions the opportunity to present was delayed, I have changed my mind. You are being subjected to the long version. Again I hope that someone in your offices will read this.

The nature of the IZD you have applied to Short Term Rentals (STR's) is that for the most part only Temporary STR licenses are affected. One of the possible long term solutions to STR regulation is declaring a cap on the number of licenses that can exist at any one given time. Homeaway has considered proposing 6000. In May, when the IZD went into effect, there were something in the range of 750 Commercial STR licenses. The Commercial license environment is known to be increasing rapidly. Simultaneously, you have declined to renew some 897 licenses that were in effect last year for Temporary STR's. The void is being rapidly filled by Commercial operators. It is possible that Commercial STR's will become the dominant type replacing the formerly dominant Temporary STR. You have not arrested the growth of the industry. You have merely decided in favor of one type of license over another. You have favored companies (Commercial STR's) over individual businessmen (Temporary STR's). You have also moved the visitors out of the neighborhoods and back to the French Quarter/CBD area. You may be achieving what you intended to do, but you eliminated 897 people who were making a living (partial or total). There may be additional business impacts on neighborhood restaurants, grocery stores, coffee shops, stores, etc. Additionally, when the 1344 some odd individuals who still hold a Temporary STR license (because they renewed in April and early May) reach their renewal date there is another window to decline licenses for one group and then allow another to come in. I am aware that technically the IZD will no longer be in effect (yourselves limited it to nine months), but there have already been delays approved for the delivery date of the CPC study which may have the effect of forcing extension of the IZD time period. An extension of your IZD would indeed open a second window for declining license renewals. You clearly have the authority to extend the IZD. If you do this you will eliminate all the Temporary

STR licenses in an environment where you eventually impose a cap on the total number of licenses. The Commercial STR's will take up the remaining Temporary STR slots when their license renewals come due and are subsequently denied because the IZD remains in effect. The Commercial STR will continue to increase in number rapidly until the cap is reached. Once the IZD is finally removed, there will be no slots left for Temporary STR operators to re-apply for. All this occurring while you took a pause in the name of Public Welfare and conducted a study. Your benign explanation of what you are doing is no longer benign. 2242 Temporary STR units are now out of business without you having enacted any legislation. The loser in this is the small business person. You may say that such is not your intention. It is however possible that such is the result. The result makes the intention moot. Your action with respect to the IZD and Temporary STR's then becomes predatory. You have managed to do great harm.

Ms. Nguyen on May 24th tried to amend the wording of your IZD motion to protect the small business person from the above scenario. The gallery clearly understood what she was trying to do. She was trying to limit the IZD to new Temporary STR licenses. She wanted those who had possessed licenses in 2017 as part of the original rules of conducting a STR business to be granted their renewals as they came up during the IZD time period. The City Council then managed to behave in a confused manner effectively forcing her to withdraw her amendment proposal because no one could come up with wording. She received no assistance. I will offer that I could have come up with the right wording given the opportunity. The chamber rules do not allow for the gallery to contribute in this manner. Some of the Council was clearly opposed to any additional amendments beyond what was already being amended. Others appeared to be willing to compromise. In the end confusion ruled the day and M18-195 was voted upon without any ideas that Ms. Nguyen wanted to incorporate. The suggestion at the time of the vote was that this topic would be addressed again in the coming weeks and any wording adjustments could be considered then (6:56:55 (Giarrusso) and again at 7:07:35 (Palmer) on the public record video). Since then the topic was scheduled twice (August 09 and August 23). I received written invitations twice to appear and make limited public comment. I actually showed up both times and submitted a card indicating my desire to speak. **I prepared presentations to make sure my point with respect to amending M18-195 to allow renewals for those that had been in business in 2017 to move forward were understood inside the three minutes I would be allowed to possess the floor.** On both occasions discussion was deferred. Please offer correction if I am wrong, but no discussion on additional amendments to the IZD motion wording has occurred. The scenario described in the previous paragraph that effectively eliminates Temporary STR's without ever passing any legislation gets closer to being reality. You are facilitating great harm through your defer and delay actions.

With respect to the May 24th Regular City Council meeting, I must express how shocked I was to witness Breonne Dedecker being given the podium to make a presentation. I am clear enough that the City Council understands that Ms. Dedecker is a paid representative of Jane's Place Neighborhood Sustainability Initiative (JPNSI). However, it was more than a little surprising to see her in possession of the floor. No opposing view was given the extended podium on this important day other than two hours of public comment where speakers were allowed three minutes per individual in opposition to the motion. A three minute comment allowance makes it very difficult to get a point across. Dedecker's time slot though shorter than the public comment period was at least continuous. Her ability to explain a number of issues and present data to support her statements was very advantageous. The entire scenario as set up was less than fair. In concluding this particular observation, I am certain you will be aware that STR studies have been conducted by the City Planning Commission (2015), Loyola University (2016), and the University of New Orleans (2018). I take this opportunity to remind all of you of these compositions. All have data that can be used in a variety of ways to support a point of view. None have been willing to isolate STR's as the reason for a myriad of housing problems faced by the City of New Orleans. Each understands that the Hurricane Katrina event followed by the elimination of housing, followed by a slow domicile replacement rate, supported by low wages, and

supported by unemployment are really at the root of the problem. I will also remind all of you that none of these studies have recommended eliminating the STR market from the City of New Orleans. In fact, all have allowed for legalization and proceeding with caution to ensure that the business model had a fair chance of succeeding. I will close by suggesting that the CPC study due on your desks October 05, will not differ significantly from any of its predecessors. I anticipate a legal STR environment with some changes from the 2017 environment. This is far different from the very restricted homestead exemption, domiciled owner view that JPNSI advocates for. Again, it was disturbing to see her up there.

It is evident that the members of the City Council are focusing on the Temporary STR license. The current wording of M18-195 allows for both Commercial and Accessory STR licenses to exist. On May 24 Temporary STR licenses represented 52% of the 4502 units with permits. Of those units it appears that approximately 60% were the subject of a renovation from a blighted condition. 52% of 4502 units is 2241 Temporary STR locations or something in the range of 2% of the entire housing inventory of the City. If only the rental inventory is considered, then those 2241 units represent 9% of the entire housing for rent inventory. Of the 2241 units that are Temporary STR's 1345 of them are renovations from a blighted state. They actually represent properties that were not formerly useable and now are. If formerly blighted units are not considered in the statistics, then Temporary STR's only represent 0.8% of the entire housing inventory of the City and 3.6% of the for rent inventory. There is more data. There is a 20% vacancy rate with respect to rental housing. Rental rates in New Orleans declined in 2018 partially because of this vacancy rate. I will reference the studies conducted by Abodo and Rentcafe ([www.abodo.com/blog/may-2018-national-apartment-report/](http://www.abodo.com/blog/may-2018-national-apartment-report/); [www.rentcafe.com/blog/rental-market/apartment-rental-market-report-March-2018/](http://www.rentcafe.com/blog/rental-market/apartment-rental-market-report-March-2018/)). In fairness these monthly reports show some up and down fluctuation (I believe CityBiz reported a 1% increase in rental rates for June 2018). These reports also show rents to be above the \$600-\$800 per month "affordable housing" threshold that has been advertised for New Orleans. Important to my point is that the reports do indicate a general downward trend for rentals in New Orleans starting in February 2018. I include this information for Councilman Williams who stated in the May 24th Regular City Council meeting that he was not seeing the reality of rental rate decline demonstrated in these reports (6:16:13 on the public record video). I urge all of you to look at data of this nature.

The reason for the presentation of all the statistics in the paragraph above is to demonstrate that there is indeed no way to conclude that STR's are significantly affecting the New Orleans rental market in the way STR opponents have presented. There is plenty of data to suggest that they are not. You are better off telling market rate long term rental facility or property managers/owners that they must lower their rates as a way of correcting your rental housing market than trying to eliminate Temporary STR's as a way of effecting change in rental rates. It is of course likely not legal to impose rent control as a solution. It is also likely ineffective to eliminate Temporary STR's as a solution. Some of you are looking at the Temporary STR as a villain when it is not. Elimination of this type of licensing actually does harm through loss of employment opportunities, loss of a particular tourist group, loss of licensing revenue, loss of a small amount of sales taxes, etc. The harm of eliminating Temporary STR's is more clearly demonstrable than showing that the elimination of the same STR's would have an effect towards bringing down rental rates in the City. There may be other reasons to eliminate Temporary STR's but making rent housing more available and affordable is not one of them.

Mr. Banks was extremely concerned that two individuals in the City of New Orleans had eighty-five STR licensed properties between them (6:58:53 on the public record video). Please be aware that this is simply a management arrangement. I am not sure if the permits and the listings (Homeaway, AirB&B, etc.) are allocated to these individuals or whether only the listings are. Either way this is not two owners with a noticeable share of the market. This is two people that are managing rentals for others. In their housing portfolio they may be representing seventy-five local owners. I will allow that some of these owners may not

ne local. They handle the business in exchange for a percentage of the revenue. Being concerned that two people are doing this is not something worth being concerned about. Unless some rule is made that expressly forbids this, there is nothing wrong with what is going on. These are two individuals with a smart business model and some mix of local and non-local homeowners that are wise enough to let experienced individuals do the work for them. As long as the two individuals are managing the properties without allowing nuisance, are available as contacts should problems occur, are complying with occupancy rules, have installed the required safety features, and have a method of paying H&R taxes and NIF fees there is surely no problem based on the current rules. The alternative would be to have the seventy-five homeowners used in this example to do it all themselves. The two manager approach merely streamlines the process. I am sure the two individuals the City Council was so concerned with would have been happy to explain their business model rather than being used as an example of why Councilwoman Nguyen's proposed amendments were a problem. Once again, these two individuals are not a problem unless their portfolio is made up entirely of non-local owners. If such were the case then for sure a problem exists. Introducing this type of data into the discussion without knowing the back story is not needed. In the end this piece of data had the effect of ending the Councilwoman Nguyen amendment discussion. It is truly unfortunate that vaguely understood data had such an effect on a conversation that had M18-195 headed in a more equitable direction.

The example of ten of fourteen homes on a single block on Governor Nichols in the Treme is used repeatedly as a problem associated with STR's. Mr. Samuel Taggart had made a map available to the City Council in advance of his public comment time (6:04:25 on the public record video). Homeaway and AirB&B in addition to all the rest of us agree. There was nothing that prevented this from occurring and the problem was not recognized until it was too late. I will suggest that one way out is to offer the homeowners compensation for never entering the business again until the density on this block is down to something reasonable. If I was an owner and you offered me \$500,000 to get out, it is likely that I would accept. I choose this number because it represents ten years of revenue at \$50,000 per year. Actual profit from these units after expenses depends on whether the mortgage has been paid. It costs approximately \$15000-\$20000 a year to run one of these units (includes utilities, insurance, maintenance, cleaning, yard work. taxes). Profits on Temporary STR's are in the range of \$10000-\$15000 per year for a unit with a Temporary STR license that is fully owned with no mortgage burden. If a mortgage exists profits may be close to zero. A Temporary STR with a mortgage is essentially a business that breaks even while allowing the owner to keep the property at no cost to himself other than what the business generates. All of this information is useful in determining the basis for compensating people to get out of the STR market in dense areas like Treme. The other method would of course be to disallow Temporary STR's in certain or all neighborhoods. You have already banned STR's in the French Quarter. You could additionally ban them in Treme, Bywater, Marigny, and the Garden District. These are the neighborhoods that have the densest concentrations of STR's in general and as a result Temporary STR's as well. Again, an outright ban will penalize those that are employed by these businesses. The more benign solution is to look at compensation. It may not be something that will sit well--paying wealthy people to eliminate a problem is the way it will read, but it would be over quickly and should solve your density problem. Once the density problem is eliminated, One Stop Shop administrators need tools to ensure density issues do not arise again. Some sort of interactive overlay using GIS mapping technology can be developed for them. This will give them what they need to easily recognize problems.

Homeaway representatives are in town and available to consult with you. You are waiting for your study. You may believe the study will support the view that Temporary STR's should be eliminated from the New Orleans equation. You may believe that the Commercial STR will be validated as the way to go. I do not believe the CPC study will actually deviate that far from other studies that have consistently recommended a full suite of licenses with restrictions for each.

Homeaway has indicated:

- a willingness to work with a cap on the number of total licenses in the City
- a willingness to require owners to have a license as a prerequisite to having an account on their platform
- a willingness to remove bad actors from the rental platform when proper documentation is presented
- a willingness to look at neighborhood density by block face and/or housing inventory
- a willingness to issue reports in a format determined by the City as long as it does not violate their clients right to privacy
- an understanding that there will be a limit to the number of licenses an individual can hold during a given year
- an understanding that licenses will be mostly dedicated to residents of this or adjacent parishes
- an understanding that absentee owners will have a local contact
- an understanding that the local contact or owner must respond to problems or be subject to violation and removal from the rental platform
- an understanding that non-resident owners will be limited in the number of permits they can hold to a far greater extent than the restrictions on resident owners
- recommending online payment systems to simplify the tax compliance process
- recommending that blight recovery units be exempted from STR limitations for a time period that will allow the investing party to recover the investment
- recommending increases for fees going the Neighborhood Improvement Fund (NIF)
- recommending adding NIF fee increases to hotels and motels in addition to STR's
- their ability now to collect taxes as part of the reservation process where previously they were unable to do so

Homeaway would also like to see STR's return to the French Quarter and the 90 day restriction on Temporary STR's eliminated or increased.

To the above list I can advise that the City Council should consider a single source provider for the City. The contract to be this provider would be good for a three year period at which time it would go out to bid. The contract would include some incentive to become the single source provider beyond just managing all the rentals. The contract would include compliance milestones that could be documented. The contract would include both penalties for non-compliance and rewards for compliance. The contract would have a base value payable by the City to the successful bid contractor from funding secured through H and R taxes. Payments would be due yearly based on the contract payment schedule. Any number of deliverables could be requested from the single source contractor including tax collection, license renewal, rental calendar reporting for each licensed property, group size control, etc.

In recent meetings I have attended outside of the City Council format the subject of race has come up. One of the gallery speakers on May 24th was a Mr. Lloyd Kelley (4:30:00 on the public record video). He challenged you to consider the discriminatory aspects of your decisions with respect to STR's and specifically with your implementation of the IZD. He likely has a point that you should think about. A survey will show that most of the people employed by the industry are people of color. Your IZD has forced some of those people to find employment elsewhere or has had the effect of reducing their earnings if new employment was not found. Additionally, the STR world has individuals of color who are owners. Enough of the ownership group is non-Caucasian to merit the Council's understanding of the opportunities that are being denied the minorities in the STR landlord community. It is possible that you do not buy into this argument. This type of ignoring the chance that there is indeed a racial aspect to all of this is exactly what has perpetuated economic discrimination in the United States since R.E.Lee surrendered his Army of Northern Virginia to U.S.Grants on

April 09, 1865 at Appomattox, Virginia effectively ending the War Between the States. Step back and take a look.

In recent meetings I have attended outside the City Council format the subject of property rights and their conflicts with governing bodies as well as individuals has come up. I have looked at this closely. I need to word this carefully because the law is complicated. You are walking very close to the line that marks a regulatory confiscation of property by a governing body. Property ownership is sacred to the concept of the United States. George Mason and James Madison were most influential in the composition of the Bill of Rights. One of the Rights in the Bill is of course the Fifth Amendment. The Amendment among other subjects protects citizens from seizure of their property by the Government without due process and without compensation. There is physical seizure and there is regulatory seizure. It is the regulatory case that applies to zoning rules. Historically it has been very difficult to win such cases. The plaintive would have to prove intent to confiscate. The plaintive would have to prove that there was no other reasonable use of the property. The plaintive would have to prove that the value of the property had actually been reduced by the regulatory actions. Again, history is on your side. It is likely that you are not open to successful litigation. A class action suite has not been considered in that to this point you have not actually done anything permanent. Your use of the IZD is accepted as a tool to solve property use conflicts because it is temporary in nature. It remains however that you are considering strong measures in regulating Temporal STR's. This level of action by the Government is disturbing. Reference Michael Parrow providing public comment on May 24 (4:10:00 on the public record video) where he expressed fear of the direction zoning regulations were taking. I urge you again to reconsider the wording of the IZD to allow renewals for the 2017 license holders and to ultimately allow an environment for this type of license to continue as part of the STR's operating in New Orleans.

Finally, some comment on data that has been presented mostly for shock value. We all know that statistics can be communicated in a number of ways. The Council itself is not immune from practicing such behavior. In the May 24 meeting:

- 11% of the licensed individuals own 42.6% of the licenses (6:38:00 on the public record video). This number like much of the data has a back story. This data includes Commercial STR's that do indeed have a few individuals or LLC's possessing a large number of licenses. This data also includes management groups/individuals who oversee STR rentals for numerous non-commercial properties. These groups and individuals also possess large numbers of licenses. M18-195 does nothing to address Commercial STR's save limiting having one on the ground floor of a location that is capable of housing a retail establishment. The management group model of doing business can be adjusted easily without use of the IZD. The rules of doing business can be corrected by stipulating that the license must be in the name of the property owner. Additionally, to avoid confusion, the requirements for a listing on the rental platforms can be that the licensed person owns the listing. The managing group (no longer named on the license or the listing) may have to do a little more organization work, but he/she can still continue to manage the various properties in the portfolio. Little has changed except that licenses and listings are issued to the property owner instead of the management group. Anticipating that these requirements may present problems to the Commercial STR model then limit these recommended changes to Accessory and Temporary STR's. If the management group concept is undesired, then explain why. We have real estate companies that do the same with long term rentals. The same model is being applied to the STR world.

- 9 to 10 STR licenses being issued per day in 2017 (6:26:00 on the public record video). This is not what occurred. When the license application process was opened in April 2017 within a month more than 3200 permits were issued as people moved to comply with the new operating environment. This left some 1302 permits issued over the course of the next eleven months. If a statistic of this sort is important to you, it is more accurate to state that something in the range of 4 permits were issued on a daily basis. Please keep in mind that it is more likely that some (not all) of these permits were issued in larger groupings as Commercial STR's (multiple units in a single building) started their businesses. Even this less sensational presentation of the data has another side. The number of licenses issued in a day or a week or a month has no meaning. The total number of licenses and the density of licenses in specific neighborhoods is a far more important statistic in addressing STR reform.

I will stop now. I have done my best to be accurate. I have fact checked for a week. If there are errors, I accept being called out for them. This has been rambling and detailed. Regardless, someone either you, the Council, or your staff members need to read and absorb/understand it. There are affects and potential affects to a single type of STR operator catalyzed by your IZD. Your belief that this single type of STR operator is significantly represented by out of town investors operating unmanaged guest houses, driving up rental rates, driving down rental property availability, and raising property taxes is not supported by the truth. The need to have imposed a very restrictive and focused IZD instead of making a few changes while waiting on a study is specifically unjust. Some of what you are worried about has nothing to do with the Temporary STR and more to do with the Commercial STR. You have placed no restrictions on the Commercial operators other than the ground floor issue. **One last time, please look at the wording in your IZD and amend it to allow for renewal of licenses for individuals that possessed such in 2017.**

Regards,  
Gordon Causey



- My name is Gordon Causey. I reside at 2241 Dauphine Street.
- One last attempt to get your attention.
- I have stopped being angry at you. It took seven letters and two power point presentations. It took one final tirade that I fact checked for three days and sent once by mistake to get myself here, but I have indeed stopped being angry. Along the way I learned much about the short term rental issue under open discussion today.
- I am no longer angry because I truly believe that all of you understand all of the issues that are associated with short term rentals in Orleans Parish. I know that you hear all sides of this issue and are interested in solutions that accommodate neighborhood quality of life concerns while still allowing people to support themselves through use of the short term rental business model.
- In endlessly reviewing what was said at the May 24 Regular City Council Meeting, it was particularly interesting to listen to amendments offered by Ms. Nguyen and subsequent attempts to reach compromise. I urge you to continue along that line.
- You almost had it right. You had come to terms with owners that had Accessory STR licenses, they were clear to operate regardless of the IZD. You had conceded that you wanted to continue with Commercial STR licenses except on the ground floor. The only remaining form of short term rental was the Temporary STR. At this point you balked.

- Your IZD motion had the effect of isolating the Temporary Short Term Rental license which is currently the heart of the Short Term Rental business in New Orleans. You could have allowed renewals to continue and applied your IZD to new applications only. You were there except for the influence of Ms. Palmer who wrote the original motion and opposed any further changes at the time Ms. Nguyen put them forward for consideration.
- **So here is the punchline: I ask at this time that you amend your motion to allow Temporary STR license renewals for those that were in possession of one in 2017.**
- Once this amendment has been proposed and seconded, I believe it will pass when subjected to vote. As proposed this will arrest the growth of the industry pending further evaluation while allowing what is legal except for your implementation of the IZD to continue.
- The Council can then take the time to address the CPC STR Study and propose adjustments. Temporary STR license holders are already making changes to bring themselves into what they believe will put them into compliance consistent with the caring and engaged citizens that they already are.

- *On March 22 the Gambit in an online editorial written addressing Short Term Rentals referenced an April 16 Townhall Meeting to be conducted by outgoing Councilwoman Guidry and incoming Councilman Giarrusso. This meeting did indeed take place at St. Mary's Dominican on the date referenced. It used the format of questions and comments submitted on white cards. The questions were posed anonymously and answered. Comments were summarized. Councilwoman Guidry then spent five minutes explaining her positions on strengthening Short Term Rental legislation by introducing restrictions in addition to those that exist. It gets credit for being an open forum, but just barely given that Ms. Guidry was present and chose to take an opportunity to state her opinion.*
- *On May 21 new Councilwoman Palmer introduced a motion to place a moratorium on new licensing for all Short Term Permits. On May 24 the new Council voted unanimously to impose the moratorium and created an Interim Zoning District encompassing the entire City as an enforcement tool. There were several amendments to the original Palmer introduced motion that had the effect of restricting new or renewed licensing for Commercial Short Term Permits on the ground floor of buildings that housed units of this type, allowed continued issuance of Commercial Short Term Rental Permits not associated with the ground floor, and added that mixed use districts be included in the moratorium on permitting. The City Planning Commission was instructed to initiate a study on Short Term Rentals with recommendations on how to move forward from this point. The Motions (3) as passed were enforceable immediately. The Short Term Rental market was officially frozen in place.*
- *A public comment session before the City Planning Commission was conducted on July 10. Public comment sessions before the City Council were conducted prior to the vote on May 24 and again today August 09. There has been the ability to write in with comments on Short Term Rental issues since April. A review of the written in comments show some seventy percent of contributors supporting continuation of Short Term Rentals in the City. Admittedly, the written comment format may be somewhat inconclusive based on sheer numbers because of multiple copies of the same comment or multiple contributions from the same individuals. It is likely more accurate to say that Short Term Rental proponents seem to be more organized than those against. It is unfortunate that this public forum format is so inconclusive. It is specifically rife with selective use of data and full of statements and opinions that are factually incorrect. This means that the City Planning Commission in its study needs to concentrate on what is factual, can be clearly demonstrated, and make recommendations based on the truth.*
- *The implementation of Interim Zoning designed to restrict new and renewing Short Term Rental Licensing is an unfortunate and somewhat aggressive approach by both the City Council and the City Planning Commission. It has the effect of ignoring all that works about Short Term Rentals and favoring an environment of very severe restrictions by not allowing business to be conducted at all except for those who were alert enough to have gained a Permit prior to May 24. It surely would have been fairer to allow existing operators to continue until the Planning Commission study with its recommendations was concluded and the Council had an opportunity to consider and vote on whatever the new rules of engagement will be.*

- The actions by the City Council and the subsequent support by the City Planning Commission has had the following effect:
  - 4000 part time jobs paying more than \$20 an hour have been eliminated
  - \$4 million in licensing fees and H&R taxation revenue available for use to solve the City's myriad of urban and social problems have been made unavailable
  - 2000 Short Term Rental units that were in 2017 the primary residential choice of more than 500000 visitors to the City have been eliminated; the effects of not having even some of these visitors in the future is likely significant given that they contributed \$800 million to the local economy
  - Sources of livelihood to more than 2000 landlords who are also heads of households supporting their own families, their parents, themselves, and securing their future through investment were eliminated
- The Moratorium and the associated Interim Zoning needs to come to a conclusion as immediately as the process allows. I believe this could be as early as the delivery of the Short Term Rental study on September 21. ***At that time you will know that the study is recommending allowing for Short Term Rentals, but suggesting some changes to current practice.***
- There are ways to solve the issues that people have with the Short Term Rental industry and still allow it to continue as a business in the City. Recommended actions for consideration might be:
  - increasing the required contribution to the Neighborhood Housing Improvement Fund ***(the number 2% of revenue is currently on the table),***
  - limiting the total number of licenses available ***much in the way that taxi medallions are managed (start with grandfathering those that are already in based on 2017 registration)***
    - requiring one permit per unit
  - limiting the number of permits an individual may hold
  - as part of the annual license renewal process requiring:
    - proof of owner's possession of Louisiana Identification and Voters Registration ***(this brings the ownership closer to home)***
    - proof of owners having filed a Louisiana income tax return ***(this provides verification of reported income and taxes paid to the City)***
    - owner's declaration of their rental platforms and property ID numbers ***(this will facilitate compliance tracking)***
    - property managers having local addresses ***(this ensures a local contact)***
- Thank you for the opportunity to communicate

To: New Orleans City Planning Commissioners and Staff  
From: Jenga Mwendo, Crescent City Community Land Trust  
Date: September 17, 2018  
Re: Comment on the 2018 Short Term Rental Study

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Dear City Planning Commissioners and Staff,

Crescent City Community Land Trust appreciates your efforts to thoroughly study and recommend better Short Term Rental (STR) regulations for New Orleans. We echo the insight and concerns of our friends at Greater New Orleans Fair Housing Action Center and Jane Place Neighborhood Sustainability Initiative. After additional study of the geography of New Orleans' current STR permits, as well as other cities' recent regulations, we hope to now elaborate on the policies we believe New Orleans needs to ensure our city puts residents ahead of tourists and speculators.

#### Enforcement

To begin with, we believe that whatever new rules the City puts in place desperately need better enforcement. Recent reporting has detailed exactly how easy it is for individual operators and platforms to circumvent our existing regulations. Current regulations also rely on an agreement with Airbnb that includes no penalties if it does not live up to its end of the bargain. The City has done its best to do enforcement under these conditions, but the rules in place ensure that we will continue to fall far short. It's no surprise that data scrapes suggest close to a third of STRs are unpermitted.

New Orleans also can't afford to spend millions of scarce housing and code enforcement dollars on STR enforcement. We currently use close to \$3 million per year of CDBG and NHIF funds for code enforcement, which could instead be used to create actual affordable housing units.

Thankfully, other cities have led the way and are showing that costly STR enforcement schemes are unnecessary. Boston, Chicago, Santa Monica, and San Francisco have all recently enacted STR regulations that require platforms to actively remove unpermitted listings. This was a primary demand of housing advocates in 2016, though city leaders then suggested that this was not legally possible.

In fact, the City of Santa Monica just prevailed in a U.S. District Court against Airbnb and HomeAway. The judge rejected the platforms' motion for an injunction on the grounds that the Communications Decency Act does not protect platforms from that city's new regulations.<sup>1</sup> Santa Monica's regulations do not penalize publishing

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<sup>1</sup> "City of Santa Monica Prevails Against Airbnb and HomeAway." March 12, 2018. City of Santa Monica. Available: [www.santamonica.gov/press/2018/03/13/city-of-santa-monica-prevails-against-airbnb-and-homeaway](http://www.santamonica.gov/press/2018/03/13/city-of-santa-monica-prevails-against-airbnb-and-homeaway)

activities, but do prevent platforms from facilitating unlawful business transactions on their websites.

In San Francisco, Airbnb and HomeAway settled with the city after a judge rejected "free speech" arguments by the platforms.<sup>2</sup> The platforms agreed to ensure all operators are registered with the city and to remove unregistered postings. As a result, thousands of listings disappeared from the platforms.

In the California cities, the ordinances specifically require platforms to participate in enforcement, while Chicago and Boston requires platforms to obtain a license or sign a mandatory agreement to operate, similar to New Orleans' agreements with ride-sharing companies.

None of the southern cities named for additional study in the Council motion (Charleston, Nashville, Austin, or Savannah) have similar requirements and all remain vulnerable to the kind of rampant illegal STR activity New Orleans has experienced in the past two years.

New Orleans may be more comparable in size to these smaller cities, but due to our ranking as a top tourist destination, we have far more listings compared to our population than even Chicago and San Francisco and would greatly benefit from similar enforcement measures. Especially considering that other cities have already successfully defended their policies in federal court, New Orleans should accept nothing less than an ordinance that requires platforms to participate in enforcement. In particular, New Orleans should license platforms and use the licenses to require platforms to:

- only accept listings with a valid city permit
- actively remove unpermitted listings
- share data, including the physical address of the STR, operator name, permit number, the number of nights occupied, the amount paid, and whether the rental is a whole home vs. a room.

#### Protecting Neighbors and Neighborhoods:

New Orleans' existing convoluted regulations were designed for STR speculators and investors, not homeowners struggling to make their mortgage. Any new regulations must end these perverse incentives. The most vulnerable residents in New Orleans are renters, the vast majority of whom are paying more than 30% of their income toward rent and utilities, and homeowners on fixed or lower incomes and at risk of losing their homes. Our STR rules should be designed around these populations, not STR speculators—who own multiple income-generating properties—or out-of-town tech companies.

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<sup>2</sup> Carolyn Said. "Airbnb loses thousands of hosts in SF as registration rules kick in." January 24, 2018. *San Francisco Chronicle*. Available: <https://www.sfchronicle.com/business/article/Airbnb-loses-thousands-of-hosts-in-SF-as-12496624.php>

Most cities, large and small, have moved to restrict STRs to only units where the operator lives on the property. In Santa Monica, Charleston, and Orlando, operators must own and live on the property, but must also be present for the guests' stay. In New York, Airbnb voluntarily agreed to implement a "One Host, One Home" policy, which they continue to oppose in New Orleans. As a result, operators in New York are only allowed to list entire home listings at one, discrete address. Orlando only allows operators to rent out 50% or less of their property. In a three-bedroom home, only one bedroom can be listed. In a double, the smaller unit may be listed as a whole home rental. In most cities that have recently enacted STR rules, the regulations make very little distinction based on the underlying zoning of the property. Instead, regulations are simple and clear: operators must prove they own and live at the address they intend to list on an STR platform and can only operate one listing at a time.

Crescent City Community Land Trust believes we should follow this lead to ensure the integrity of our neighborhoods. The current distinction in STR permit classes by residential vs. commercial zoning simply does not make sense in our city. As an example, 12 residents were recently evicted from a four unit building on Marigny St. to make way for four Sonder-owned 365-day-a-year commercial STRs. The residents were teachers, chefs, bartenders and artists. Their location in the Marigny allowed them to save money on transportation costs and live close to their jobs. They help create the culture that New Orleans sells to tourists, but now they've been displaced.

It was possible to easily displace these residents—regardless of the Council's moratorium—because their building's location half a block off of St. Claude Ave. still falls in a neighborhood commercial zone. There are 476 permitted commercial STRs in similar neighborhood commercial zones throughout the city, more than the 417 permitted commercial STRs in CBD zones.

Suggesting that residents in a double one-half block off of St. Claude Ave. and residents in a double three-quarters of a block off St. Claude Ave. deserve different protections doesn't make any sense. New Orleans' commercial corridors are not lined with 50 story high rises. In many cases, they are built to nearly the same scale as the surrounding neighborhood. These corridors are also exactly the areas the RTA recently designated as places to expand high frequency transit, which also happens to be a serious concern of this City Council. If we were to enact a policy that required homestead exemptions for STRs in residential zones, but continued to allow absentee STR ownership in neighborhood commercial zones it would put enormous pressure on the rentals that do exist on these corridors. By the time New Orleans actually improves high frequency transit on these corridors, it would be impossible for a resident to live on St. Claude Ave., Oretha Castle Haley Blvd., Magazine St., or Broad St. because they would be overrun with STRs.

The recent fight over the up-zoning of the former Zara's on Prytanía also foreshadows how allowing absentee STRs in neighborhood commercial zones will

turn every local zoning change into a fight over STRs. Housing and transit advocates, along with many neighborhood residents, would welcome higher density and a diversity of uses on these corridors, but not if it comes at the expense of displacing residents for tourists.

Proponents of absentee STRs have suggested that they should be allowed in these commercial zones because STRs spur economic growth in disinvested neighborhoods. This may sound like a reasonable argument, but the evidence suggests the opposite. A recent Purdue University study found that Airbnb does provide some benefit to local businesses, but typically only in white neighborhoods.<sup>3</sup> Anyone who lives in Central City, St. Claude, or the Seventh Ward has seen this trend play out. Tourists can be seen coming and going in Ubers/Lyfts from their rented homes to the French Quarter, spending little time in the neighborhood. Coded language in the reviews of these same Airbnbs about the "sketchy neighborhood" only reinforces the narrative.

In order to preserve our neighborhoods and their commercial corridors, New Orleans must require a homestead exemption for anyone seeking to STR their property in residential or neighborhood commercial zones.

#### Creating Affordability in the Central Business District

If the CPC or Council deem it necessary, the only part of the city we should even consider treating differently is the CBD. No other part of the city is so distinctly different in form and use from the rest of the whole. Some amount of STRs in CBD zones may not disrupt the area the same way that they do in other neighborhoods.

Still, better regulations than currently exist are absolutely necessary. It doesn't benefit the city to have entire rental buildings of STRs skirting the hotel permitting process and avoiding hotel taxes. Also, as the most densely built part of the city adjacent to our largest job center, anyone who cares about traffic and parking has an interest in seeing a significant rental stock available in the area so that workers have a chance to live near their jobs.

Crescent City Community Land Trust believes there is a way to leverage STR regulations to immediately create affordable homes where they are needed most and thereby ensure the CBD can serve an income-diverse mix of residents, as well as some STR tourists.

The Greater New Orleans Fair Housing Action Center (GNOFHAC) analyzed May 2018 STR permit data, and found that CBD-zoned areas of the city currently contain 417 permitted Commercial STRs. Airbnb data scrapes suggest another 269 illegal

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<sup>3</sup> Tracy Jan. "Airbnb benefits local economies. But mainly in white neighborhoods, study finds." July 11, 2018. *The Washington Post*. Available: [www.washingtonpost.com/business/2018/07/11/airbnb-benefits-local-economies-only-white-neighborhoods-study-finds/?noredirect=on&utm\\_term=.53004f8247e2](https://www.washingtonpost.com/business/2018/07/11/airbnb-benefits-local-economies-only-white-neighborhoods-study-finds/?noredirect=on&utm_term=.53004f8247e2)



whole-home rentals in the area. Permitted Commercial STRs make up 24% of all housing units in the CBD, while all whole-home STRs (including illegal STRs) make up 40% of all housing units. This is far too high a percentage of our housing stock to divert to tourists in such a strategically placed neighborhood.

The enforcement mechanisms discussed earlier should cut down dramatically on unpermitted STRs, however, we propose the following regulations as well to address permitted STRs and general affordability in the area:

For existing rental buildings, allow STR permits only if they are paired with affordable units under one of two options:

- 1) **One-to-One Match with a Cap:** Allow STR permits up to a 15% cap of the building's total units, but only if the building also holds a matching number of units affordable at 60% AMI.
- 2) **One-to-Two Match with no Cap:** Allow an unlimited number of STR permits per building, but only if the building also provides two units affordable at 60% AMI for every one STR permit.

For existing condo buildings, only allow STR permits with proof of a homestead exemption.

The table below models the One-to-One option with a 15% cap. To model the One-to-Two option we show two possible outcomes, with the first assuming buildings will, on average, chose to seek 10% STR permits and hold 20% of units affordable. The second possible outcome assumes buildings will seek 20% STR permits and hold 40% of units affordable.<sup>4</sup>

	<b>Current</b>	<b>1:1, 15% Cap</b>	<b>1:2, 10% STRs</b>	<b>1:2, 20% STRs</b>
<b>Permitted Commercial STRs</b>	417	322	311	390
<b>Change in STRs (%)</b>	N/A	-25%	-24%	-9%
<b>Affordable Units (60% AMI)</b>	N/A	123	158	316

The assumptions built into the model include:

- Large condo buildings with 50%+ STRs have leased large numbers of units to commercial operators like Sonder. Because these commercial operators rarely have homestead exemptions, the number of STRs in these buildings would drop by at least half.
- As a conservative assumption, we assume STRs in condo buildings with fewer permits would likely stay flat, as they are more likely to be owned by individuals with homestead exemptions.
- Small rental buildings that currently utilize STRs may turn condo rather than put units on the long-term market. As a conservative assumption, we assume

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<sup>4</sup> Sources: City of New Orleans Commercial STR permit database, May 20<sup>th</sup>, 2018; Publicly available data on the unit size of residential buildings in the CBD.

that all small rental buildings with existing STR permits will turn condo and that each new condo may then seek an STR permit.<sup>5</sup>

- Large rental buildings with 50%+ STRs may also turn condo or timeshare rather than decrease to 15% STRs. We conservatively assume that they will turn condo or timeshare and all of their units would become STRs.<sup>6</sup>

It should be noted that this proposal cannot replace the Smart Housing Mix, which will create affordable homes in low-poverty neighborhoods throughout the city, not just in the CBD.

Still, we believe that either the One-to-One option with a 15% cap or the One-to-Two option are likely to best meet the goals of creating a meaningful increase in the number of homes available to residents instead of tourists. Either option will also immediately create over 100 affordable homes, the equivalent of 8-10 times the affordable units available now in The Pythian.

We thank you for your attention to these comments and recommendations and would be happy to answer any questions or provide further details.

Sincerely,

Jenga Mwendo  
Deputy Director  
Crescent City Community Land Trust  
[jenga@ccclt.org](mailto:jenga@ccclt.org)  
(504) 994-7745

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<sup>5</sup> This only applied to 14 units in the One-to-One models and 48 units in the One-to-Two models.

<sup>6</sup> This currently includes only three buildings, accounting for a total of 85 units.

To: City Planning Commission  
Re: Public Comment- Short Term Rental Study

From: Alissa and Jeff Schmidtke

438 Henry Clay Ave New Orleans, LA 70118

Thank you for the opportunity to provide feedback to the Short Term Rental Study. I am an investor in long term rentals across the city. All of the houses were blighted and vacant at time of purchase and I completed full historic restoration. However, I do short term rental at my primary residence several times per year.

- **Tourism is New Orleans' main economic driver. The citizens that live in New Orleans should be able to make a living on the city's main economic force, tourism.** The hotels chains are not keeping their earnings to re-invest within the city and pay low wages to employees. In contrast, short term rental profits are kept in the city and those dollars are used to improve the lives and economy within New Orleans. It is not comparable to use other cities to compare short term rental laws-those other cities have other big business to support their economy. Additionally, there are 45 tourists for every 1 resident and it can become wearing to have that many tourists around regardless of short term rental activity or not. However, we as citizens need to embrace tourism because it is the main source of dollars into our economy until we have some other large sources of economic drivers present.
- **I support limiting short term rentals to New Orleans residents only.** The companies who are based out of state and are renting out dozens of apartments and taking their profits out of the city, should not be allowed to obtain a permit. I believe limiting an individual (not a company) to one or two short term rentals is appropriate to allow an out of state individual to buy a vacation home and rent it out when not being used.
- **Quality of life within neighborhoods can be easily be addressed by proper use of the city's short term rental staff.** Bad short term rental hosts that allow guests to be disruptive to should be fined and permits revoked. The short term rental office should have already been addressing these concerns. There has been a lack of enforcement of the current laws already in place. The study cannot accurately determine the current laws because they have not been enforced.
- **Omitting Short term rentals will not solve the affordable housing issues in New Orleans.**

- **Zoning laws hurting affordable housing:** As an investor in long term rentals, I personally would love to invest in rentals that were considered affordable, but the city laws and zoning rules work against this at every turn. All the zoning laws favor decreased housing density and it's very hard, if not impossible to get approval for increased density in housing. The city zoning encourages all the doubles being converted into single family homes, but it's impossible to convert doubles into 4 plexs. I would like to build apartment complexes, but Finding land zoned for apartment complexes is impossible. All the current zoning laws work in favor of decreasing housing units which is contributing to this problem. Can there be more flexibility zoning for increased density given the lack of housing?
  - Can you incentivize investors to do more section 8. I would consider investing in that too, given the right opportunity. Many other cities are doing this
  - The city demolished 15,000 affordable housing units after katrina and a very small fraction of that has been rebuilt. What's the plan to replace these
- **Demand for larger accommodation with more amenities are not being met by hotels.** Large groups and families traveling to the city want to stay in accommodations where they can all stay together and have amenities like a kitchen, washer/dryer, and area to all hang out together. The current hotel market does not offer these amenities. and short term rentals are meeting that need. I personally travel with 2 young children, usually in a group of 6-9 people. We prefer to book a minimum of a 3 bedroom with kitchen and washer/dryer and this is rarely found in a traditional hotel.

Kerstin Honer zu Bentrup, PhD  
1836 Burgundy Street  
New Orleans, LA 70116

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

September 5, 2018

Re: Tougher Restrictions for Short-Term Rentals

Dear Mr. Rivers:

Thank you for looking into the impact of short-term rentals on our city and considering actions to preserve New Orleans' historic neighborhoods. I have lived in the Marigny Triangle for 14 years and seen a lot of changes during that time. But I have never seen such dramatic changes as I have in the past couple of years, as my neighborhood has become saturated with short-term rentals. Neighbors have moved out (or been forced out by owners eager to convert long-term apartments into higher-profit STRs), noise and congestion have increased, and property prices have skyrocketed to the point where most of my friends and colleagues are priced out of the real estate market.

I am not against all short-term rentals. I think it is totally reasonable for someone to rent out a room or apartment in their house – if they are on site to manage the property and the behavior of their guests. But people should not be able to operate de-facto hotels in a residential neighborhood. The reality is that a large number of STRs are operated by people who own multiple properties, rent to large groups, and rely on third-party managers who do not have a personal investment in the neighborhood or the accompanying sense of accountability. Moreover, because there are no basic requirements such as homestead exemptions or owners having to be on site, many people from out-of-state have snatched up properties that once would have been purchased by residents, driving up property values so they are out of reach of the average New Orleanian. The lax regulations are certainly lucrative for STR operators, but they are detrimental to our neighborhoods and the long-term health of this City, which relies not only on tourists, but also on its residents and workers– including the musicians and service industry professionals who are most vulnerable to these changes.

It was short-sighted of the City to legalize STRs a couple of years ago, without putting some basic regulations in place. However, there is still an opportunity to make this right. I believe the City should adopt the following regulations, and I hope you will urge them to do so in your report.

- Restrict STR licenses to people who have a homestead exemption on the property and are registered to vote in the city of New Orleans.

- Require operators to be on site when they rent their rooms/apartments to ensure that guests behave responsibly and any issues are addressed immediately.
- Impose density restrictions limiting the number of short-term rentals to no more than one per block.
- Reduce the number of allowable guests in short-term rentals to no more than four, to be more consistent with occupancy in a residential neighborhood and to reduce the problems of noise and congestion inherent with large groups.
- Maintain the annual 90-day rental limit to ensure that neighbors have a break from the STR activity.

We cannot allow our historic neighborhoods to be saturated with commercial operations. We cannot place the interests of de-facto hotel operators and transient visitors above the people who live and work here. And we must not sacrifice New Orleans' rich culture, diversity, and long-term health by allowing the proliferation of STRs to fundamentally alter the nature and the demographics of our city for the benefits of a privileged few. I believe the restrictions outlined above will create a healthy and sustainable balance that will protect our residential neighborhoods, while still allowing the reasonable operation of short-term rentals.

Thank you for giving this matter careful consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Honer zu Bentrup', written in a cursive style.

Kerstin Honer zu Bentrup. PhD

c.c. Kristin Palmer, City Council

## Paul Cramer

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**From:** Michael Tilbury <mtilbury@msn.com>  
**Sent:** Monday, September 17, 2018 1:05 PM  
**To:** CPCinfo  
**Subject:** Comment on Short Term Rentals for New Orleans

Dear Committee on Short Term Rentals,

First of all, I believe there has to be one standard for the whole city. As it stands now, the French Quarter is excluded from any type of short term rentals, while the rest of the city is under a different rule. I believe, that if taken to court this exclusion of one part of the city vs. the entire rest of the city would be found unconstitutional. So there should be one equal standard for the whole city.

Secondly, there are many French Quarter homeowners, who were able to add some income via the short term rentals. However, abuse came in when out of town investors, or non-resident owners came in and starting using the short term rentals with no regard to resident neighbors. So, I would recommend short term rentals be limited to owner occupied short term rental offerings, and take the non-resident/out of town speculator out of the picture.

As it stands now. many hotels in the French Quarter are gouging tourists who desire to stay in the quarter during holidays such as Mardi Gras. Some hotels in the Quarter are demanding three to four day stays at \$400 - \$600+++ rates. This gouging could be curbed if there were some owner occupied short term rentals available in the French Quarter.

Additionally, the full time resident population continues to decline in the French Quarter. Many fulltime residents, who could make some added income off of short term rentals, are now leaving.

Lastly, the short term rental companies, should be responsible for collecting and paying taxes, that the city needs.

Michael L. Tilbury  
632 Pirates Alley  
New Orleans, LA 70116

## Paul Cramer

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**From:** Anita Yeshe <yesheaux@hotmail.com>  
**Sent:** Monday, August 20, 2018 3:47 PM  
**To:** CPCinfo  
**Subject:** Comments on Short Term Rental Study by Anita Yeshe

Dear Members of the Planning Commission,

I am writing to urge to you to drastically limit and strictly regulate Short Term Rentals in our city.

I have been a resident of New Orleans since 1990 and a renter for all of that time. I have seen appalling behavior by visitors who use short term rentals, and I don't mean the usual drunken shenanigans one sees around Bourbon Street, although that behavior is annoying enough when it is in front of your house. What infuriates me is that STR users often seem to be oblivious to the fact that they are in a neighborhood of people who have to get to work in the morning and have lives that are not connected to whatever festival or even the tourists are celebrating.

When I was living at 1141 Frenchmen Street in 2015 I had to contend with STR visitors setting off a barrage of fireworks at the intersection of Frenchman and Marais on a Sunday at midnight. They didn't care that everyone around them had to get up for work in the morning, or that there were sleeping children in the nearby houses. The Marais Street STR they were staying in was illegal and the homeowner lives abroad.

Even the best-run Short Term Rentals are a detriment to our neighborhoods because they take housing away from local people who need to be close to the French Quarter and the CBD for their jobs. STRs make neighborhoods less safe because tourists are not part of the social network that neighbors create and maintain.

My suggestions:

- The only Short Term Rentals allowed in New Orleans should be rentals where the property owner has a homestead exemption and lives on the premises.
- Only one STR permit per resident.
- As a condition of doing business in New Orleans, STR platforms must provide usable data to the City and share the responsibility of deleting illegal listings.
- The City of New Orleans should collect a \$20 fee per night on all STR transactions. This fee should be earmarked for the Neighborhood Housing Improvement Fund so New Orleans can build more affordable housing to address the ongoing housing crisis.

Cities around the world are fight back against Short Term Rentals. I urge you to study their best practices, enforce strong regulations, and create a city where New Orleanians of all income levels can have safe and happy lives.

Anita Yeshe  
1419 Clouet St.  
New Orleans LA 70117



**Memo: Short Term Rental Comprehensive Study of 2018, dated August 13, 2018**

**To: City Planning Commission, Directors and Staff**

**From: Suzette Toledano**  
**Homestead owner of 215-225 Decatur, Unit 502, located in VCE-1**  
**Owner Member of 215-225 Decatur, LLC**  
[suzettetoledano@gmail.com](mailto:suzettetoledano@gmail.com)  
**(504) 525-2552**

Thank you very much for providing us with this opportunity to submit public comments.

### **Overview**

Request is being made to permit Short Term Rentals in the Vieux Carre Entertainment District-1 (“VCE-1”) for the following reasons:

- VCE-1 is an appropriate place to permit STR
- VCE-1 should be regulated similarly to VCE with respect to STR
- VCE-1 can be a non-controversial part of the solution; an easy decision
- STR in the VCE-1 can have no negative effect on a residential neighborhood in that VCE-1 is a commercially zoned entertainment district dedicated to serving visitors
- Permitting VCE-1 owners to be licensed as year-round commercial STR license holders will raise needed funds for the City and will help alleviate STR demand in areas of the Treme, Marigny, Bywater and FQ that are, in fact, residential.
- Permitting STR in VCE-1 will incentivize investment into the upper floors of real estate properties, many of which are vacant, underutilized and/or blighted.
- Rents in VCE-1 are not conducive to affordable housing
- Differentiated from French Quarter hotels, STRs make family vacations in the French Quarter feasible for families with children desirous of visiting the nearby Riverfront, Aquarium and Insectarium

### **Introduction**

Thank you for your renewed energy in once again tackling the ongoing controversial issue of a Comprehensive Short Term Rental Study. We commend you on the thoughtful suggestions made in your City Planning Commission Short Term Rental Study of January 2016 (“CPC 2016 Study”). Your objective findings have been extremely useful to us as we conduct our research.

We recognize that the proponents of affordable housing and the VCPORA, each of whom have been very vocal about their agendas, are putting significant pressure on the City Planning Commission and the City Council. We are grateful that the CPC has been given another opportunity to objectively guide the City Council in creating thoughtful, reasonable guidelines based on fact, not emotion. Ideally the Short Term Rental (“STR”) guidelines will be able to identify areas where STR will have no negative effect. In turn, those areas can be part of the solution and not part of the problem.

## **VCE-1 should be treated no differently than VCE with respect to STR**

### **Purpose of VCE and VCE-1**

- a. VCE - to provide for entertainment places and restricted retail stores that attract and serve visitors and residents.
- b. VCE-1 - to provide for entertainment places and restricted retail stores along Decatur and N. Peters Streets that attract and serve visitors and residents.

Source: New Orleans, Louisiana, Comprehensive Zoning Ordinance. Article 10.1.C (2015).

STR is permitted in VCE. Similarly, VCE-1 should be accorded the privilege of hosting STR. Parity is requested, given that the purposes of VCE and VCE-1 are identical except for the street names. Likewise, both the VCE and the VCE-1 contain some blighted properties in need of investment renovation to bring them up to code and to enhance the quality of life in the Vieux Carre.

Our request for parity is supported by the CPC 2016 Study, page 61, wherein the Study reports that the staff feels that it should treat similar areas equally and having different regulations in similar neighborhoods runs counter to that argument.

### **VCE-1 can be part of the solution**

Permitting STR in VCE-1 can **relieve some of the STR pressure that has been placed on the residential neighborhoods of The Marigny, Bywater, Tremé and the French Quarter**. This is consistent with your CPC 2016 Study, page 62, where it was suggested that the guidelines direct short term rentals to commercial and mixed-use zoning districts to minimize the impact on neighborhoods.

**VCE-1** is comprised of both the River Side and Lake Side of the 200 and 300 blocks of Decatur from Iberville to Conti and the 200 and 300 blocks of the Lake Side of N. Peters from Iberville to Conti. Located at the **far Southwest corner of the French Quarter**, the VCE-1 is **away from the residential areas** of the French Quarter. Please see map attached as Appendix A.

The **VCE-1 Entertainment District** was created in **1992** when Councilmember Jackie Clarkson had the leadership and foresight to rejuvenate the seedy, vacant (but for mostly transient sailors and prostitutes) commercial warehouse district of the French Quarter. Councilmember Clarkson understood that creating positive foot traffic in a dark quadrant of the French Quarter would make it safer at night and a desirable area within which to invest. Her inspired vision to enliven the district required a text amendment and conditional uses to permit supper clubs and live music venues designed to attract tourism. As new owners of the long vacant and neglected shoe warehouse at 215-225 Decatur, we rallied the neighbors and stood beside Councilmember Clarkson throughout the process. Her vision enabled us to develop the House of Blues property that anchors the district. The House of Blues opened for business in January of 1994.

In 1997, we successfully sound isolated the building to add residential units to the upper floors. Eventually, our development began to interest others who invested in redevelopment of properties in the VCE-1. Approximately 25 years later, the long term positive effects of progressive thinking are ongoing. There are still approximately sixteen properties where the upper floors are underutilized, left unused or in some cases, susceptible to the elements and left to rot. Permitting STR will incentivize those property owners who have not yet redeveloped their upper floors and reward those owners who have done so on their own initiative.

### **Incentives to Invest**

Several of the buildings in VCE-1 have vacant upper floors (most underutilized and some blighted) and/or units upstairs that are either for sale or rent. **Locals are deterred from renting full time residences in the VCE-1** for the same reasons they won't rent full time residences on the VCE portion of Bourbon St. Vieux Carre traffic makes everyday access difficult and it is extremely disconcerting to have your residential home share the same immediate vicinity as the “Sun Spa,” formerly the Bangkok Spa,” (euphemism for a prohibited sexual massage parlor), its customers, the raucously broadcasting street performer disguised as Death Star, and loud late night crowds and distractions.

**Additionally, the first floors of too many of the commercial buildings on N. Peters remain vacant and bear “For Lease” signs.** The most trafficked pedestrian daytime street entrances into the French Quarter from the CBD and the Warehouse District are Chartres, Royal and Bourbon. Less so is Decatur a street entrance and yet even less so is N. Peters an entry point. Permitting STR in the VCE-1 will **increase daytime pedestrian traffic on N. Peters and Decatur and bring much needed commerce to store front businesses and property owners who have invested, and desire to continue to invest, in the commercial properties of the VCE-1.**

See Appendix B, attached, for an unofficial inventory of VCE-1 property uses.

### **Effect of STR on Homestead Exempt Properties in VCE-1**

My mother, Jacqueline Toledano, and I hold **homestead exemptions** on our condominium apartments located above the House of Blues. We are the only homesteaders in the entire VCE-1.

**The effect of STR on the only two homestead exempt owners in VCE-1 would be no different than it has been since 1997. The apartment units of 215-225 Decatur were fully rented from inception as long term corporate apartments the majority of which were leased by oil and gas companies. One lessee has been there for over 20 years. Others have come and gone based on the oil and gas economy. Corporate apartments are used to provide perks to customers and employees, so frequently there are multiple guests in the building. The effect on VCE-1 of carefully screened STR guests would be no different. At 215-225 Decatur, we employ a full-time property manager, administrative assistant and maintenance supervisor. My mother and I live on site. One can correctly**

**assume that my 86-year old mother and I do not want any so-called “party animals” staying in the units.**

Recently, a petition urging the City Council to permit STR was circulated among **property owners in the VCE-1**. All but the more difficult to reach owners of the condos located at the corner of Decatur and Bienville were contacted. Over 30 owners were reached and all were in **unanimous favor of permitting STR in VCE-1**. Permitting STR in the VCE-1 would **reflect the needs and desires of the property owners in VCE-1. It is inappropriate to make decisions regarding VCE-1 based upon the needs and desires of the residential neighborhoods of the French Quarter.**

See Appendix C, attached, for a copy of the petition with signatures.

**VCE-1 was never intended to be a residential neighborhood.** It was part of the original warehouse district of the French Quarter. VCE-1 features over 20 bars, restaurants and music venues that attract incessant activity, partying street crowds and stay open late at night. Live brass bands and Mardi Gras style parades are a common and welcome occurrence in the VCE-1. Less welcome are the street performer known as “Death Star” who cordons off part of the street to loudly broadcast recorded pop music from a boombox all day and night, pontificating tour guides, drunken individuals, an adjacent sexual massage parlor that masquerades as a “Spa,” garbage trucks and dumpster clatter before dawn, vagrants, and the Marriott Hotel who tests its generators overlooking Iberville Street very early in the morning once a week by making a deafeningly loud “white” noise.

STR use is in keeping with the unique character of the VCE-1. There is an infinitesimal chance that any potential disruption from an STR could overwhelm the VCE-1, a commercial zoned area that also features mixed-use. Neighborhoods that are considered “residential” cannot possibly “boast” of all this activity. Despite all of this, we happen to cherish living in the VCE-1 and would welcome the opportunity to be eligible to share our natural southern hospitality with individuals and families seeking an STR experience.

### **Second Homes**

What Councilmember Clarkson wisely envisioned in 1992 has had a lasting impact. Twenty years after we developed the House of Blues and the upper floor apartments, others in VCE-1 have followed, investing tens of millions in renovations of once vacant warehouses and equipping them with modern life safety features such as enclosed stairwells, sprinklers and smoke detectors.

To encourage development, the BZA and the VCC have frequently relaxed the square footage regulations and as a result, many **“second home” condos have been built in the VCE-1.**

According to census data, **45% of the housing units in the FQ are “vacant”** because the census only considers permanent residential units as occupied. “Allowing for limited, deconcentrated STRs in the French Quarter would activate under-utilized second homes while not taking long-term rentals off the market.” Source: CPC 2016 Study, page 62.

The census only counts permanent residents. The second home condos are not suitable as permanent housing for their owners who choose to use them as a “pied a terres.” Most are small, and the owners have no desire to make them available for long term rentals because the owners need to keep the units available for their own use from time to time. These units have not been taken “off the market” as affordable housing. These units were never “on the market” nor are they “affordable.” Rents for newer apartments in the VCE-1 do not qualify as affordable housing. Much of the construction was not subsidized and factoring in burdensome VCC regulations, residential units in the VCE-1 are extremely costly to build. Rental amounts are a reflection of those considerations.

**The CPC 2016 Study noted on page 62 that, second homes, if not rented on a short term basis, will likely sit vacant for most of the year. “Allowing for limited, deconcentrated short term rentals in the French Quarter would activate under-utilized second homes while not taking long-term rentals off of the market.”**

**The obvious conclusion is that like VCE, VCE-1 is in fact the most appropriate place to permit responsible STR.**

New Orleans **Tourism officials** claim there is far more demand for hotel accommodations than the hotel room supply. Permitting STR in VCE-1 would contribute to meeting the demand for visitor housing and keep more visitors and their spending in New Orleans. Why would New Orleans intentionally direct tax dollars it is entitled to, to Jefferson Parish and other far flung parishes?

### **Affordable Housing Issues**

Permitting STR in VCE-1 would not erode the supply of affordable housing

The apartments in VCE-1 **do not qualify as affordable housing.** (NOLA per capita income is \$27,255 and median income is \$36,964 so 30% of income makes “affordable” as it pertains to housing, range from \$680 to \$925 a month- our Decatur Place rents average from \$3200 to \$4200 a month. To qualify, an individual would need to make over \$150,000 a year.)

Source: [https://www.bestplaces.net/economy/city/louisiana/new\\_orleans](https://www.bestplaces.net/economy/city/louisiana/new_orleans)

Fair market rent for a 1 bedroom is \$827; for a 2-bedroom it is \$996.

Source: [https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2018\\_code/2018summary.odn](https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2018_code/2018summary.odn))

**The VCE-1 is a distinctly appropriate place to permit responsible STR. Live music venues, bars, restaurants, a fried chicken fast food chain establishment, a Subway, a variety of tours, a fire station, street performers, an urgent care facility, a hotel, retail shops including a reimagined so-called “t- shirt shop” and tourist information booths, are all permitted to serve tourism. Owners of apartment units in VCE-1 should not be denied this permission.**

## **City Planning Commission Short Term Rental Study January 2016**

Goals and Objectives used by CPC in January 2016 study:

Ensure the safety of visitors; • Protect neighborhood character and minimize impacts to residential areas; • Enable economic opportunities; • Create equitable regulations for the hospitality industry; • Create regulations based on best practices that respond to the unique circumstances in New Orleans; • Generate revenue for the City; • Facilitate public notice and information; • Allow short term rentals based on their impact; • Propose regulations that respond to the unique impacts of each short term rental type to minimize nuisances; • Propose enforceable regulations; • Prioritize enforcement; and • Implement a system where problem operators would not vest property rights

Page 53 - Suggested to direct short term rentals to commercial and mixed use zoning districts to minimize the impact on neighborhoods.

Page 56 and Page 61 - Suggested the STR definition should only include a 30 day threshold, which is the nationwide standard. “There is no justification for a longer period that only applies to the French Quarter.”

Page 61 - Stated there is no reason to exclude the French Quarter from STR. There is “no need to prohibit short term rental in certain neighborhoods, because the proposed short term rental regulations will be effective in all neighborhoods.”

Page 62 - According to census data, 45% of the housing units in the FQ are “vacant” because the census only considers permanent residential units as occupied. Allowing for limited, deconcentrated STRs in the FQ would activate under-utilized second homes while not taking long-term rentals off the market.

### **The New Study**

The new study ordered by the City Council directs the City Planning Commission to make a comprehensive study to look at New Orleans' laws and STR presence compared to similarly sized cities like Austin, Charleston, Nashville and Savannah, and determine whether those cities' laws could work in New Orleans. The study will review STR's contributions to the city's affordable housing fund as well as its data-sharing and enforcement mechanisms.

Source: City of New Orleans. City Council. Motion No. M-18-194. May 24, 2018  
<https://www.nola.gov/nola/media/City-Planning/M-18-194.pdf>

It is our understanding that notwithstanding the fact that the City Council moratorium on STR does not apply to commercial STR, the new study, publicized to be “comprehensive,” will consider among other matters, “revisions to permissible/prohibited zoning categories” and should therefore include a study of STR impact on the French Quarter. We trust this to be the case. Nevertheless, in the event the new study is not inclusive of the French Quarter, the CPC 2016 Study included the French Quarter. Its findings provide no reason to prohibit STR in the VCE-1. In fact, the opposite is true. The recommendations of the City Planning Commission STR Study of January 2016 would support STR in VCE-1.

## **Land Use**

From a land use point perspective, it does not conform to common sense to permit live entertainment, one of the least restrictive uses, and yet prohibit short term residential rentals.

## **Hotel Lobby Concerns**

As to the over 50-year monopoly moratorium on hotel expansion in the French Quarter, STRs can be physically differentiated. Historically, the hotel moratorium was inspired by concerns about density, not monopoly. Hotels typically consist of many small individual hotel rooms. STRs are physically different in that they are full scale apartments equipped with kitchens, often with multiple sleeping accommodations that offer unique appeal to families who value keeping family members all together in one family unit. Not all visitors to the FQ are adults only. The Riverfront and the Audubon Institute's Aquarium and Insectarium dwell in the lap of the VCE-1. STRs make family vacations feasible for those with children too young to stay in their own hotel rooms.

**Use existing laws.** Although the City's current STR licensing system has inadvertently resulted in mass conversion of CBD and Warehouse District apartments into STRs, several developments in the CBD are violating federal housing law by offering STRs. The **Jane's Place Short Term Rentals, Long Term Impacts Study** of 2018 suggests that a stand be taken against apartment buildings with HUD-insured mortgages that are operating as hotels in violation of federal law by exercising the statutory right to sue for injunctive relief under 12 USC 1731(b). According to the Jane's Place Study, the Maritime, the Saratoga, the Paramount, and Woodward Lofts all secured financing through mortgages backed by HUD, which explicitly bans STRs as a property use. HUD mortgages finance housing for residents. STRs operating in these buildings are illegal under the Federal Housing Act of 1934. JPNSI filed a formal complaint with HUD against the Saratoga and the Maritime in October 2017 regarding their illegal STRs and is awaiting a final determination from HUD.

## **Circumstances specific to 215-225 Decatur**

Thousands of new apartments have been built in the neighboring CBD and warehouse district. These are presenting newly intense competition in the apartment rental marketplace. The apartment rental market has been flooded, incentivized by the historic tax credits. When we have vacancies at 215-225 Decatur, apartments sit on the market for over a year because only a very limited number of prospects chose to live in the VCE-1 and can afford the monthly rent.

When we purchased the long vacant Rosenberg and Sons shoe warehouse located at 215-225 Decatur on April 13, 1992, we paid \$725,000. Millions of dollars were invested into it by the House of Blues and millions more by us. We successfully sound isolated the upper floors to make them less vulnerable to the music within the House of Blues. There is less we can do to isolate the outside noise levels.

The Vieux Carre Commission ("VCC") is currently requiring us to repair the existing serviceable enamel brick on our building to make it look like new. We are investing another \$750,000 into the exterior of the building at the specific demand of the VCC.

The point is that we are forced to spend hundreds of thousands to suit the VCC, yet we are prohibited by the New Orleans City Council to sensibly earn money in an appropriate location with STR. The property located at 215-225 Decatur is fully equipped to handle STR. When designed, the average size of its 13 apartment allotted square footage spaces was 1600 square feet, 2 bedrooms, 2.5 baths, with fully equipped kitchens, living and dining rooms, laundry rooms, etc. We have two homestead exemptions in the building, a full-time property manager, administrative assistant and maintenance personnel. We adhere to safety codes and internally enforce Rules and Regulations for our lessees. We are responsible property owners who have invested heavily to successfully improve the VCE-1 and favorably impact the French Quarter. We can even offer off street parking in an adjacent owned parking lot.

### **Ask**

**In conclusion, we ask that the VCE-1 be permitted to enjoy the privilege of hosting Short Term Rentals pursuant to a year round commercial use license. VCE-1 properties constructed pursuant to modern codes are in compliance with Life Safety codes and liability insurance requirements.**

**Please recommend including the VCE-1 as part of the \$150 million spent on STR in 2017, the \$1.5 million per year generated in fees and the \$900 million impact the STR users are spending here. Such permission will generate more in taxes and fees to aid the City's budget and will have no negative effect on the VCE-1 neighborhood.**

**We are available to further meet, discuss and/or answer any questions you might have regarding the impact STRs could have on VCE-1.**

**Thank you for your time and consideration of our concerns.**

Source for above statistics: [https://www.nola.com/politics/index.ssf/2018/06/short-term\\_rentals\\_study\\_uno.html](https://www.nola.com/politics/index.ssf/2018/06/short-term_rentals_study_uno.html)





**APPENDIX A-Map showing location of VCE-1**

## **APPENDIX B- Informal observations**

### **200 BLOCK OF DECATUR- LAKE SIDE**

- 201            Urgent Care – Three Apartments above used to entertain insurance business**
- 209            Flambeaux Restaurant- Unimproved Blighted above**
- 211            Holy Smoke T-shirt- Unimproved Blighted above**
- 215            Jacqueline Toledano Unit 501**
- 215            Suzette Toledano Unit 502**
- 215            215-225 Decatur, LLC Unit 300- Eleven Apartments**
- 225            215-225 Decatur, LLC House of Blues Unit 100**
- 229            Foundation Room, Parish, Big Mama's**
- 233            Claire's Pour House- One Apartment upstairs \$1600/month**
- 237            Estrella Restaurant – One Apartment upstairs/owner occupied**
- 239            Creole Bella Restaurant- Two Apartments upstairs/owner occupied**
- 241            Ryan's Irish Pub- One Apartment upstairs/owner occupied**

### **200 BLOCK OF DECATUR- RIVER SIDE**

- 200            Empty- Blighted and boarded graffiti eyesore**
- 204            Ruby Slipper Restaurant- Residences under construction**
- 206            Delacroix Corp.- Offices and Upper floors appear to be empty**
- 210            Empty Commercial -Former Louisiana Music Factory-Blighted 5 stories**
- 214-216- Segway and Bike Tours, Dollz and Dames, Tourist Information Center**

220 Condominiums- 22 Apartments; Assessible Values Range from \$63,600 for 693# to \$109,800 for 1196#; Start at \$345K according to the sign

226 Empty Commercial under construction/ Upstairs will be residential

228 Beckham Books- unknown upstairs, books on second floor; appears empty on two upper floors except for band practice

230 Attiki Restaurant - Decatur apartments upstairs

240 Industry Bar - Decatur apartments upstairs

232 Decatur 15 (?) Apartments Range from \$325,500 for 1268# to \$546,000 for 200#

### **300 BLOCK DECATUR -Lakeside**

301 Willie's Fried Chicken Restaurant- upper floors appear unimproved and blighted

305 FAM NOLA Clothing Commercial space upper floors storage

305 A -Upper floors storage

309 Commercial for Lease -empty restaurant space; former Ted Brennan- upper floors unimproved and empty

315 Nola Visitor Center commercial and 4-5 apartments for lease on upper floors

317 Fire Station

329 Evangeline Restaurant and Bar- one story- no upper floors

331 Kerry Irish Pub- appears unimproved and empty on upper floors

335 and 335A STNDRD Clothing (old Sewall Fine building plus one next door- all retail) upper floors are storage

337 Nola Visitor Center- 5 stories total -One Apartment/Owner occupied -Carrol Foti, several floors otherwise unimproved and empty

### **300 BLOCK DECATUR -Riverside**

**300 Commercial Red Building is empty, upper floors appear unimproved and empty-4 stories total**

**308 Envie Restaurant – same building as 323 N. Peters- pink stucco and balconies -two commercial units and 4 residential units Commercial ranges from \$300,800 for 1078# to \$431,000 for 1547#; Residential ranges from \$336, 200 for 1206# and \$468,900 for 1683#**

**320 Bienville House Hotel**

**334 Southern Candymakers – Assessed at 335 N. Peters address-upper floors unimproved and blighted**

**336 Triangular empty lot -wild card**

### **200 BLOCK N. PETERS LAKE SIDE**

**201 Papa’s Pizza; Riverside Spa; Mister Apple and 4 Apartments on upper floors**

**207 Empty Commercial with Nestle Tollhouse signs- 12 Apts. Upstairs 209 and 209A Sherwin Williams- no apartments upstairs as per Mailman Kenneth Washington so they must use 207 as the address**

**213 -215-217 NPetersStC1 Fashion 4 You; Bare Leather Commercial and North Peters Place- 6 Apartments on upper floors**

**219 St. Lawrence Restaurant & Bar - upstairs appears to be unimproved and empty**

**223 R Clothing Commercial and 6 Apartments – Range from \$198,000 for 658# to \$472,500 for 1450# - Fully Furnished Condo for Sale \$539k**

**225 Coyote Ugly Saloon; Two Apartments above for lease**

**233 Empty Commercial for Lease; Rice Building; Maybe two Apartments on lock box; Mark Ledet Owner, 569-9300, Schafer Mickal**

**235 Empty Commercial for Lease 341-2070 Maybe One Apartment and one unimproved above**

**237 Subway Restaurant and maybe 3 Apts. on upper floors**

**241 N'Awlins Gift & Blues and maybe apartments**

**300 BLOCK N. PETERS LAKE SIDE**

**301 Felipe's Restaurant and Bar upstairs and 6 Apartments upstairs**

**323 Same as Envie at 308 Decatur and 4 residential units ranges from \$300,800 for 1078# to \$431,000 for 1547#; Residential ranges from \$336, 200 for 1206# and \$468,900 for 1683# 525-1311 1777#**

**321 Latitude 29 - Part of Bienville House Hotel**



## APPENDIX C – VCE-1 Property Owners’ Petition

TO: New Orleans City Council  
 CC: City Planning Commission  
 RE: Short Term Rentals in VCE1

FROM: Property owners, business owners and other interested parties in VCE1

DATE: April 10, 2018 (petition started)

\*\*\*\*\*

We, the undersigned, fully support allowing short terms rentals in VCE1.

SIGNATURE	PRINTED	CONTACT NUMBER	VCE1 ADDRESS
<i>Jaqueline G. Tolado</i>	Jaqueline G. Tolado	(504) 525-2552	215 Decatur St. Unit 501
<i>Suzette Tolado</i>	Suzette Tolado	(504) 525-2552	215 Decatur St. Unit 502
<i>Decatur LLC</i>	215-225 Decatur, LLC	(504) 525-2552	215 Decatur St. Unit 300
<i>Decatur LLC</i>	215-225 Decatur, LLC	(504) 525-2552	225 Decatur St. Unit 100
<i>Ricard Kravitz</i>	House of Blues	(504) 310-4400	225 Decatur St. 70130

TO: New Orleans City Council  
 CC: City Planning Commission  
 RE: Short Term Rentals in VCET  
 FROM: Property owners, business owners and other interested parties in VCET  
 DATE: April 10, 2018 (petition started)

\*\*\*\*\*

We, the undersigned, fully support allowing short terms rentals in VCET.

SIGNATURE	PRINTED	CONTACT NUMBER	VCET ADDRESS
<i>Robin Deane</i>	Robin Deane	(504) 586-0703	209 Decatur St.
<i>Robin Deane</i>	Robin Deane	(504) 586-0703	211 Decatur St.
<i>Elaine Morales</i>	Elaine Morales	(504) 586-0703	301 Decatur St.
<i>Christina Constance</i>	Christina Constance	(504) 220-6558	220 Decatur St.

TO: New Orleans City Council  
 CC: City Planning Commission  
 RE: Short Term Rentals in VCE1  
 FROM: Property owners, business owners and other interested parties in VCE1  
 DATE: April 10, 2018 (petition started)

\*\*\*\*\*

We, the undersigned, fully support allowing short terms rentals in VCE1.

SIGNATURE	PRINTED	CONTACT NUMBER	VCE1 ADDRESS
<i>Richard Williams</i>	Richard H. Williams	504.909.2258	204 Decatur 24, 26, 34, 38



DATE: April 10, 2018 (petition started)

**We, the undersigned, fully support allowing short terms rentals in VCE1.**

[illegible]

DATE: April 10, 2018 (petition started)

**We, the undersigned, fully support allowing short terms rentals in VCE1.**

[illegible]

TO: New Orleans City Council  
 CC: City Planning Commission  
 RE: Short Term Rentals in VCE1  
 FROM: Property owners, business owners and other interested parties in VCE1  
 DATE: April 10, 2018 (petition started)

\*\*\*\*\*

We, the undersigned, fully support allowing short terms rentals in VCE1.

SIGNATURE	PRINTED	CONTACT NUMBER	VCE1 ADDRESS
<i>Breanna Davis</i>	BREANNA STAVIS	504327-0067	837 DECATUR ST.



TO: New Orleans City Council  
CC: City Planning Commission

CC: City Planning Commission

RE: Short Term Rentals in VCET

**FROM:** Property owners, business owners and other interested parties in VCET

DATE: April 10, 2018 (petition started)

**We, the undersigned, fully support allowing short terms rentals in VCEI.**

[illegible]

Miss Betty please fax back to Louis Southern Ins  
528-9245.




**We, the undersigned, fully support allowing short terms rentals in VCE1.**

[illegible]

TO: New Orleans City Council  
 CC: City Planning Commission  
 RE: Short Term Rentals in VCEI  
 FROM: Property owners, business owners and other interested parties in VCEI  
 DATE: April 10, 2018 (petition started)

We, the undersigned, fully support allowing short term rentals in VCEI.

SIGNATURE	PRINTED	CONTACT NUMBER	VCEI ADDRESS
	Michael Loney	985-772-8260	305 Decade St.

TO: New Orleans City Council  
CC: City Planning Commission  
RE: Short Term Rentals in VCE1  
FROM: Property owners, business owners and other interested parties in VCE1  
DATE: April 10, 2018 (petition started)

\*\*\*\*\*

We, the undersigned, fully support allowing short terms rentals in VCE1.

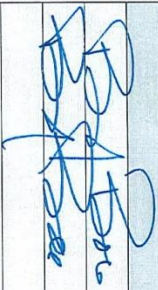

[illegible]



TO: New Orleans City Council  
 CC: City Planning Commission  
 RE: Short Term Rentals in VCET  
 FROM: Property owners, business owners and other interested parties in VCET  
 DATE: April 10, 2018 (petition started)

\*\*\*\*\*

We, the undersigned, fully support allowing short terms rentals in VCET.

SIGNATURE	PRINTED	CONTACT NUMBER	VCET ADDRESS
	Beau J. Box	225 931-3200	389 Decatur - 329
	Beau J. Box	225 931-3200	331 Decatur - 331

TO: New Orleans City Council  
 CC: City Planning Commission  
 RE: Short Term Rentals in VCE1  
 FROM: Property owners, business owners and other interested parties in VCE1  
 DATE: April 10, 2018 (petition started)

\*\*\*\*\*

We, the undersigned, fully support allowing short terms rentals in VCE1.

SIGNATURE	PRINTED	CONTACT NUMBER	VCE1 ADDRESS
<i>Ali Basiri</i>	<i>Ali Basiri</i>	<i>504-256-0787</i>	<i>217 N. Pelters</i>
<i>Malik Asif</i>	<i>Malik Asif</i>	<i>504-405-0550</i>	<i>213 N. Pelters</i>
<i>Eric Cho</i>	<i>Eric Cho</i>	<i>504-453-1800</i>	<i>335 Decatur</i>
<i>Martin Doherty</i>	<i>Martin Doherty</i>	<i>504-514-0068</i>	<i>241 Decatur St</i>
<i>Diana Canahuati</i>	<i>Diana Canahuati</i>	<i>504-587-3756</i>	<i>230 Decatur Street NMA</i>

DATE: April 10, 2018 (petition started)

\*\*\*\*\*

**We, the undersigned, fully support allowing short terms rentals in VCE1.**

[illegible]

\*\*\*\*\*

28

[illegible]

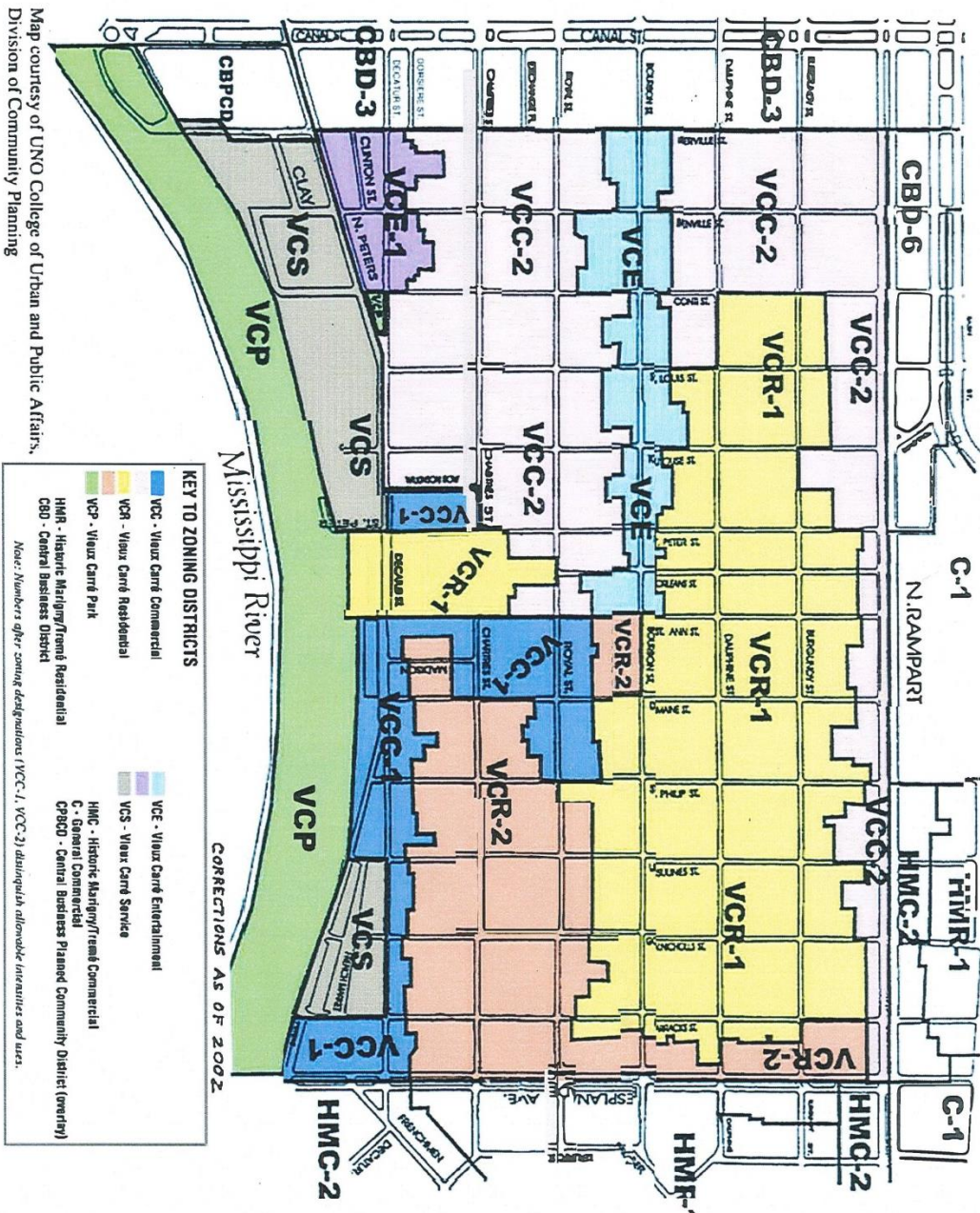
DATE: April 10, 2018 (petition started)

**We, the undersigned, fully support allowing short terms rentals in VCE1.**

[illegible]



# Vieux Carré Area Zoning Map



Map courtesy of UNO College of Urban and Public Affairs,  
Division of Community Planning

To: New Orleans City Planning Commissioners and Staff  
From: Jane Place Neighborhood Sustainability Initiative  
Date: August 20, 2017  
Re: Comment on the 2018 Short Term Rental Study

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Dear City Planning Commissioners and Staff,

Jane Place Neighborhood Sustainability Initiative is pleased that the City Planning Commission and staff are undertaking a thorough reassessment of how Short Term Rentals (STRs) are affecting our neighborhoods, communities, and housing stock, with the goal of improving STR regulations for New Orleans. JPNSI has spent three years analyzing how STRs are impacting New Orleans, culminating in a report released in March of 2018 entitled *Short Term Rentals, Long Term Impacts: The Corrosion of Housing Access and Affordability in New Orleans*. The full report can be accessed on our website at [www.jpnsi.org/our-advocacy](http://www.jpnsi.org/our-advocacy).

Stronger Enforcement and Platform Accountability

JPNSI calls for reforming the current STRs rules to include stronger and better enforcement mechanisms. Platforms that are facilitating and profiting from thousands of illegal STRs in the city must participate in enforcement. Recent reporting has detailed exactly how easy it is for individual operators and platforms to circumvent our existing regulations- including listing and booking thousands of illegal STRs and booking temporary STRs far beyond their 90-day limit. Current regulations also rely on an agreement with Airbnb that includes no penalties if it does not live up to its end of the bargain- and no other platform faces penalties if they knowingly list illegal STRs. The City has done its best to do enforcement under these conditions, but the rules in place ensure that we will continue to fall far short. It's no surprise that data scrapes suggest close to a third of STRs are unpermitted, and that Airbnb's own data reports to the city indicated that there were 2,500 unpermitted STRs on their website as of February 2018.

New Orleans also can't afford to spend millions of scarce housing and code enforcement dollars on STR enforcement. City resources should not be utilized to do STR platform's job of transactional accountability. We currently use close to \$3 million per year of CDBG and NHIF funds for code enforcement, which could instead be used to create actual affordable housing units to offset New Orleans entrenched housing crisis.

JPNSI calls for the City to license STR platforms to ensure that they are holding their users accountable and ensuring that their users are upholding STR regulations. Other types of businesses in New Orleans must uphold the laws of the City in order to conduct business, and tech companies should not be an exception. New Orleans would not be alone in taking this step- other cities have led the way and are showing that costly STR enforcement schemes are unnecessary. Boston, Chicago, Santa

Monica, and San Francisco have all recently enacted STR regulations that require platforms to actively remove unpermitted listings.

In fact, the City of Santa Monica just prevailed in a U.S. District Court against Airbnb and HomeAway. The judge rejected the platforms' motion for an injunction on the grounds that the Communications Decency Act does not protect platforms from that city's new regulations.<sup>1</sup> Santa Monica's regulations do not penalize publishing activities, but do prevent platforms from facilitating unlawful business transactions on their websites.

In San Francisco, Airbnb and HomeAway settled with the city after a judge rejected "free speech" arguments by the platforms.<sup>2</sup> The platforms agreed to ensure all operators are registered with the city and to remove unregistered postings. As a result, thousands of listings disappeared from the platforms.

In the California cities, the ordinances specifically require platforms to participate in enforcement, while Chicago and Boston requires platforms to obtain a license or sign a mandatory agreement to operate, similar to New Orleans' agreements with ride-sharing companies.

None of the southern cities named for additional study in the Council motion (Charleston, Nashville, Austin, or Savannah) have similar requirements and all remain vulnerable to the kind of rampant illegal STR activity New Orleans has experienced in the past two years.

New Orleans may be more comparable in size to these smaller cities, but due to our ranking as a top tourist destination, we have far more listings compared to our population than even Chicago and San Francisco and would greatly benefit from similar enforcement measures. Other cities have successfully defended their policies in federal court, New Orleans should accept nothing less than an ordinance that requires platforms to participate in enforcement. In particular, New Orleans should license platforms and use the licenses to require platforms to:

- only accept listings with a valid city permit
- actively remove unpermitted listings
- share data, including the physical address of the STR, operator name, permit number, the number of nights occupied, the amount paid, and whether the rental is a whole home vs. a room
- report any complaints of discrimination based on race, gender, sexual orientation, disability, family status, or religion directly to the City.

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<sup>1</sup> "City of Santa Monica Prevails Against Airbnb and HomeAway." March 12, 2018. City of Santa Monica. Available: [www.santamonica.gov/press/2018/03/13/city-of-santa-monica-prevails-against-airbnb-and-homeaway](http://www.santamonica.gov/press/2018/03/13/city-of-santa-monica-prevails-against-airbnb-and-homeaway)

<sup>2</sup> Carolyn Said. "Airbnb loses thousands of hosts in SF as registration rules kick in." January 24, 2018. *San Francisco Chronicle*. Available: <https://www.sfchronicle.com/business/article/Airbnb-loses-thousands-of-hosts-in-SF-as-12496624.php>



### Protecting Neighbors and Neighborhoods

New Orleans' existing convoluted regulations were designed for STR speculators and investors, not homeowners struggling to make their mortgage. Any new regulations must end these perverse incentives. The strongest way to reduce STR speculation in our communities is by limiting the number of permits per resident to one, and tying the permit to a homestead exempt property. This would not only reduce the overall number of STRs, but make enforcement of illegal listings much easier.

Most cities, large and small, have moved to restrict STRs to only units where the operator lives on the property. In Santa Monica, Charleston, and Orlando, operators must own and live on the property, but must also be present for the guests' stay. In New York, Airbnb voluntarily agreed to implement a "One Host, One Home" policy, which they continue to oppose in New Orleans. As a result, operators in New York are only allowed to list entire home listings at one, discrete address. Orlando only allows operators to rent out 50% or less of their property. In a three-bedroom home, only one bedroom can be listed. In a double, the smaller unit may be listed as a whole home rental. In most cities that have recently enacted STR rules, the regulations make very little distinction based on the underlying zoning of the property. Instead, regulations are simple and clear: operators must prove they own and live at the address they intend to list on an STR platform and can only operate one listing at a time.

JPNIS believes we should follow this lead to ensure the integrity of our neighborhoods. The current distinction in STR permit classes by residential vs. commercial zoning simply does not make sense in our city. As an example, 12 residents were recently evicted from a four unit building on Marigny St. to make way for four Sonder-owned 365-day-a-year commercial STRs. The residents were teachers, chefs, bartenders and artists. Their location in the Marigny allowed them to save money on transportation costs and live close to their jobs. They help create the culture that New Orleans sells to tourists, but now they've been displaced.

It was possible to easily displace these residents—regardless of the Council's moratorium—because their building's location half a block off of St. Claude Ave. still falls in a neighborhood commercial zone. There are 476 permitted commercial STRs in similar neighborhood commercial zones throughout the city, more than the 417 permitted commercial STRs in CBD zones.

Suggesting that residents in a double one-half block off of St. Claude Ave. and residents in a double three-quarters of a block off St. Claude Ave. deserve different protections doesn't make any sense. New Orleans' commercial corridors are not lined with 50 story high rises. In many cases, they are built to nearly the same scale as the surrounding neighborhood. These corridors are also exactly the areas the RTA recently designated as places to expand high frequency transit, which also happens to be a serious concern of this City Council. If we were to enact a policy that

required homestead exemptions for STRs in residential zones, but continued to allow absentee STR ownership in neighborhood commercial zones it would put enormous pressure on the rentals that do exist on these corridors. By the time New Orleans actually improves high frequency transit on these corridors, it would be impossible for a resident to live on St. Claude Ave., Oretha Castle Haley Blvd., Magazine St., or Broad St. because they would be overrun with STRs.

The recent fight over the up-zoning of the former Zara's on Prytanía also foreshadows how allowing absentee STRs in neighborhood commercial zones will turn every local zoning change into a fight over STRs. It will also ensure that the CPC will continue to be overrun with spot zoning requests to rezone residential parcels into commercial lots. Housing and transit advocates, along with many neighborhood residents, would welcome higher density and a diversity of uses on these corridors, but not if it comes at the expense of displacing residents for tourists.

Proponents of absentee STRs have suggested that they should be allowed in these commercial zones because STRs spur economic growth in disinvested neighborhoods. This may sound like a reasonable argument, but the evidence suggests the opposite. A recent Purdue University study found that Airbnb does provide some benefit to local businesses, but typically only in white neighborhoods.<sup>3</sup> Anyone who lives in Central City, St. Claude, or the Seventh Ward has seen this trend play out. Tourists can be seen coming and going in Ubers/Lyfts from their rented homes to the French Quarter, spending little time in the neighborhood. Coded language in the reviews of these same Airbnbs about the "sketchy neighborhood" only reinforces the narrative.

In order to preserve our neighborhoods and their commercial corridors, New Orleans must require a homestead exemption for anyone seeking to STR their property in residential or neighborhood commercial zones. We urge the City Planning Commission and staff to join with other cities that are protecting housing and residents by creating new STR rules that make it harder for speculators to displace residents.

We thank you for your attention to these comments and recommendations and would be happy to answer any questions or provide further details.

Sincerely,

Breonne DeDecker  
Program Manager, Housing and Policy  
Jane Place Neighborhood Sustainability Initiative

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<sup>3</sup> Tracy Jan. "Airbnb benefits local economies. But mainly in white neighborhoods, study finds." July 11, 2018. *The Washington Post*. Available: [www.washingtonpost.com/business/2018/07/11/airbnb-benefits-local-economies-only-white-neighborhoods-study-finds/?noredirect=on&utm\\_term=.53004f8247e2](https://www.washingtonpost.com/business/2018/07/11/airbnb-benefits-local-economies-only-white-neighborhoods-study-finds/?noredirect=on&utm_term=.53004f8247e2)



Responsible STR  
**NOLA**

*Welcoming Visitors, Protecting Neighborhoods*

# ECONOMIC IMPACT OF COMMERCIAL SHORT-TERM RENTALS IN NEW ORLEANS

**AUGUST 2018**

Prepared by  
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Prepared for  
Responsible STR NOLA

Dr. Richardson is solely responsible for the analysis, facts,  
and findings included in this study.

# Summary of findings for Economic Impact of Commercial Short-term Rentals in New Orleans

Several types of short-term rentals have developed in cities throughout the United States. Overnight visitors to various communities have expressed a preference for accommodations other than traditional hotels, bed and breakfast services, and staying with family and friends. In 2016, the City of New Orleans created a framework to regulate short-term rentals with three separate license types, including commercial short-term rentals (“Commercial STRs”) which are permitted in non-residential zones only. Commercial short-term rentals have a very different impact – both on the local economy and on communities – than Temporary or Accessory operators.

**Commercial short-term rentals have a very different impact—both on the local economy and on communities—than Temporary or Accessory operators.**

## **Key Economic Findings from Commercial Short-Term Rental impact study based on visitor surveys and spending habits:**

- › The percentage of overnight visitors in New Orleans staying in other accommodations has reached almost 10% in 2015 based on the University of New Orleans Hospitality Research Center– and is projected to be over 12.5% by 2020 if this growth continues – with an estimated **70% or more of these visitors staying in Commercial STRs.**
- › These visitors, based on tax collections by the Louisiana Department of Revenue, are projected to spend just over \$480 million in 2018 on lodging, restaurants and bars, recreational and entertainment enterprises, retail stores, local transportation and other places in the city. **An estimated \$350 million is related to visitors staying in Commercial STRs based on information regarding the number of Commercial STRs, their occupancy rates, and their average revenue per day.**
- › The spending of \$480 million supports close to 5,670 jobs and state and local taxes of \$64 million, with **Commercial STRs responsible for 4,140 jobs and \$47 million of the state and local taxes based on information from the U.S. Department of Commerce.**
- › Additionally, Commercial STRs encourage and facilitate new construction projects, leading to an injection of spending into the local economy, creating net new jobs throughout the economy, and generating local tax receipts even before the visitors arrive.

In addition to supporting the New Orleans tourism industry, Commercial STRs have a very different impact on communities than other license types. They:

- › Do not operate in, nor affect, residentially-zoned neighborhoods
- › Encourage the ongoing development and improvements of commercial areas in the city,
- › Maintain and stabilize the return on investment for property owners in commercial areas,
- › Promote redevelopment in commercial areas, particularly in blighted buildings, and
- › Add to the overall economic improvement in the city, including additional jobs, earnings, along with state and local tax collections due to capital improvements, renovations, and other activities.

The role of Commercial STRs in supporting ongoing development in the commercial areas of the city is documented by the fact that, from 2015 to 2017, the number of mailing addresses in the Central Business District increased by over 18%, compared to a 2.6% increase throughout New Orleans. Almost 50% of all Commercial STR permits were issued in the Central Business District. Other Commercial STRs occurred in districts within New Orleans that similarly saw an increase in mailing addresses. These Commercial STRs did not negatively affect the city's overall housing market, based on information regarding housing prices and rental rates. The average price per square foot of a house dropped between 2016 to 2017 from \$181 to \$175, with prices fluctuating from neighborhood to neighborhood. And the average rental rate in New Orleans was \$1,035 in January 2015 and \$1,093 in July 2018, with the rental rate varying by studio, one bedroom, two bedrooms, and three bedrooms—an increase of just 5.6% over 3.5 years. **Housing parameters such as rental vacancy rates, rents for various properties, or the market value of various properties as collected by the Reinvestment Fund do not suggest that Commercial STRs have created an increase in housing prices or are creating a housing shortage.**

New Orleans mailing addresses in 2017 are still only about 86% of mailing addresses in 2005. Only in the Central Business District and St. Thomas Development have the mailing addresses increased rather substantially or over 300%. In 19 other neighborhoods, such as the Lower Garden District, mailing addresses have increased at a rate of about 1% to 34%. New Orleans still has some growing to do, and Commercial STRs contribute to the city's overall growth. These conclusions are fully in accordance with the underlying assumptions made by the Reinvestment Fund in the report, New Orleans – Market Value Analysis (June 11, 2018), namely: (1) public subsidies are scarce and cannot create a market by themselves, (2) public policy must leverage private investment, and (3) a community must build from its strength. Commercial STRs represent one of those strengths.



# Economic Impact of Commercial Short-term Rentals in New Orleans

## INTRODUCTION

Short-term rentals (“STRs”) of properties for visitors and tourists have become an economic reality throughout the United States and, for that matter, in major cities internationally. This trend represents a response to the market environment in which different accommodations were considered more affordable, convenient, and compatible with certain market participants. STRs have been created by individuals and by companies as a response to this demand for other accommodations for visits to cities; however, STRs would not exist if there was not a genuine demand for their services.

**Commercial STRs, which operate in non-residential zones only, support this tourism-related spending – and in addition, encourage and support capital spending and property development in the commercial sectors of the city.**

As an example, according to the University of New Orleans Hospitality Research Center (HRC), the proportion of New Orleans overnight visitors in 2010 who preferred alternative accommodations (other than hotel/motel, bed and breakfast, and staying with family or friends) was 7.4% while by 2015 it was 9.6%, an increase of almost 30%. By 2020, the proportion of visitors staying in other accommodations will have jumped to 12.5%, maintaining this same growth rate. Keeping pace with this change in consumer preference is critical, especially in cities like New Orleans where tourism is a major industry. The significance of being aware of and responding to the preferences of visitors to New Orleans is illustrated by information developed by HRC and the United States Travel Association. It is estimated that over 20% of the jobs in the Greater New Orleans area, or roughly 120,000 jobs, are related to tourism. Within New Orleans, it is estimated that from 65,000 to 70,000 jobs are tourist-related, representing over 35% of all jobs within the city. Commercial STRs, which operate in non-residential zones only, support this tourism-related spending – and in addition, encourage and support capital spending and property development in the commercial sectors of the city.

Public discussion regarding the regulation of STRs is relatively new, but the debate about which areas of a city are appropriate for transient use is not. Cities have used zoning as a method to regulate land use for many years. New Orleans has been focused on arriving at a sound policy regarding STRs that accommodates the evolving preferences of its visitors while maintaining its charm and culture. In response to public discussions regarding short-term rentals among residential areas, mid-use areas, and commercial districts, the City of New Orleans created its short-term rental guidelines based on a study by the City Planning Commission. In September 2015, the City Planning Commission of New Orleans provided a preliminary short-term rental study focusing on the regulation of short-term rentals from a land-use perspective<sup>1</sup>. On April 1, 2017, the City of New Orleans created three types of short-term rental licenses<sup>2</sup>:

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1 City Planning Commission, *Planning and Special Projects Committee Meeting, Tuesday, September 29, 2015*, Preliminary Short Term Rental Study.

2 City Planning Commission, *Tuesday, April 24, 2018, 2018 Short Term Rental Study Public Hearing Report*.

<b>Accessory short-term rentals:</b>	Owner-occupied dwellings, where either the property owner rents out up to three bedrooms in his or her dwelling unit or rents out the other half of a two-family dwelling. The owner shall occupy the unit and be present during the guest's stay.
<b>Temporary short-term rentals:</b>	Any dwelling unit that can be rented out on a short-term basis up to 90 days per year, except in the Vieux Carre district.
<b>Commercial short-term rentals:</b>	Dwelling units in non-residential districts with a limit of five guest rooms but no limit on the number of nights per year.

On March 22, 2018, the City Council of New Orleans directed the City Planning Commission to conduct a follow-up study of the City's short-term rental regulations. On April 24, 2018 the City Planning Commission held a public hearing to keep the public informed about the study and to seek feedback regarding possible changes to any rules and regulations.

This report will provide information regarding the economic impact of Commercial STRs, since these commercial licenses do not affect residential communities, and to focus on the housing market and its ability to accommodate this type of short-term rental. STRs, regardless of their status as Accessory, Temporary, or Commercial, will have an economic impact with respect to the tourist trade; however, STRs in residential areas can have other impacts on the neighborhood and city that could offset some of the gains from the economic impact. Commercial STRs, on the other hand, contribute to the development of commercial districts of the city – such as the redevelopment of blighted buildings – while accommodating the evolving preferences of visitors.

**Commercial STRs, on the other hand, contribute to the development of commercial districts of the city – such as the redevelopment of blighted buildings – while accommodating the evolving preferences of visitors.**

The importance of Commercial STRs are reinforced by a recent report released by the Reinvestment Fund, New Orleans – Market Value Analysis (June 11, 2018). The normative assumptions made by the Reinvestment Fund are the following:

- Public subsidy is scarce and public subsidies alone cannot create a market.
- Public policy must leverage private investment or create conditions for investments to succeed.
- In distressed markets, build from strength by investing near strong assets.

Commercial STRs represent one of the strengths of the New Orleans economy, so we will focus on highlighting their associated economic impact.

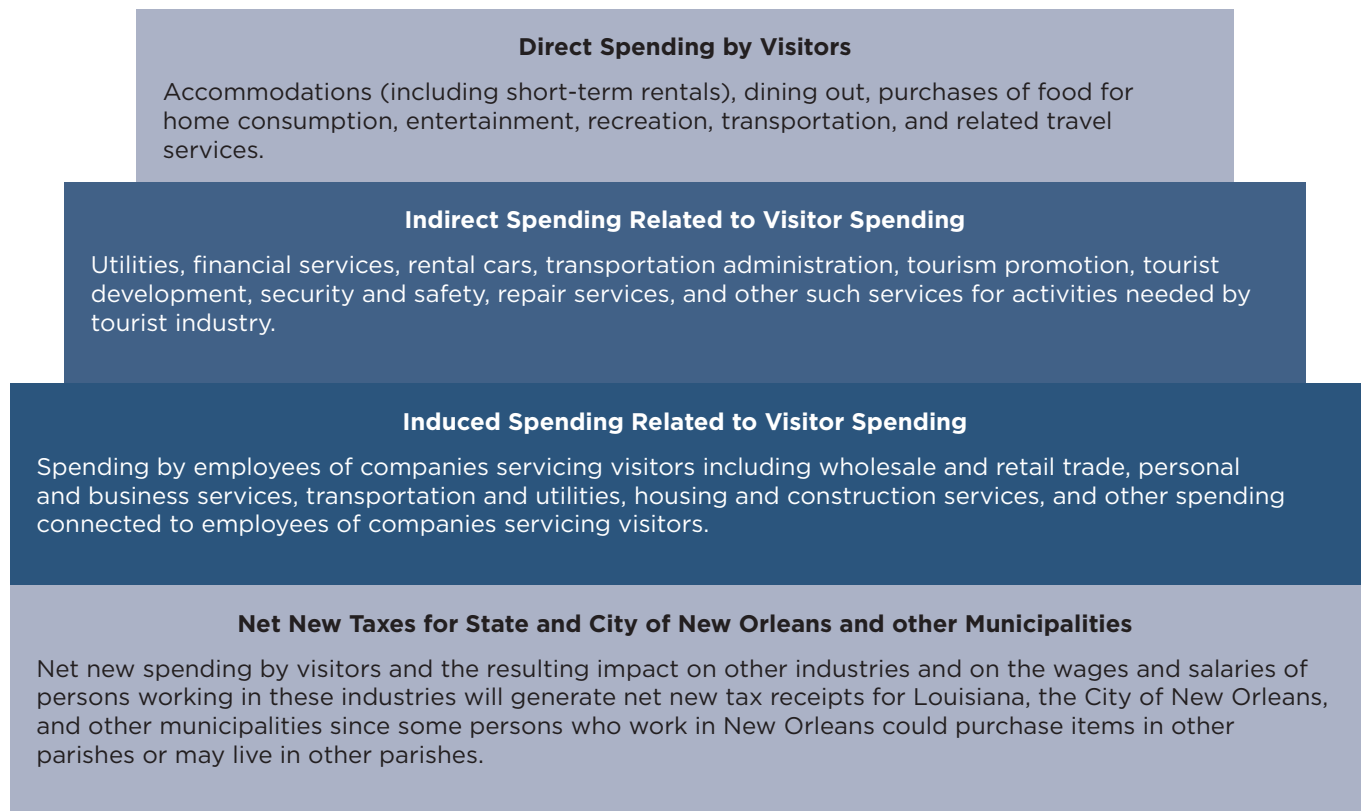
# Economic Impact of Tourism in New Orleans

In 2017, an estimated 11,000,000 visitors came to New Orleans, according to the UNO Hospitality Research Center. These visitors spent \$7.51 billion or approximately \$690 per visitor. New Orleans, Inc.<sup>3</sup>, as well as the Louisiana Department of Culture, Recreation, and Tourism, utilized the services of D. K. Shifflet & Associates (DKSA) to estimate the number of visitors to New Orleans, and the results were 17.7 million visitors spending \$8.7 billion or close to \$500 per visitor. The ratio of visitor spending to income earned by New Orleans residents in all occupations is estimated to be 71% using the UNO estimates of visitor spending, and 82% using the DKSA estimates of visitor spending. Both estimates indicate that visitor spending is a dominant part of the New Orleans economy.

New Orleans has about 28 visitors per person living in New Orleans, based on the UNO study, and about 46 visitors per person according to the DKSA's methodology. This compares to about 28 visitors to Orlando, Florida per person living in the Orlando metropolitan area; 11 visitors per person living in Atlanta, Georgia; and 18 visitors per person living in Chicago, Illinois. Las Vegas, Nevada has a visitor per population of 55 so it is substantially larger than the New Orleans ratio based on UNO estimates and only slightly higher than the New Orleans based on the DKSA estimates. The New Orleans ratio of visitors to population is noteworthy and very suggestive of the role of tourism in its overall economy.

Visitor spending can be traced through the following sequence as illustrated in Figure 1. Visitor spending represents net new spending in the New Orleans economy that otherwise would not be present if it were not for the visitors coming to the city. This net new spending initiates a series of

**Figure 1. Economic Impact of Visitor Spending\***



\*Based on *The Economic Impact of Out-of-State Visitor Spending in Florida*, Tourism Economics, An Oxford Economics Company, September 2016.

3 Formerly the New Orleans Convention and Visitors Bureau.



events that can be felt throughout the entire economy. The visitors spend directly for accommodations, including hotels, motels, bed and breakfast facilities, and short-term rentals; dining at restaurants and cafes and purchasing food for consumption at their accommodations; bars and nightclubs; entertainment and recreation; transportation including streetcars, taxis, rental services, and other transportation services; retail purchases; and other goods and services that a visitor might purchase. Each of these expenditures represents net new spending that otherwise would not have occurred in New Orleans if the visitors had selected to go to another destination.

The net new spending by these visitors leads to indirect spending by the various companies, nonprofits, and public agencies to provide the goods and services that visitors demand. This includes goods and services from utilities, to cleaning services, to additional spending at tourist attractions such as the World War II Museum and the Aquarium of the Americas, additional transportation services, purchases by restaurants and bars to serve the demand of the visitors, and other such establishments that provide goods and services to visitors. These facilities must hire workers to provide the goods and services to visitors, and these workers will purchase goods and services themselves.

Net new spending by visitors creates a ripple effect on the City's overall economic activities, thereby creating jobs – not only in the tourist sector but also in other sectors of the economy. All of these activities then generate net new tax dollars for the state of Louisiana and for the City of New Orleans.

Net new spending on construction activities has the same economic impact as described in Figure 1, leading to net new jobs and state and local tax receipts, as well as improved commercial districts. Commercial STRs encourage and facilitate construction spending in commercial districts. This encouragement and facilitation of construction spending separates Commercial STRs from other short-term rental license types in New Orleans.

Estimates of jobs created by net new spending by visitors to New Orleans for the state of Louisiana and the City of New Orleans, using standard economic methodology, are as follows<sup>4</sup>:

- A \$1 million increase in visitor spending in New Orleans for accommodations will lead to an estimated additional 14.2 jobs in the state and 7.4 jobs in New Orleans;
- A \$1 million increase in construction spending on upgrading commercial properties leads to an estimated additional 14.4 jobs in Louisiana and 4.4 jobs in New Orleans;
- Net new spending of \$1 million at restaurants and bars will lead to an estimated additional 23.9 jobs in Louisiana and 13.0 jobs in New Orleans; and
- Net new spending of \$1 million by visitors for recreation and entertainment leads to an estimated additional 15.7 to 25.9 new jobs in Louisiana and an additional 13.0 jobs in New Orleans depending on the type of spending by the visitor.

An estimated 35% to 40% of total sales tax collections in the City of New Orleans is related to the tourist industry.

Another metric for analyzing the economic impact of tourism in New Orleans is to identify employment by business sector directly related to visitors coming to New Orleans. This employment is identified in Figure 2. Overall, estimated direct employment associated with visitor spending in 2017 is 67,678, with these jobs being spread around accommodations, restaurants and bars, entertainment and recreation facilities, transportation, wholesale and retail trade, and all others. This is one more metric quantifying the significance of the tourist industry to the New Orleans economy. Direct tourism employment in the New Orleans Metropolitan area approaches 120,000 employees.

**An estimated  
35% to 40%  
of total sales tax collections in  
the City of New Orleans  
is related to the tourist industry.**

4 All of these estimates are based on economic multipliers (Louisiana, Type II) from Regional Input-Output Model System (RIMS II), Bureau of Economic Analysis, U.S. Department of Commerce for the state of Louisiana and for the City of New Orleans.

**Figure 2. Estimated Direct Employment Related to Tourism in New Orleans**



\*Information from UNO Hospitality Research Center and the U.S. Travel Association

Even before visitors come to New Orleans, Commercial STRs initiate spending in the New Orleans economy by encouraging and facilitating net new construction activities in the commercial districts. This spending directly affects the economy, while providing structural and cosmetic upgrades to underutilized properties that enhance the attraction of visitors to the New Orleans area.

Tourism will gain from other economic developments in the city, but these developments are still in the very early stages, and no one can project how quickly they'll materialize and how much benefit they will provide to the New Orleans economy. In the meantime, presently and for the foreseeable future, tourism plays and will continue to play a major role in the ongoing employment, earnings, and local tax collections in New Orleans. The City must make regulatory decisions consistent with the importance of tourism to the economic success of the city, and to maintain the cultural characteristics of the city that make it an attractive place to visit.

## **ECONOMIC IMPACT OF COMMERCIAL SHORT-TERM RENTALS AND TOURISM**

The tourism industry is a competitive industry and must respond to the preferences of visitors. A study published in *Procedia: Social and Behavioral Sciences* in 2012 found that there were several factors influencing the rise of alternative accommodations, including value for money, a more homely atmosphere, and a local touch<sup>5</sup>. This study notes the rather substantial literature that exists on exploring the reasons for the increase in alternative accommodations. Consumers have been indicating a preference for alternatives in the accommodations marketplace, and in 2012, the U.S. Conference of Mayors voted in favor of a resolution that supported short-term rentals and creating a reliable method for taxing them in the same manner that other rentals were taxed<sup>6</sup>. In January 2016, the New Orleans City Planning Commission produced a study, *Short Term Rental Study*, in which the goals and objectives of the City's policy on short-term rentals were to ensure the safety of visitors, protect neighborhood character, enable economic opportunities, generate revenue for the City, and others.

As noted previously, New Orleans, according to the University of New Orleans Hospitality Research

5 N. Gunasekaran and Victor Anandkumar, *Factors of Influence in Choosing Alternative Accommodations: A Study with Reference to Pondicherry, a Coastal Heritage Town*, Elsevier, 2012.

6 United States Conference of Mayors, *Promotion of Economic Development Through the Visitors Industry*, June 16, 2012.

Center (HRC), had 7.4% of visitors who stayed overnight in 2010 preferring other accommodations (other than hotel/motel, bed and breakfast, and staying with family or friends), while by 2015 it was 9.6%, an increase of almost 30%. Maintaining this steady gain in preference for other accommodations will increase the percentage of visitors preferring other accommodations to around 12.5%. This increase in the number of visitors who have expressed a preference for other accommodations provides signals to the marketplace. Markets, including the tourism market, must be sensitive to these signals.

The role of short-term rentals in the New Orleans tourist economy can be quantified based on state tax collections that have been designated for the New Orleans Quality of Life Fund in House Bill 224 or Act 333 of the 2017 Louisiana Regular Legislative Session<sup>7</sup>. This act levied a sales tax on short-term rentals with 3.97% of the 5% tax going to the New Orleans Quality of Life Fund. One percent of the tax goes to the state's general fund and the remaining 0.03% goes to the tourism promotion district. The tax revenues from this tax and the estimated short-term rentals revenues are posted in Table 1 along with estimates for short-term rental revenues from Commercial licenses.

The information from August 2017 through April 2018 are actual collections related to short-term rental accommodations. The taxes from May 2018 through January 2019 are estimates provided by the Louisiana Department of Revenue to be used in the appropriation of these funds to the New Orleans Quality of Life Fund. The estimates from May 2018 through January 2019 are very cautious since the Louisiana Department of Revenue had no information on exactly the number of short term rentals that were occupied, the rate being paid on a daily basis, the seasonality associated with short-term rentals, or the overall occupancy rate associated with the short-term rentals per month or per year. In addition, this was a tax on entities that had not been paying the tax, so there are administrative start-ups, and this will be true of any new tax that might be imposed.

The taxes paid by and the estimated gross receipts of Commercial STRs can be estimated based on the number of spaces available during the year (629,625) as based on the number of commercial licenses, the occupancy rate (73% based on Sonder's occupancy rate), and the average nightly rate for each room (\$177 based on Sonder's averages). Commercial STRs had estimated revenues of \$73.4 million, or about 72% of the revenues generated by all STRs. This estimate is relatively high if compared to the fact that Commercial STRs make up about one-third of the days available during the year of all STRs<sup>8</sup>. However, the average daily rate for other STRs is much lower for advertised available rooms, with some rates being in the mid-\$30s; and the occupancy rates are typically lower, with rates being in the 50% to 60% range. These factors affect gross receipts received by a STR. In addition, as noted previously, the state probably did not collect all the taxes that were due, since it was applying a tax to a group of businesses that had not paid the tax before. Commercial STRs were easy to recognize by the Louisiana Department of Revenue, and these companies had experience in dealing with tax authorities.

Estimated state tax collections from Commercial STRs and the revenues associated with these taxes are given in Table 1. Monthly tax collections from all STRs and from Commercial STRs are illustrated in Figure 3.

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7 This bill was offered by Helena Moreno.

8 Of the permits issued by the City Planning Commission as of the Spring 2018, temporary permits represented 26.8% of the days; accessory permits represented 40.5% of the days; and commercial permits represented 32.7% of the days. In terms of just permits, temporary permits represent 52.5% of all permits; accessory permits are 27.4% of all permits; and, commercial permits make up 20.1% of all permits.

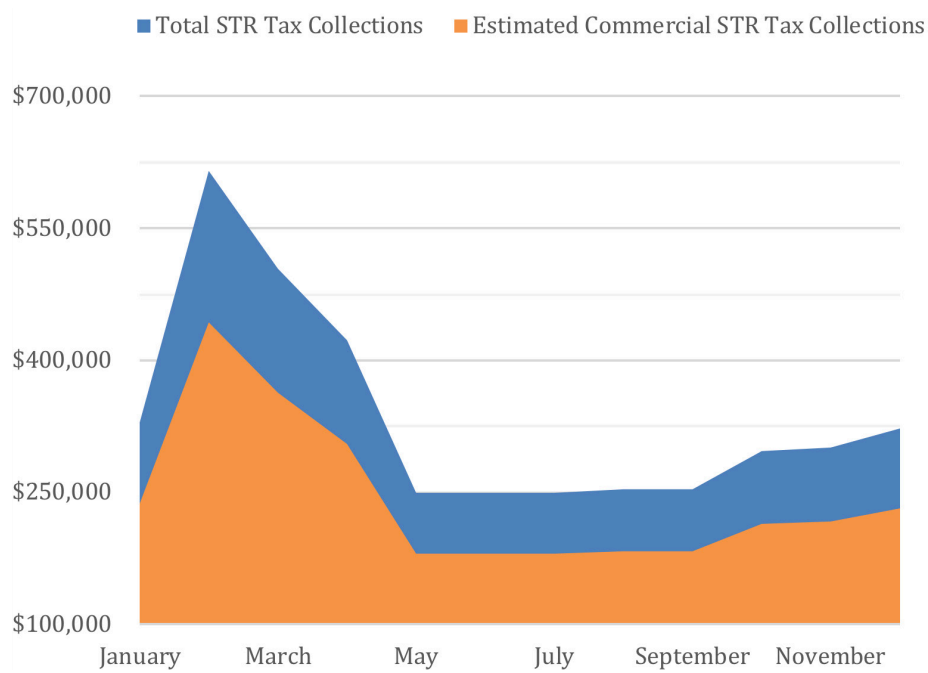
**Table 1. Sales Tax Receipts for New Orleans Quality of Life Fund and Estimated Short Term Rental Revenues**

	New Orleans Quality of Life Fund* from all STRs	Actual v Estimated Collections	Estimated Short Term Rental Revenues from all STRs**
<b>Aug-16</b>	\$6,646	Actual Revenues Collected	\$167,406
<b>Sept-17</b>	\$500,151		\$12,598,262
<b>Oct-17</b>	\$297,509		\$7,493,929
<b>Nov-17</b>	\$300,688		\$7,574,005
<b>Dec-17</b>	\$322,784		\$8,130,579
<b>Jan-18</b>	\$328,845		\$8,283,249
<b>Feb-18</b>	\$615,413		\$15,501,587
<b>Mar-18</b>	\$504,275		\$12,702,141
<b>Apr-18</b>	\$423,186		\$10,659,597
<b>May-18</b>	\$250,000	Projected Revenues to be Collected as projected by Louisiana Department of Revenue	\$6,297,229
<b>Jun-18</b>	\$250,000		\$6,297,229
<b>Jul-18</b>	\$250,000		\$6,297,229
<b>Aug-18</b>	\$253,399		\$6,382,834
<b>Sept-18</b>	\$253,399		\$6,382,834
<b>Oct-18</b>	\$297,509		\$7,493,929
<b>Nov-18</b>	\$300,688		\$7,574,005
<b>Dec-18</b>	\$322,784		\$8,130,579
<b>Jan-19</b>	\$328,845		\$8,283,249
<b>Calendar year, 2018</b>	<b>\$4,049,498</b>		<b>\$102,002,442</b>
<b>Commercial STRs, estimated</b>	Based on relative occupancy rates, rental rates, availability of rooms		
	<b>\$2,891,729</b>		<b>\$73,441,758</b>

\*Louisiana Department of Revenue

\*\*calculations prepared by the author

**Figure 3. Monthly Revenues from Short-term Rentals**



Commercial STRs in 2018 are projected to lead to visitor spending of \$352 million or over 5% of all visitor spending in New Orleans. Estimated visitor spending by those staying in Commercial STRs is detailed in Table 2, along with the economic feedback related to economic activity, employment, and wages and salaries throughout the city. The estimates are based on past studies, showing that overnight visitors who stay in other accommodations spend about 93% of what hotel visitors spend, and about twice as much as visitors who stay with family or friends<sup>9</sup>.

9 New Orleans Area Visitor Profile, 2015FY, University of New Orleans, Hospitality Research Center.

**Table 2. Economic Impact of Visitor Spending by Commercial STRs Rentals**  
(all dollars in millions)

Categories of Spending by Visitors Staying in Short-term Rentals	Estimated Spending by Visitors Staying in Short-term Rentals	Economic Impact from Direct, Indirect, and Induced Ripples			
		Estimated Economic Activity Associated with Visitor Spending	Estimated Jobs Associated with Visitor Spending	Estimated Personal Earnings Associated with Visitor Spending	Estimated State and Local Tax Collections Associated with Visitor Spending including sales tax on direct purchases by visitors
<b>Lodging</b>	\$80.45	\$112.57	593	\$16.21	\$9.56
<b>Restaurants</b>	\$102.71	\$148.99	1,310	\$35.84	\$14.38
<b>Bars and Nightclubs</b>	\$37.01	\$53.73	472	\$14.67	\$5.40
<b>Entertainment and Recreation</b>	\$39.93	\$61.98	999	\$31.10	\$8.03
<b>Local Transportation</b>	\$17.30	\$27.52	72	\$4.38	\$0.66
<b>Shopping</b>	\$62.78	\$90.74	575	\$16.50	\$8.03
<b>Gaming</b>	\$11.61	\$17.30	118	\$3.65	\$0.51
<b>Total</b>	<b>\$351.79</b>	<b>\$512.90</b>	<b>4,138</b>	<b>\$122.42</b>	<b>\$46.57</b>

Source: author and use of Regional Input-Output Model System (RIMS II), U.S. Bureau of Economic Analysis

Commercial STRs lead to:



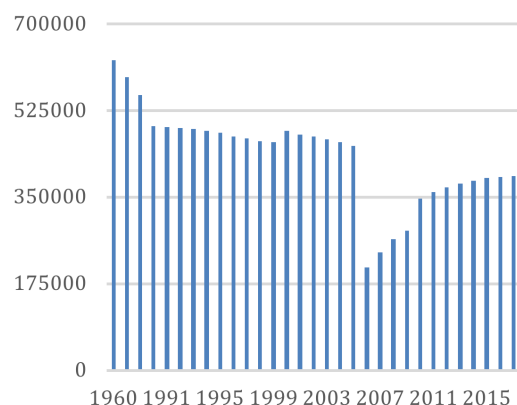
Given the preference of visitors and the choices available to leisure travelers, it is not clear that these visitors would merely alter their accommodation choices within New Orleans. These visitors have the ability to choose other destinations that permit them the flexibility of selecting locations that have accommodations in line with their consumer preferences, thereby bringing in fewer visitors and hurting New Orleans' tourist industry.

## HOUSING MARKET AND SHORT-TERM RENTALS

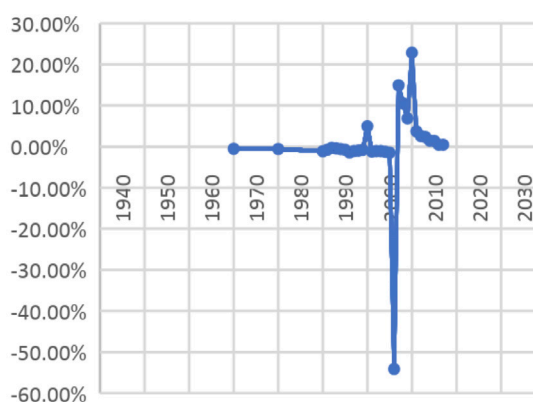
Population growth in New Orleans is the first place to focus as we examine the housing market and its adjustments to an expansion in any industry. Figures 4a and 4b provide summary statements about what has happened in New Orleans with respect to the population over the long-term. Figure 4a shows the actual population in New Orleans starting in 1960. The population fell from over 600,000 in 1960 to 485,000 in 2000 and to around 455,000 in mid-2005. The population decline was consistent except for a jump in population in 2000 but it immediately started its decline again in 2001. The population decline from 2005 to 2006, a population reduction approaching 250,000 persons, was dramatic due to Hurricane Katrina.

**Figures 4a and 4b. Population and Growth Rates of Population, New Orleans**

**Figure 4a**



**Figure 4b**



Source: U.S. Census

The City's population started its rebuilding in 2006 and 2007, an increase that has continued through 2017. The population in 2017 is about 86% of the 2005 population. However, the growth rates have changed as illustrated in Figure 4b. Since 2011, the population's growth rate has declined each and every year. In 2016 and 2017, the growth in population in New Orleans amounted to about 0.45% compared to growth rates of around 1.4% in 2014 and 2015 and growth rates around 2.5% in 2013 and 2012. The rate of population growth in 2016 and 2017 was higher than the growth in Louisiana, but below the growth in the U.S. population.

This relatively slowing population growth in New Orleans since 2011 suggests that the city is back to a more normal population growth scenario as opposed to the large gains due to those individuals and families returning after Katrina. The population growth in New Orleans is now related to economic development opportunities such as increased tourism, development of the medical district, growth in technology activities, or another economic endeavor.

The city still has room to grow; families who lived in New Orleans prior to Katrina may still want to return at an appropriate time; but, the reality is these individuals have settled into other areas. At this time, expanded economic opportunity bringing jobs and new business development will drive the growth of New Orleans going forward. Where this population growth has occurred across the city has been concentrated in several neighborhoods. This is clearly demonstrated in the number of mailing addresses in 2017 relative to the number of mailing addresses in 2005, just before Katrina struck. These data are gathered and maintained by the New Orleans Data Center<sup>10</sup>. A map of the 73 neighborhoods in New Orleans is illustrated in Map 1 with the change in mail addresses by neighborhoods from 2005 to 2017 in Tables 3a, 3b, 3c, and 3d. These neighborhoods represent distinct areas in New Orleans that

<sup>10</sup> The data comes from [www.datacenterresearch.org](http://www.datacenterresearch.org). The interpretation of the data is based on the author's analysis.



are identifiable to residents of the city and are visible to visitors to the city and certainly encourage visitors to see certain neighborhoods for historical reasons or because of an array of restaurants, entertainment, and/or culture.

**Map 1. Neighborhood Reference Map (Data Center, New Orleans).**

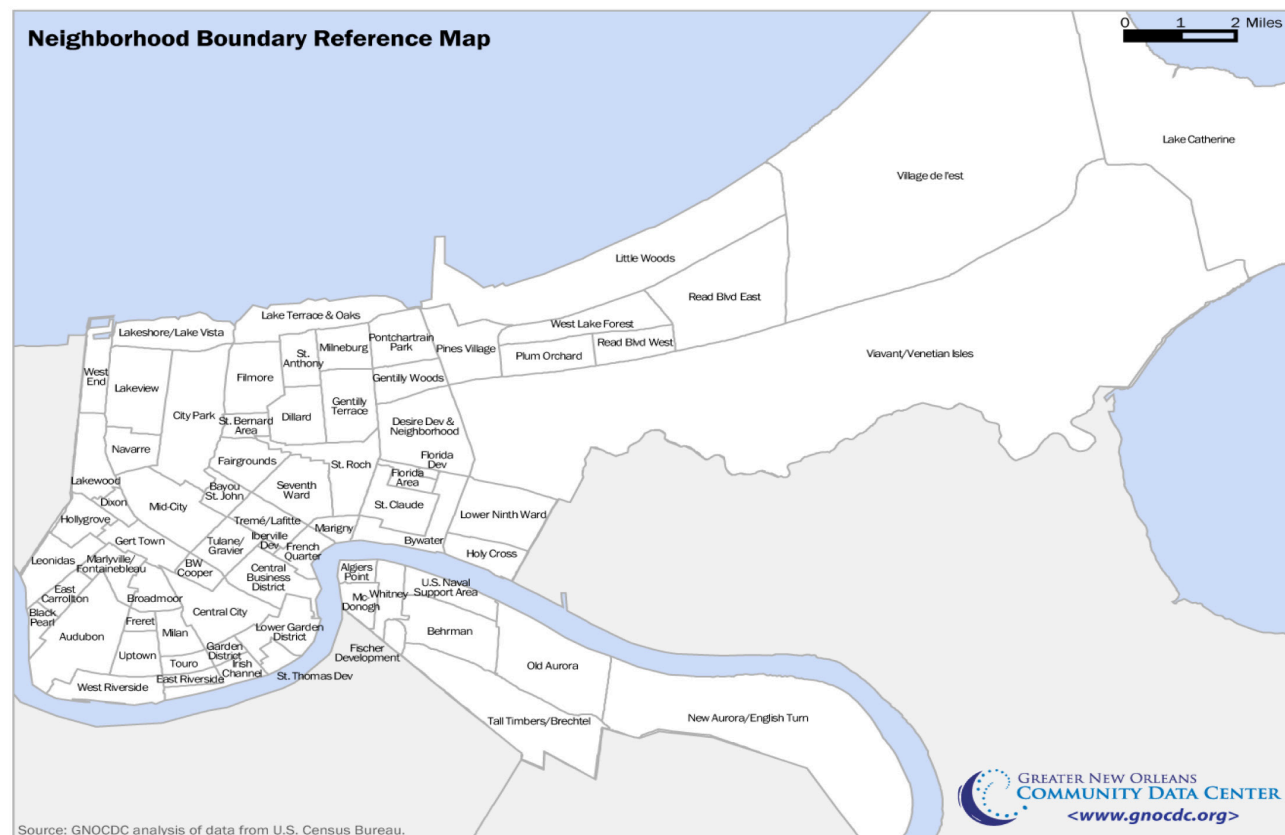


Table 3 is divided into four parts according to the rates of change in the mailing addresses in each neighborhood which is an indicator of the economic growth within each neighborhood:

(1) Table 3a identifies the 21 neighborhoods that have matched or increased the number of mailing addresses in 2017 compared to the number of mailing addresses in 2005, with these neighborhoods having considerable commercial districts within them. These neighborhoods include the Central Business District and St. Thomas Development where the mailing addresses have increased three-fold. Commercial STRs have located in many of these neighborhoods listed in Table 3a. Some Commercial STR operators, such as Stay Alfred, only locate in the Central Business District. Commercial STRs have certainly been one of the drivers in the economic expansion of a number of these neighborhoods. In 2005, these neighborhoods represented 22.5% of all mailing addresses in New Orleans, but in 2017 these neighborhoods represent almost 28%.



**Table 3a. New Orleans Mailing Addresses in 2017 being 100% or higher of mailing addresses in 2005**  
**2005-2017 (ratio is number of mailing addresses in 2017 compared to number of mailing addresses in 2005)**

Neighborhoods, increased mailing addresses since 2005	2005	2017	Ratio	Neighborhoods, increased mailing addresses since 2005	2005	2017	Ratio
<b>Central Business District</b>	1316	4046	3.07	<b>Tulane/Gravier</b>	1830	1909	1.04
<b>St. Thomas Development</b>	386	1177	3.05	<b>French Quarter</b>	4106	4256	1.04
<b>Fischer Development</b>	300	406	1.35	<b>East Riverside</b>	1539	1588	1.03
<b>Gert Town</b>	1513	1787	1.18	<b>East Carrollton</b>	2286	2354	1.03
<b>Algiers Point</b>	1322	1506	1.14	<b>Leonidas</b>	3726	3791	1.02
<b>Lower Garden District</b>	4406	4992	1.13	<b>Fairgrounds</b>	3091	3135	1.01
<b>Mid-City</b>	6634	7162	1.08	<b>Marlyville/ Fontainebleau</b>	3010	3047	1.01
<b>Black Pearl</b>	1115	1181	1.06	<b>Dixon</b>	631	635	1.01
<b>Marigny</b>	2133	2259	1.06	<b>Whitney</b>	1006	1012	1.01
<b>Irish Channel</b>	1973	2059	1.04	<b>West Riverside</b>	2838	2854	1.01
				<b>Lake Terrace &amp; Oaks</b>	688	690	1.00

Source: [www.datacenterresearch.org](http://www.datacenterresearch.org)

(2) Table 3b represents those neighborhoods that have accomplished having in 2017 about 90% to 99% of the mailing addresses present in 2005 just prior to Hurricane Katrina. These are neighborhoods with commercial districts in which Commercial STRs can continue to be active in generating capital improvements and economic growth. In 2005 the neighborhoods listed in Table 3b represented 36.3% of all mailing addresses in New Orleans and in 2017 they represent 38.0% of all mailing addresses. These neighborhoods are relatively larger in terms of mailing addresses but are not absolutely larger.

**Table 3b. New Orleans Mailing Addresses in 2017 being 90% to 99% of mailing addresses in 2005**  
**2005-2017 (ratio is number of mailing addresses in 2017 compared to number of mailing addresses in 2005)**

Neighborhoods, increased mailing addresses since 2005	2005	2017	Ratio	Neighborhoods, increased mailing addresses since 2005	2005	2017	Ratio
Central City	8175	8160	0.99	Old Aurora	6241	5985	0.96
Uptown	3329	3319	0.99	Pontchartrain Park	1024	979	0.96
New Aurora/English Turn	2127	2112	0.99	Seventh Ward	6470	6127	0.95
Audubon	7576	7460	0.98	Gentilly Terrace	4417	4168	0.94
City Park	1670	1642	0.98	Lakewood	786	735	0.94
Tall Timbers/Brechtel	5504	5409	0.98	Read Blvd East	3099	1414	0.93
Lakeshore/Lake Vista	1608	1580	0.98	Navarre	1528	3181	0.93
Garden District	1216	1193	0.98	Milan	3452	3181	0.92
Bywater	2570	2514	0.98	McDonogh	1270	1170	0.92
Touro	1829	1773	0.97	St. Claude	4490	4039	0.90
Bayou St. John	2292	2199	0.96	Broadmoor	3139	2816	0.90

Source: [www.datacenterresearch.org](http://www.datacenterresearch.org)

(3) Table 3c represents those neighborhoods that have accomplished having in 2017 about 80% to 89% of the mailing addresses they had in 2005. These neighborhoods represented 28.4% of all mailing addresses in 2005 and in 2017 they represent 26.3% of all mailing addresses.

**Table 3c. New Orleans Mailing Addresses in 2017 being 80% to 89% of mailing addresses in 2005**  
**2005-2017 (ratio is number of mailing addresses in 2017 compared to number of mailing addresses in 2005)**

Neighborhoods, increased mailing addresses since 2005	2005	2017	Ratio	Neighborhoods, increased mailing addresses since 2005	2005	2017	Ratio
Read Blvd West	2107	1876	0.89	Tremé/Lafitte	3556	2945	0.83
Little Woods	16504	14647	0.89	West End	2711	2239	0.83
Freret	1014	891	0.88	St. Roch	4735	3883	0.82
Dillard	2608	2268	0.87	Lakeview	4711	3857	0.82
Pines Village	1864	1619	0.87	Holy Cross	2240	1833	0.82
Filmore	2831	2433	0.86	Milneburg	2273	1834	0.81
Behrman	3878	3265	0.84	Plum Orchard	2488	2002	0.80
Hollygrove	2751	2311	0.84	Gentilly Woods	1512	1205	0.80

Source: [www.datacenterresearch.org](http://www.datacenterresearch.org)

(4) Table 3d represents those neighborhoods that have not yet made 80% of the mailing addresses that they had in 2005. Neighborhoods Part 4 has a large range of neighborhoods going from the Florida Development in 2017 having only 3% of the mailing addresses as in 2005 to St. Anthony with 79% of the mailing addresses that were present in 2005. In 2005 these neighborhoods represented 12.8% of all mailing addresses in New Orleans and in 2017 they represent 7.95 of all mailing addresses.

**Table 3d. New Orleans Mailing Addresses in 2017 being 80% to 89% of mailing addresses in 2005**  
**2005-2017 (ratio is number of mailing addresses in 2017 compared to number of mailing addresses in 2005)**

Neighborhoods, increased mailing addresses since 2005	2005	2017	Ratio	Neighborhoods, increased mailing addresses since 2005	2005	2017	Ratio
<b>St. Anthony</b>	2450	1924	0.79	<b>Florida Area</b>	1351	798	0.59
<b>Lake Catherine</b>	733	540	0.74	<b>West Lake Forest</b>	3822	2173	0.57
<b>Viavant/Venetian Isles</b>	616	446	0.79	<b>B.W. Cooper</b>	1269	580	0.46
<b>Desire Dev &amp; Neighborhood</b>	1555	1115	0.72	<b>Lower Ninth Ward</b>	5363	2003	0.37
<b>Village de l'est</b>	3948	2827	0.72	<b>Iberville Development</b>	830	195	0.23
<b>U.S. Naval Support Area</b>	1404	906	0.65	<b>Unknown (could not be geocoded)</b>	276	39	0.14
<b>St. Bernard Area</b>	1936	1176	0.61	<b>Florida Development</b>	460	13	0.03

Source: [www.datacenterresearch.org](http://www.datacenterresearch.org)

Twenty-one out of 73 neighborhoods had an increase in mailing addresses from 2005 through 2017, with the most noticeable neighborhoods being the Central Business District and the St. Thomas Development. The mailing addresses in these two neighborhoods had 1,706 mailing addresses in 2005 and 5,223 mailing addresses in 2017 or going from just under 1% of all mailing addresses in the City to almost 3% of the total mailing addresses in the city. Mailing addresses in these two neighborhoods increased by three times from 2005 to 2017, with Commercial STRs playing a role in this growth given that almost 50% of Commercial licenses for STRs were in the Central Business District.

In addition to the Central Business District and the St. Thomas Development, other neighborhoods that had positive increases in mailing addresses were the Lower Garden District, the French Quarter, Marigny, Tulane/Gravier, Mid-City, Central City, and Gert Town, all in the general downtown area as shown on Map 1. The neighborhoods in Table 3a increased from as low as 1% to as much as an 18% in Gert Town on the east bank, and 35% in Fischer Development on the west bank. Of the neighborhoods listed in Table 3a, over 60% of these neighborhoods represent areas in which commercial developments can and have taken place.

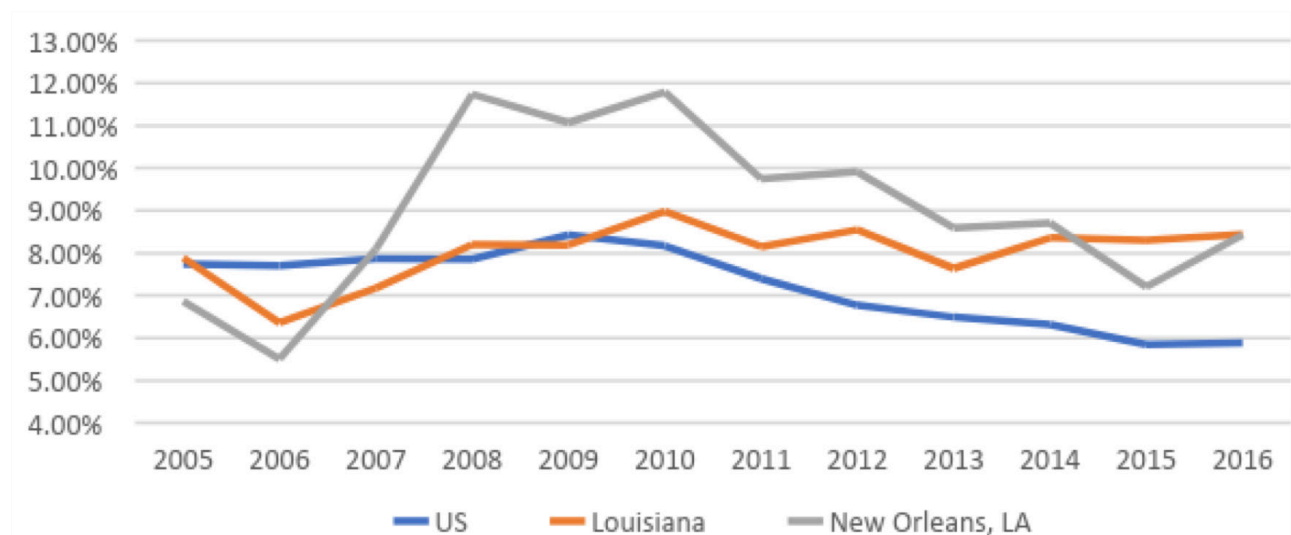
Tables 3a-3d identify all seventy-three neighborhoods according to the number of mailing addresses in 2005 as compared to the number of mailing addresses in 2017. Twenty-one neighborhoods had more mailing addresses in 2017 than in 2005 though most of these were relatively small increases. The Central Business District and the St. Thomas Development had the most growth; two of the neighborhoods were on the west bank, Fischer Development and Algiers Point; and, the other neighborhoods had modest growth. Twenty-two neighborhoods had in 2017 from 90% to 99% of the mailing addresses that existed in 2005. Sixteen neighborhoods had in 2017 from 80% to 89% of the mailing addresses that existed in 2005. Fourteen neighborhoods had 79% or less of the mailing addresses that existed in 2005. In total, New Orleans neighborhoods had 16,923 fewer mailing

addresses in 2017 than in 2005. New Orleans still has growth capacity for businesses and housing developments.

This capacity for growth is also illustrated by vacancy rates for rental apartments and other facilities in New Orleans and real gross rent paid from 2005 to 2016 in Figures 5 and 6. In New Orleans, about 54% of the population are renters compared to about 35% statewide<sup>11</sup>. The average gross rent from 2012 through 2016 was \$929. In Figure 5 the Rental Vacancy Rate is illustrated for the United States, Louisiana, and New Orleans. The vacancy rate for New Orleans illustrated more fluctuations than either the U.S. vacancy rate or the Louisiana vacancy rate, but this can be related to the aftermath of Katrina with rental units becoming available but the population had not grown sufficiently as of 2010 and 2011.

In 2015 and 2016 the New Orleans rental vacancy rate is in line with the vacancy rate across the state.<sup>12</sup> There are many factors affecting vacancy rates, but these factors do not vary across the geographic regions over time so the downward movement of vacancy rates from 2010 in New Orleans and in the United States suggest an improving economy. There was a slight upturn in the vacancy rate in New Orleans in 2016, but it was still lower than it was in 2010. The New Orleans vacancy rate has been consistently higher than the U.S. vacancy rate since 2008.

**Figure 5. Rental Vacancy Rate for U.S., LA, and New Orleans 2005 through 2016\***



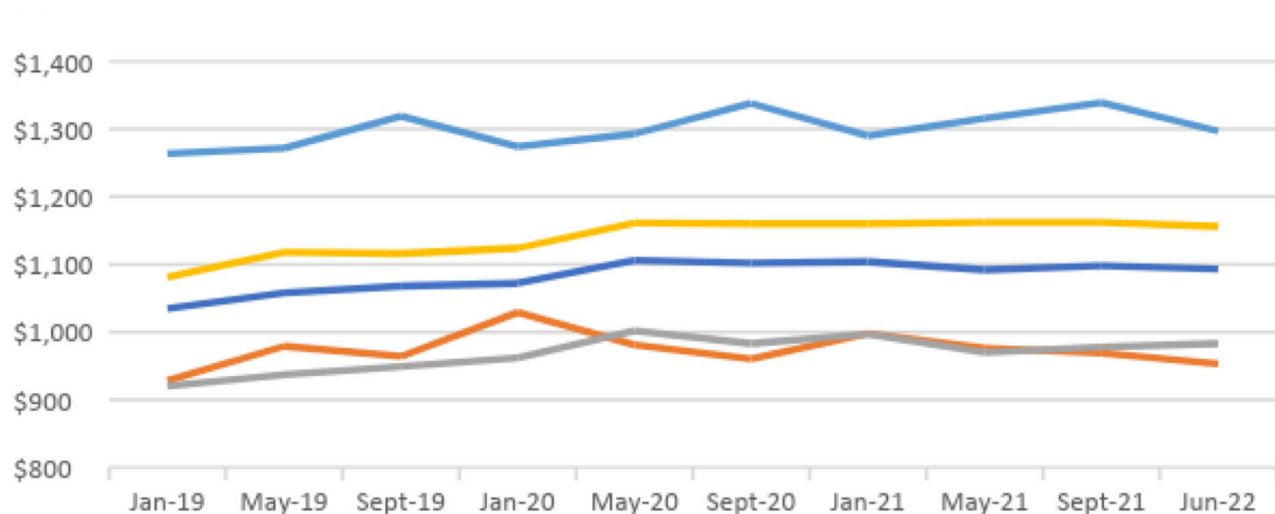
\*2017 vacancy rates to be published in September 2018.

In Figure 6 the average rental rate for various rental properties in New Orleans is illustrated. The most outstanding feature of this figure is the relative stability of the rents for each type of rental property, from studios to three-bedroom apartments. Rates increase modestly, but for all types of rental units, the average rent in January 2015 was \$1,035 while in May 2018 this average rental rate was \$1,093 per month or about a 1.6% increase each year. Studio rates in May 2018 were actually lower than in January 2016. **The market information suggests some stability in the market over this time period, which is the same time period in which STRs were attracting attention - and the time period in which the City Planning Commission, at the request of the City Council, began issuing permits for short-term rentals.**

11 Census Bureau (quick facts). The Census estimates only run through 2016. We have other information regarding 2017.

12 The vacancy rate for 2017 will be released in September 2018.

**Figure 6. Rents for Various Rental Properties, January 2015 – May 2018.**



Source: rentcafe.com

Short-term rentals have not caused the market for properties in New Orleans to increase sharply in price, based on mailing address data in the various neighborhoods from 2005 through 2018, the vacancy rate for New Orleans as compared to the vacancy rate for the U.S. and for Louisiana, and the relative stability of the rental rates from January 2015 through May 2018. This conclusion is further supported by a recent report released by the Reinvestment Fund, *New Orleans – Market Value Analysis* (June 11, 2018). The normative assumptions made by the Reinvestment Fund are the following:

- Public subsidy is scarce and public subsidies alone cannot create a market;
- Public policy must leverage private investment or create conditions for investments to succeed; and
- In distressed markets, build from strength by investing near strong assets.

This Reinvestment Fund report also mentioned new dynamics for the New Orleans market, including some rising home prices in neighborhoods, declining foreclosures, and vacant land, some shifting renter/owner patterns, and short-term rentals. In Figures 7 and 8 we have a map illustrating the market value of areas across the City and showing the prices by various neighborhoods, and the short-term rental licenses in each of these areas as identified by the Reinvestment Fund.

Short-term licenses are present in all MVA categories, ranging from 0.4% of housing units in MVA Category I to 4.1% of housing units in MVA Category C. Categories B and C have the highest concentration of short-term rentals with 3.5% and 4.1% respectively. The market value of properties rose from 2015 to 2018 by 13.8% in MVA Category B and 23.9% in MVA Category C as illustrated in Table 4. Market values rose more in MVA Categories E through I than in B and

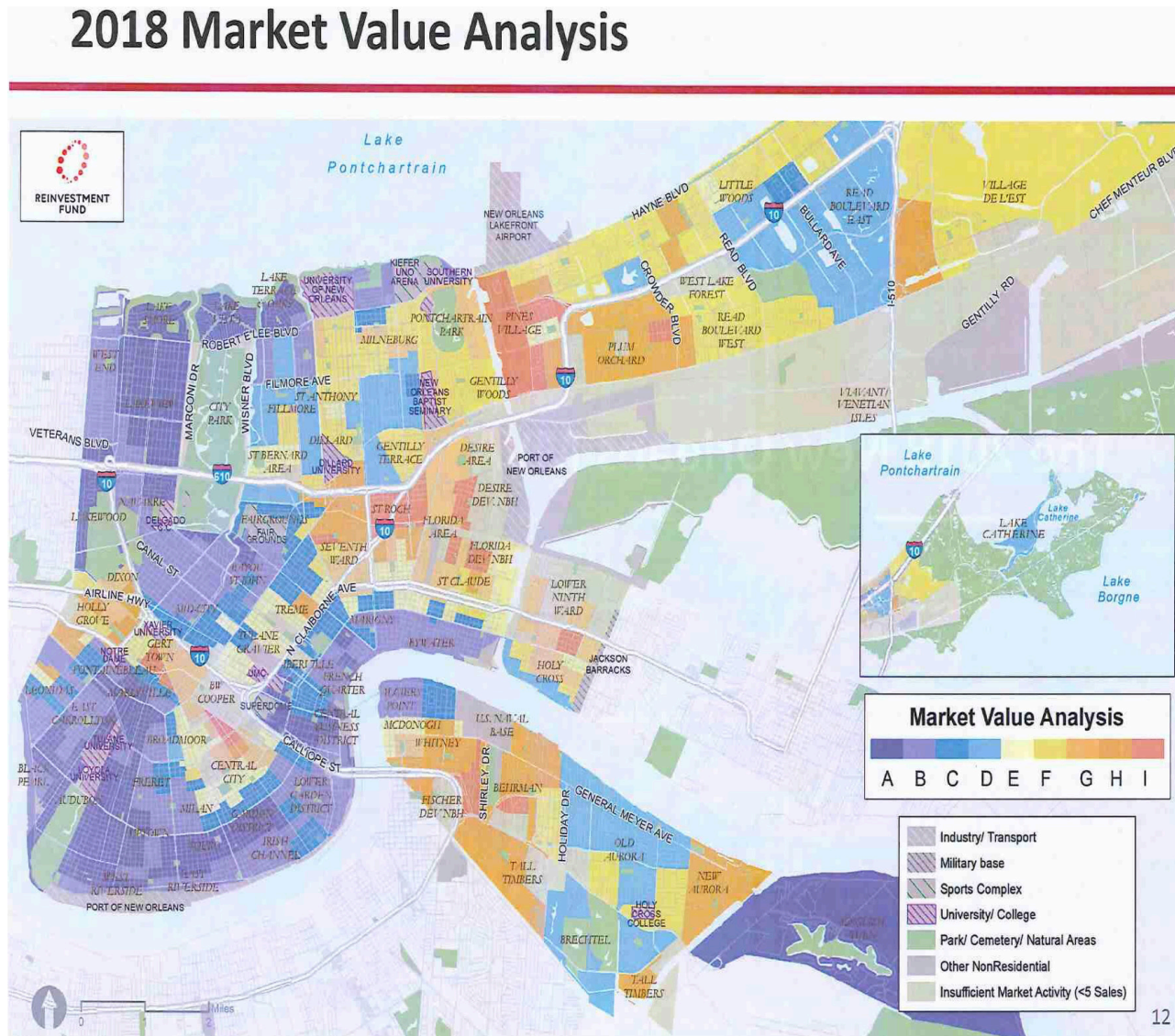
C. The changes in these market values in MVA Categories were not related to an abundance of short-term rentals occurring in these areas.



#### Table 4. Market Value of Properties in 2018 Compared to 2015

MVA Properties	Ratio of 2018 Market Value to 2015 Market Value	% Short Term Rental Licenses
A	96.0%	1.6%
B	113.8%	3.5%
C	123.9%	4.1%
D	122.0%	0.9%
E	152.8%	2.2%
F	146.5%	0.6%
G	163.6%	0.9%
H	170.6%	0.5%
I	155.6%	0.4%

**Figure 7. 2018 Market Value by Neighborhood (Reinvestment Fund)**



**Figure 8. Market Data for Emerging Examination of Property in Louisiana**

**Average Values of Market Indicators by MVA Category**

		Median Sales Price	Coefficient of Variance	Share of Home owners	Renovation/ Construction Permits	Vacant Unblighted Land	Vacant But Habitable Homes	Code Violation	Foreclosures	Subsidy Usage	Sales of Vacant Land	Short Term Rental Licenses
<b>A</b>	67	\$510,584	0.50	65.2%	7.6%	1.6%	1.6%	0.8%	0.5%	1.4%	2.5%	1.6%
<b>B</b>	89	\$348,335	0.47	43.4%	7.4%	2.0%	2.9%	2.4%	1.0%	6.0%	1.6%	3.5%
<b>C</b>	53	\$215,278	0.59	31.8%	8.4%	4.5%	4.2%	5.3%	3.0%	15.2%	5.7%	4.1%
<b>D</b>	35	\$191,765	0.46	81.0%	5.0%	3.7%	2.4%	3.7%	2.4%	33.1%	6.1%	0.9%
<b>E</b>	42	\$131,708	0.69	26.8%	7.6%	10.6%	7.0%	11.3%	8.4%	30.0%	17.9%	2.2%
<b>F</b>	64	\$124,348	0.51	52.7%	5.4%	5.7%	2.5%	5.1%	3.2%	45.3%	8.5%	0.6%
<b>G</b>	37	\$75,830	0.73	42.3%	4.7%	18.6%	5.4%	11.8%	5.0%	40.4%	28.9%	0.9%
<b>H</b>	42	\$68,844	0.67	45.5%	3.8%	8.0%	4.7%	6.2%	3.8%	47.1%	7.3%	0.5%
<b>I</b>	17	\$26,626	0.97	46.5%	3.3%	20.4%	3.7%	9.9%	3.3%	50.2%	25.4%	0.4%



**REINVESTMENT  
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## FINAL COMMENTS

Short-term rentals are a stage of economic development in the tourist industry. It represents a reaction to consumer preference, as indicated by visitors to a city such as New Orleans. Given the current level of Commercial STRs in New Orleans, net new spending of \$350 million is generated for the New Orleans economy, leading to \$513 million of economic activity, and 4,138 net new jobs with personal earnings of \$122 million. All of this activity leads to \$47 million in net new tax receipts for the state and local governments. In addition to the generation of net new visitors to the city, Commercial STRs encourage and facilitate net new construction spending within the city. And, for every \$1 million of net new construction spending, over 14 net new jobs are created in the state and 4+ jobs in New Orleans.

From an economic standpoint, the rise of STRs can be seen as a new attraction that brings visitors to the city. Short-term rentals represent an alternative accommodation, one that may be more affordable, more compatible with the needs of visitors, and more in line with what the visitor wants to learn about a city such as New Orleans. Cities must be attentive to these consumer preferences, since they have alternative destinations to visit that will accommodate their preferences.

Commercial STRs represent “building from a city’s strength” as suggested by the Reinvestment Fund. Commercial STRs contribute to the tourism market in New Orleans, and encourage and facilitate construction improvements and enhanced commercial districts, all without any imposing any costs on residential communities.





## French Quarter Citizens

632 North Rampart Street  
New Orleans, LA 70112  
504-588-2929  
[www.frenchquartercitizens.org](http://www.frenchquartercitizens.org)

September 10, 2018

City Planning Commissioners and staff:

Robert Rivers, Kelly Brown, Eugene Green, Lona Hankins, Jason Hughes, Walter Isaacson, Kathleen Lunn, Robert Steeg and Staff.

Commissioners:

I write on behalf of French Quarter Citizens, a preservation organization located at 632 N. Rampart Street. We commend and thank this Commission and Staff for its efforts in studying the effects of the current Short Term Rental ordinance and to recommending needed changes. I, as well as most of my members, are residents of the French Quarter. We urge you to consider the following proposals as you examine the effects of the short term rentals on the City as a whole, and, in particular, the French Quarter, as the densest neighborhood in the City.

- Maintain the decade's long ban on STRs in the French Quarter. The French Quarter is the densest neighborhood in the City of New Orleans. Anything resembling greenspace or a yard is almost non-existent. There is no space between the buildings and many are from two, to four stories high which means those balconies and windows look directly over onto the neighboring properties. Sounds travel instantly from building to building, courtyard to courtyard, window to window, door to door. Residents are pummeled day and night by noise, congestion and vibrations. Despite this, the residents continue to fight to keep the French Quarter a living breathing neighborhood. The STR prohibition is one of the regulations that make it possible for our dwindling number of residents to continue to live in the Quarter.
- Extend the prohibition on STRs to all historic core districts. Particularly the Marigny, Tremé, By-water and the Garden District. STRs have impacted these areas beyond what their neighborhood structures can withstand. Entire streets and blocks have been bought up by developers and turned into STRs. The number of residents is dwindling in these areas as well as the French Quarter. The prohibition should be extended to all historic core districts.
- Eliminate the current Type "T" – Temporary STR. - Temporary STRs have become *defacto* whole house rentals. Currently an operator can rent a whole house out for 90 days a year without being present on the property. That adds up to every weekend for an entire year! This category has been abused and continues to be abused by property owners who are not present on the property, live out of town, and who cannot be reached even when there is an emergency.

We urge that the rental periods be reduced from 90 days a year to 15 days a year. That would still allow a property owner to leave town during Mardi Gras, Jazz Fest, FQ Festival and other major events but would not allow them to operate a whole house rental every weekend, all year long.

- Eliminate Type “C” Commercial STRs in all historic districts including the VCE. Developers are buying up swaths of buildings all over the city and turning them into STRs. These are *defacto* Hotels which are crowding out residents and which are operating under the radar without paying fees and taxes. Buyers are lobbying constantly to turn residential lots into commercial lots in order to operate short term rentals.
- Require proof of homestead for each and every operator - STRs have become anything but Aunt Betty and Uncle Joe trying to make ends meet. Out of town developers with no cultural connection to our city are buying up entire streets of homes (such as in the Tremé) and operating them as short term rental. This problem could be easily solved if the operators were allowed only one STR per homestead and if they were required to produce proof of homestead before being given a license.
- Destination Cities- We encourage you to study what other destination cities are doing. Cities such as San Francisco, New York, Miami, Paris, Rome and Barcelona, are sharing the same issues as New Orleans. Many of these cities are moving to dramatically regulate short term rentals because of the devastation to their neighborhoods, which in most cases are far older than New Orleans. Venice is a case in point. Short term rentals are erasing this city off the map. Venice has been so decimated by short term rentals that recently, the few remaining residents took to their boats in an attempt to force the cruise ships to leave the harbor. New Orleans, in particular the French Quarter and surrounding neighborhoods, are not far behind. We urge you to review regulations and fines that these cities have instituted and apply them here.
- Data-sharing by the platforms- Demand data-sharing by the platforms. These Platforms are using our city to make a great deal of money. It is unacceptable that the platforms feel they can tell the City of New Orleans what they will do, and what they won't do, including what data they will share or not share. Data sharing is essential to any enforcement initiative. This should be a line drawn in the sand.
- Enforcement- An enforcement mechanism needs to be devised that places the burden on the operator instead of the neighbors. The data sharing from the platforms is critical.

Thank you again for your efforts on this study.

Regards,

Susan Guillot  
President, French Quarter Citizens  
632 N. Rampart  
504-710-3547

## Paul Cramer

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**From:** Lee Ali <leeali1@yahoo.com>  
**Sent:** Friday, August 17, 2018 8:13 AM  
**To:** CPCinfo; Robert D. Rivers  
**Subject:** Fw: 1010 St Ann / Rentals in the French Quarter

Kindly see below for comments from our Realtor on the current glut of listings in the Quarter. He advised me that are counseling people not to list, given the glut in the market, so that there are even more properties available than are currently on the market. This is having a devastating impact on property values in the Quarter and impacting those of us who have lived there full time for decades as I detailed in my letter.

lee

Lee Ali  
Interior Designer, ASID

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----- Forwarded Message -----

**From:** Steve Richards Properties <srichards@latterblum.com>  
**To:** Lee Ali <leeali1@yahoo.com>  
**Cc:** Byron Kennedy <bkenedy@latterblum.com>; Justin Villareal <jvillareal@latterblum.com>  
**Sent:** Wednesday, July 18, 2018, 2:28:50 PM CDT  
**Subject:** 1010 St Ann / Rentals in the French Quarter

Hi Lee:

First of all, we must apologize for not being successful in locating a qualified tenant during our listing period - the past year has been difficult and frustrating in regards to rentals & sales in the French Quarter.

With all of the extra inventory (we use to hover around 80 properties, today, we are well over 110 available for lease) it's been a challenge when it comes to connecting. This has just added to the market resulting in lowering prices and frustrating home-owners and agents.

I'm not providing excuses, just the facts and we certainly appreciate your understanding. It's just tenants and buyers know they have the pick of the market and can be, well, picky and ask for reductions and, in a lot of cases, are successful.

The city's STR program, and recent adjustments to their program, have been adding to the frustration. We just need to know the end-game so we can move forward and stabilize the pricing. I may of mentioned this before; we are holding on several condo and single family listing in the Quarter - it's just not a good time to sell with all the uncertainty, high-inventory and 'days on market' just stacking up.

Either way, we appreciate your working with us and your understanding in the existing market we are in. We will continue to market your property and obtain a valid lease. (if you don't get paid, neither to we!)

\_Steve Richards

Steve Richards Properties, LLC  
Latter & Blum INC/Realtors  
712 Orleans, New Orleans, Louisiana 70116  
Mobile 504 258 1800 / Office 504 948 3011

[SteveRichardsProperties.com](http://SteveRichardsProperties.com)

[facebook](#) / [linkedin](#) / [instagram](#)

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[landbleasing.quickleasepro.com/properties](http://landbleasing.quickleasepro.com/properties)

\*All Information Confidential - Please Do Not Send Private Financial Information via Email\*

## Paul Cramer

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**From:** Shaun Talbot <sktalbot@talbot-realty.com>  
**Sent:** Monday, August 20, 2018 4:59 PM  
**To:** CPCinfo  
**Subject:** FW: 2018 CPC STR study- public comments

**Importance:** High

To whom it may concern:

I want to provide the following comments to be considered as the City Planning commission produces the short term rental study.

We support fair minded restrictions and limitations on whole home short term rental licenses in traditionally single family residential neighborhoods.

Regarding commercially zoned areas, especially the CBD and areas where multi-family construction and hotels are a permitted use, we strongly oppose any additional restrictions on commercial STR licenses.

**Condominium properties should be completely exempt from any STR legislation.**

Condominium properties are governed by a set of bylaws and covenants that control policy with regard to budgetary expenditures and leasing policy. Condominium owners are protected by the provision of the LA State condominium act, in that no buyer is required to buy into a condo property without first approving the bylaws and policies in place.

Condo owners have the right to vote on each building's policies.

99.9% of the condo properties in the commercially zoned areas (CBD zones) already restrict leasing in that lease terms must be more than one month and in most cases 3-6 months.

Only two properties currently allow owners to lease on a short-term basis and there are two condo properties under development that will allow their owners to lease units on a short term basis, if they are properly licensed with the city. These properties will have on site lobby security and management controlling this process, as well as limitation on use, etc..

The **second home market is a major factor** contributing to the vibrancy of the real estate market in the historic core neighborhoods and the traditionally riverfront and tourist oriented areas.

There are many folks who have chosen to and who wish to own a second home here. Most of the people we have worked with are coming from smaller towns in Louisiana and other southern cities. They are not the "ultra-wealthy" investors from New York and California which seem to get all of the mention when this topic is discussed.

As compared to many southern cities and especially other cities and towns of Louisiana, Mississippi, etc., the cost of ownership in New Orleans' urban core is very expensive, especially when calculating property tax and insurance expense. The areas under the DDD millage pay some of the highest taxes in the state and the condo properties here have comparatively high condo fees.

The cost of ownership has become prohibitive for many folks who do not intend to nor cannot occupy their home full time. For this reason, they may look to lease their properties during periods where they will not be present. Many cities, like London, are seeing this on a regular basis. The neighborhoods benefit as the guests that may stay in these second home owned properties do just as those owners do. They support the tax base and provide vibrancy, instead of empty homes.

The stability of the second home real estate market must be considered in any STR analysis. New Orleans is an island. We have high land costs. As the cost of living in the core of the city increases and affordability, we

must do something to ensure that the real estate market remains vibrant in order to keep this critical cog in the City's economic engine running.

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(504) 525-9763 office  
(504) 975-9763 cell  
[www.talbot-realty.com](http://www.talbot-realty.com)

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Tuesday, August 14, 2018 3:08 PM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: 2018 Short Term Rental Study

**From:** Holly Devon [mailto:hollydevon7@gmail.com]  
**Sent:** Tuesday, August 14, 2018 2:40 PM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** 2018 Short Term Rental Study

I am writing this email in strong support of regulating short term rentals in the city. I, along with the majority of my neighbors, have been struggling with the rise in housing costs as well as the erosion of local neighborhood culture, both of which are directly correlated to unchecked short term rentals in the city.

More specifically, I support the recommendations of Jane's Place Sustainability for policy changes surrounding short term rentals, which are as follows:

- Licensing STR platforms to ensure they share the responsibility of enforcement by deleting illegal listings and providing useable data to the City
- Restricting STR licenses to residents with homestead exemptions
- Limiting one STR permit per resident, allowing New Orleanians with homestead exemptions to rent out the other half of their double, a room in their home, or a unit in the multi-unit building as a year-round STR
- Placing a \$20 fee per night on all STR transactions. The fee will be earmarked for the Neighborhood Housing Improvement Fund so New Orleans can build more affordable housing to address the ongoing housing crisis.

I hope our leaders in local government will demonstrate their commitment to the residents of this city by protecting their interests in this matter.

Thanks for your time,  
Holly Devon

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Monday, September 17, 2018 10:32 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: 2018 Short Term Rental Study  
**Attachments:** STR Ordinance Final 8.22.docx

**From:** Jeffrey Goodman [mailto:jeffreymbgoodman@gmail.com]  
**Sent:** Monday, September 17, 2018 10:15 AM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** 2018 Short Term Rental Study

Thank you for interviewing me earlier this summer. I just want to reiterate a few points based on my professional experience. I'm also attaching an ordinance that I wrote with Jane Place, if somehow you hadn't seen it.

Thanks, and good luck. (I'm sure you're itching to be done with this topic.)  
JBG

### **1. Homesharing means one home.**

The simplicity of using the homestead exemption to limit short-term rentals is that everything - every permit, tax ID, title, insurance form, owner's driver's license - all line up with the property being offered. There is no ambiguity, there is no concern about a lack of accountability, and it makes permitting for the city simple and straightforward.

Homestead exemptions mean someone's home, not home plus five properties. Allowing more than homesharing would simply shift speculation from one group of people to another, doing nothing for putting long-term units back on the market. We should not rewrite our rules to benefit people with five properties when most New Orleanians cannot afford one.

It's telling that Los Angeles, Boston, and San Diego - which all passed ordinances this summer - do not allow hosting outside the primary residence. New Orleans should be no different.

### **2. Commercial districts are part of neighborhoods**

One of the problems of our current ordinance is that it draws distinctions about permit classes based on a zoning map that, on this issue, doesn't align with the perception on the ground. For nearly the entire city, commercial districts are inseparable parts of the 'residential' neighborhoods they run through; what is the Irish Channel without Magazine? What is Mid-City without Esplanade or Carrollton or Broad? What is the Bywater and St. Roch without St. Claude?

To make a complicated system easier to permit and enforce, there should be no distinction of 'commercial' permits or 'temporary' permits; simply homesharing.

### **3. No city in the America has enforced a day-limit**



Not a single one! If the goal of a day limit is to prevent long-term to short-term conversion, the best (and only) way is through homestead exemptions as proof of residency.

#### **4. The platforms must be told what to do**

Time and again, the platforms - which includes more than just Airbnb and VRBO - have simply ignored any rule New Orleans has floated. They huff and puff about everything because they have no incentive not to; every fewer listing in New Orleans means fewer dollars to them.

The platforms cannot dictate anything to the city. The city must - must! - demand the data it needs to enforce the city's laws in a form it can use.

Have the platforms ever apologized for operating so many illegal listings? Have they refunded the tax money they never collected? Have they done anything to help the city or demonstrate even a basic respect for our laws? There's a reason felons cannot become cops.

#### **5. Housing policy is best done directly, but we can still add to our fee**

Again, if the goal is to help renters in the city, the best course of action is to limit the speculation of short-term rentals via a homestead exemption/homesharing system. This helps every renter immediately. Trying to tax STRs in order to build new housing is foolish; the units are too precious to ever be matched by the cost of replacing them.

That said, a \$1 is not in line with other cities. \$20 (roughly 12% of an average night, though we can't do percentages) would create a real fund and would benefit people in neighborhoods with few STRs.

#### **6. Discrimination should have no home in New Orleans**

Multiple studies have found widespread discrimination on the STR platforms by hosts. It is a systemic problem that the platforms have done little to solve. New Orleans can lead by holding hosts accountable, holding platforms accountable, when people are discriminated against. The city needs a record of complaints, the platforms need clear zero tolerance policies, and New Orleans should institute lifetime bans for hosts who violate the law.

If we are opening up this city to people from around the world, New Orleans must be welcoming to all.

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Thursday, August 23, 2018 9:07 AM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: A Message for the STR Review Commision in support of some of the tribes of the Mardi Gras Indians

---

**From:** CASME CARES [mailto:casmecares@gmail.com]  
**Sent:** Monday, August 20, 2018 10:39 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** A Message for the STR Review Commision in support of some of the tribes of the Mardi Gras Indians

Dear Review Board,

Thank you for your time and efforts!

My name is Casme Barnes, and I'm writing to support several of the Mardi Gras Indian Tribes and their interests in regards to STR rules. As you most likely know, the Mardi Gras Indian Tradition dates back over a hundred years and is as New Orleans as New Orleans gets. Its also a culture under severe economic pressure- partly by the high cost of living. The proposed reforms to STR will go some small ways towards slowing down the rising home prices. I thank you for these proposed reforms!

What you may not be aware of however, is that the suits the Tribes sew each year cost thousands of dollars and though they are a big draw to New Orleans tourism, most tribes are paying for these costs almost completely out of their own pocket. They are New Orleans artists and culture bearers, as well as mentors and community leaders- in the neighbors that need it most- with little to no funding supporting them.

I've been working in my capacity as an interior designer to help several of these chiefs host visitors in their homes to raise money for their suits and to fund afterschool programs, elderly home visits, and other activities they provide for the community. Coming from some of the lowest income neighborhoods in New Orleans- some of these chiefs do not own their homes but are renting. Between their joint efforts that I've observed over the course of this year- I believe in the coming year this may be their single largest source of funding...If the laws do not change to prohibit them.

Under the current provisional rules- I'm hopeful these Indians would be fine. We know there is an appeals process for those who do not fit the criteria (including Homestead Exemption?)- and if the Mardi Gras Indian Chiefs raising funds for their suits wouldn't be the perfect fit for this appeal I don't know who would! I only write to you to not forgot this "appeal" in the new legislation, to be a friend to these chiefs of the Indian Culture and lend your voice to support

these culture bearers who most would agree have far more right to this sort of hosting opportunity than many homeowners.

At the same time I wouldn't want to have contributed towards preserving a loophole that furthered rising home prices- so I would also humbly encourage you to make who qualifies for these appeals as specific as possible- and of course- to include culture bearers in this definition.

If you have any questions please feel free to ask and we would appreciate any help we can get- we're doing our best for this culture! Also, if you'd like to speak directly with one or more of the chiefs please let us know. I know you all are doing your best for everyone!

Thank you and Ashe!

Casme Barnes

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Monday, August 20, 2018 2:35 PM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Affordable Housing. Fernando Sanjenis. Orleans Parish Resident.

**From:** Fernando Sanjenís Gutiérrez [mailto:sanjerrez@gmail.com]  
**Sent:** Monday, August 20, 2018 1:41 PM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** Affordable Housing. Fernando Sanjenis. Orleans Parish Resident.

JPNSI recommends the following policy changes to protect neighborhoods from further erosion by STRs:

- Licensing STR platforms to ensure they share the responsibility of enforcement by deleting illegal listings and providing useable data to the City
- Restricting STR licenses to residents with homestead exemptions
- Limiting one STR permit per resident, allowing New Orleanians with homestead exemptions to rent out the other half of their double, a room in their home, or a unit in the multi-unit building as a year-round STR
- Placing a \$20 fee per night on all STR transactions. The fee will be earmarked for the Neighborhood Housing Improvement Fund so New Orleans can build more affordable housing to address the ongoing housing crisis

Together, we can protect housing and neighborhoods from further commercialization and erosion.

Let's work together towards a solution that keeps your loyal residents within the city limits.

Sincerely,  
Fernando Sanjenis

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Monday, August 20, 2018 2:35 PM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Affordable Housing. Fernando Sanjenis. Orleans Parish Resident.

**From:** Fernando Sanjenís Gutiérrez [mailto:sanjerrez@gmail.com]  
**Sent:** Monday, August 20, 2018 1:41 PM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** Affordable Housing. Fernando Sanjenis. Orleans Parish Resident.

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Together, we can protect housing and neighborhoods from further commercialization and erosion.

Let's work together towards a solution that keeps your loyal residents within the city limits.

Sincerely,  
Fernando Sanjenis

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Wednesday, August 15, 2018 8:28 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: AirBnB comment

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

From: Drew Cordes [mailto:[cordes.drew@gmail.com](mailto:cordes.drew@gmail.com)]  
Sent: Tuesday, August 14, 2018 8:14 PM  
To: CPCinfo <[CPCinfo@nola.gov](mailto:CPCinfo@nola.gov)>  
Subject: AirBnB comment

My name is Drew Cordes and I'm a New Orleans resident and I'm very concerned about the impact AirBnB has on our city and its people. The following specific things need to happen with regard to how the city handles AirBnB:

- Licensing short-term rental platforms to ensure they share the responsibility of enforcement by deleting illegal listings and providing useable data to the City
- Restricting short-term rental licenses to residents with homestead exemptions
- Limiting one short-term rental permit per resident, allowing New Orleanians with homestead exemptions to rent out the other half of their double, a room in their home, or a unit in the multi-unit building as a year-round short-term rental
- Placing a \$20 fee per night on all short-term rental transactions. The fee will be earmarked for the Neighborhood Housing Improvement Fund so New Orleans can build more affordable housing to address the ongoing housing crisis

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Thursday, September 13, 2018 8:23 AM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: AirBnb HELPS the city

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

From: Kevin Thibodeaux [mailto:kevin.k.thibodeaux@gmail.com]  
Sent: Thursday, September 13, 2018 7:26 AM  
To: CPCinfo <CPCinfo@nola.gov>  
Subject: AirBnb HELPS the city

My wife and I AirBnb the other side of our double in Uptown. While I am in support of the whole home STR suspension, I urge you to please not get caught up in the anti-STR frenzy and fail to see the numerous benefits of STRs attached to homestead exemptions, including:

1. Money goes to New Orleans residents instead of chain hotels with headquarters in other states.
2. Provides strong incentive to renovate homes (STR extra income was a strong motivator for the complete restoration of our historical shotgun).
3. Tax revenue for the city.
4. Makes New Orleans tourism more attractive (a more personal bond is created than with a hotel).
5. Spreads tourism spending to less commercial areas of city.

Also, please know that STR's require hard work and good customer service by the host. The additional income is about \$600-\$1000 per month as compared to long term tenants if you are a halfway decent host, which is really not that much for the work you put in.

The current proposal by Errol Williams to raise the property tax of Accessory STRs is illegal and misguided. He may have some luck if he limits his proposal to Temporary STRs, however.

I appreciate your time.

Thank you,  
Kevin Thibodeaux

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, August 21, 2018 10:36 AM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: Airbnb public meeting in Treme Tuesday night (tomorrow)

---

**From:** Henri André Fourroux III [mailto:henri\_andre\_48@hotmail.com]  
**Sent:** Tuesday, August 21, 2018 9:57 AM  
**To:** elizabeth cook <yocandra42@hotmail.com>; quigley77@gmail.com; piratefish@yahoo.com  
**Cc:** Mike Howells <howellnow1958@gmail.com>; Anthony Brown <brownforassessor2017@gmail.com>; aw2333@hotmail.com; andmoreagain1@yahoo.com; aray@utno.org; Aaron Jordan <aj2investigate@aol.com>; bilal alibey <bilalalibey@gmail.com>; kimford.kimford@gmail.com; Jimmy Foti <jimmyfoti@gmail.com>; fox@antigravitymagazine.com; ben gordon <benhgordon@yahoo.com>; gnosismastet616@gmail.com; lugine.gray@yahoo.com; gemgavriel@yahoo.com; georgettemims@gmail.com; Joe Grieco <jgrieco4@gmail.com>; gmerrick@suno.edu; michael howells <howellnow@bellsouth.net>; hello@dsaneworleans.org; haley.saucier@gmail.com; Inna Lempert <innavlempert@gmail.com>; prehnra@gmail.com; Acquanette Bornes <acquanette54@gmail.com>; jonathan becnel <jbecn24@gmail.com>; shawonbernard@yahoo.com; bradott@bellsouth.net; clday@uno.edu; delavarde@gmail.com; sharonmarielcsw@gmail.com; David A. Capasso <davidcapasso.attorney@yahoo.com>; CPCinfo <CPCinfo@nola.gov>; contactme@utno.org; 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@yahoo.com; dbaker@louisianaweekly.com; ehbj44@yahoo.com; edmundlewis@louisianaweekly.com; malcolm.sbr1@gmail.com; Steve Price <methion@gmail.com>; nola\_c3\_discussion@yahoogroups.com; nazorai@aol.com; neworleansbare@gmail.com; tquant@aol.com; davida.finger@gmail.com; paxchristino paxchristino <paxchristino@yahoogroups.com>; Heather Larson <lars3289@umn.edu>  
**Subject:** Re: Airbnb public meeting in Treme Tuesday night (tomorrow)

Good info. Thanks Elizabeth. We should all be prepared to call NforPA on their BS. Don't let NforPA pretend to care for the homeless and poor.

Henri André Fourroux III  
PS. Heather Larson correct email: [Lars3289@umn.edu](mailto:Lars3289@umn.edu)

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**From:** elizabeth cook <[yocandra42@hotmail.com](mailto:yocandra42@hotmail.com)>  
**Sent:** Monday, August 20, 2018 10:20 PM  
**To:** [quigley77@gmail.com](mailto:quigley77@gmail.com); [piratefish@yahoo.com](mailto:piratefish@yahoo.com)  
**Cc:** Mike Howells; Anthony Brown; [aw2333@hotmail.com](mailto:aw2333@hotmail.com); [andmoreagain1@yahoo.com](mailto:andmoreagain1@yahoo.com); [aray@utno.org](mailto:aray@utno.org); Aaron Jordan; bilal alibey; [kimford.kimford@gmail.com](mailto:kimford.kimford@gmail.com); [henri\\_andre\\_48@hotmail.com](mailto:henri_andre_48@hotmail.com); Jimmy Foti; [fox@antigravitymagazine.com](mailto:fox@antigravitymagazine.com); ben gordon; [gnosismastet616@gmail.com](mailto:gnosismastet616@gmail.com); [lugine.gray@yahoo.com](mailto:lugine.gray@yahoo.com); [gemgavriel@yahoo.com](mailto:gemgavriel@yahoo.com); [georgettemims@gmail.com](mailto:georgettemims@gmail.com); Joe Grieco; [gmerrick@suno.edu](mailto:gmerrick@suno.edu); michael howells; Heather Larson; [hello@dsaneworleans.org](mailto:hello@dsaneworleans.org); [haley.saucier@gmail.com](mailto:haley.saucier@gmail.com); Inna Lempert; [prehnra@gmail.com](mailto:prehnra@gmail.com); [paxchristino@yahoogroups.com](mailto:paxchristino@yahoogroups.com); Acquanette Bornes; jonathan becnel; [shawonbernard@yahoo.com](mailto:shawonbernard@yahoo.com); [bradott@bellsouth.net](mailto:bradott@bellsouth.net); [clday@uno.edu](mailto:clday@uno.edu); [delavarde@gmail.com](mailto:delavarde@gmail.com); [sharonmarielcsw@gmail.com](mailto:sharonmarielcsw@gmail.com); David A. Capasso; [cpcinfo@nola.gov](mailto:cpcinfo@nola.gov); [contactme@utno.org](mailto:contactme@utno.org); [ctnesheiwar@gmail.com](mailto:ctnesheiwar@gmail.com); Desmarais Sullivan; Ethan Ellestad; Dud ogden;



Daniel Faust; [d.wright04@yahoo.com](mailto:d.wright04@yahoo.com); [dbaker@louisianaweekly.com](mailto:dbaker@louisianaweekly.com); [ehpj44@yahoo.com](mailto:ehpj44@yahoo.com); [piratefish@yahoo.com](mailto:piratefish@yahoo.com); [edmundlewis@louisianaweekly.com](mailto:edmundlewis@louisianaweekly.com); [malcolm.sbr1@gmail.com](mailto:malcolm.sbr1@gmail.com); Steve Price; [nola\\_c3\\_discussion@yahoogroups.com](mailto:nola_c3_discussion@yahoogroups.com); [nazorai@aol.com](mailto:nazorai@aol.com); [neworleansbare@gmail.com](mailto:neworleansbare@gmail.com); [tquant@aol.com](mailto:tquant@aol.com); [davida.finger@gmail.com](mailto:davida.finger@gmail.com)

**Subject:** Airbnb public meeting in Treme Tuesday night (tomorrow)

Hosted by Neighborhoods for Prosperity Alliance. Public meeting in Treme. George Wein Center, 1225 N. Rampart St., New Orleans. 5:30 to 7:30 pm. Subject: Airbnb. Remember that Neighborhoods for Prosperity Alliance is 100% in support of airbnbs, but to give their position an air of legitimacy, they are hosting these public meetings. There will also be a meeting on Wednesday and Thursday, different location. Go to their facebook page for more info.

<https://www.facebook.com/ANPNOLA/photos/a.1061873167156458/2162473903763040/?type=3&theater>

Elizabeth Cook

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**From:** elizabeth cook <[yocandra42@hotmail.com](mailto:yocandra42@hotmail.com)>

**Sent:** Monday, August 20, 2018 8:46 PM

**To:** [quigley77@gmail.com](mailto:quigley77@gmail.com); [piratefish@yahoo.com](mailto:piratefish@yahoo.com)

**Cc:** Mike Howells; Anthony Brown; [aw2333@hotmail.com](mailto:aw2333@hotmail.com); [andmoreagain1@yahoo.com](mailto:andmoreagain1@yahoo.com); [aray@utno.org](mailto:aray@utno.org); Aaron Jordan; bilal alibey; [kimford.kimford@gmail.com](mailto:kimford.kimford@gmail.com); [henri\\_andre\\_48@hotmail.com](mailto:henri_andre_48@hotmail.com); Jimmy Foti; [fox@antigravitymagazine.com](mailto:fox@antigravitymagazine.com); ben gordon; [gnosismastet616@gmail.com](mailto:gnosismastet616@gmail.com); [lugine.gray@yahoo.com](mailto:lugine.gray@yahoo.com); [gemgavriel@yahoo.com](mailto:gemgavriel@yahoo.com); [georgettemims@gmail.com](mailto:georgettemims@gmail.com); Joe Grieco; [gmerrick@suno.edu](mailto:gmerrick@suno.edu); michael howells; Heather Larson; [hello@dsaneworleans.org](mailto:hello@dsaneworleans.org); [haley.saucier@gmail.com](mailto:haley.saucier@gmail.com); Inna Lempert; [prehnra@gmail.com](mailto:prehnra@gmail.com); [paxchristino@yahoogroups.com](mailto:paxchristino@yahoogroups.com); Acquanette Bornes; jonathan becnel; [shawonbernard@yahoo.com](mailto:shawonbernard@yahoo.com); [bradott@bellsouth.net](mailto:bradott@bellsouth.net); [clday@uno.edu](mailto:clday@uno.edu); [delavarde@gmail.com](mailto:delavarde@gmail.com); [sharonmarielcsw@gmail.com](mailto:sharonmarielcsw@gmail.com); David A. Capasso; [cpcinfo@nola.gov](mailto:cpcinfo@nola.gov); [contactme@utno.org](mailto:contactme@utno.org); [ctnesheiwar@gmail.com](mailto:ctnesheiwar@gmail.com); Desmarais Sullivan; Ethan Ellestad; Dud ogden; Daniel Faust; [d.wright04@yahoo.com](mailto:d.wright04@yahoo.com); [dbaker@louisianaweekly.com](mailto:dbaker@louisianaweekly.com); [ehpj44@yahoo.com](mailto:ehpj44@yahoo.com); [piratefish@yahoo.com](mailto:piratefish@yahoo.com); [edmundlewis@louisianaweekly.com](mailto:edmundlewis@louisianaweekly.com); [malcolm.sbr1@gmail.com](mailto:malcolm.sbr1@gmail.com); Steve Price; [nola\\_c3\\_discussion@yahoogroups.com](mailto:nola_c3_discussion@yahoogroups.com); [nazorai@aol.com](mailto:nazorai@aol.com); [neworleansbare@gmail.com](mailto:neworleansbare@gmail.com); [tquant@aol.com](mailto:tquant@aol.com); [davida.finger@gmail.com](mailto:davida.finger@gmail.com)

**Subject:** Public airbnb meetings begin tomorrow (Tuesday, August 21st.)

<https://www.facebook.com/events/245646459424601/>

From Jane Place Neighborhood Sustainability Initiative: "The Alliance for Neighborhood Prosperity, the local pro-short term rental organization, is hosting a series of neighborhood meetings on STRs. They're doing this in partnership with HomeAway, a nationwide corporate platform that books STRs. It's pretty funny that their bullet points for policies sound a lot like what the reforms that Jane Place is pushing for with our advocacy work- it's almost like they're admitting that STRs are having a negative effect on our neighborhoods and our housing stock!

But don't be fooled by their talking points- HomeAway wants to INCREASE the number of STRs operating in the city, supports NO LIMITS ON THE NUMBER OF PERMITS that residents of the city have, and think that having a PROPERTY MANGER WHO LIVES IN AN ADJACENT PARISH is enough oversight for whole home rentals run by absentee speculators. The Alliance for Neighborhood Prosperity wants every currently operating STR to get grandfathered into permanent legal status, meaning that block with 10 absentee-owned STRs currently on them stay blocks with 10 absentee-owned STRs PERMANENTLY.

If you're concerned about STRs in New Orleans, please turn out to these meetings. It's a rare chance to get face-to-face time with a corporation that's not based in New Orleans and is yet making beaucoup dollars off of displacing New Orleanians in the eye and tell them to give it a REST cuz we see right through you!"

Go to the link below for specific info on the location of each event. There are public meetings this Tuesday, August 21, 2018, Wednesday Aug. 22 and Thursday, August 23, all events starting at 5:30pm and ending at 7:30pm.

<https://www.facebook.com/ANPNOLA/posts/2162473927096371>

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**From:** elizabeth cook <[yocandra42@hotmail.com](mailto:yocandra42@hotmail.com)>

**Sent:** Wednesday, July 18, 2018 4:25 PM

**To:** [quigley77@gmail.com](mailto:quigley77@gmail.com); [piratefish@yahoo.com](mailto:piratefish@yahoo.com)

**Cc:** Mike Howells; Anthony Brown; [aw2333@hotmail.com](mailto:aw2333@hotmail.com); [andmoreagain1@yahoo.com](mailto:andmoreagain1@yahoo.com); [aray@utno.org](mailto:aray@utno.org); Aaron Jordan; bilal alibey; [kimford.kimford@gmail.com](mailto:kimford.kimford@gmail.com); [henri\\_andre\\_48@hotmail.com](mailto:henri_andre_48@hotmail.com); Jimmy Foti; [fox@antigravitymagazine.com](mailto:fox@antigravitymagazine.com); ben gordon; [gnosismastet616@gmail.com](mailto:gnosismastet616@gmail.com); [lugine.gray@yahoo.com](mailto:lugine.gray@yahoo.com); [gempavriel@yahoo.com](mailto:gempavriel@yahoo.com); [georgettemims@gmail.com](mailto:georgettemims@gmail.com); Joe Grieco; [gmerrick@suno.edu](mailto:gmerrick@suno.edu); michael howells; Heather Larson; [hello@dsaneworleans.org](mailto:hello@dsaneworleans.org); [haley.saucier@gmail.com](mailto:haley.saucier@gmail.com); Inna Lempert; [prehnra@gmail.com](mailto:prehnra@gmail.com); [paxchristino@yahoo.com](mailto:paxchristino@yahoo.com); Acquanette Bornes; jonathan becnel; [shawonbernard@yahoo.com](mailto:shawonbernard@yahoo.com); [bradott@bellsouth.net](mailto:bradott@bellsouth.net); [clday@uno.edu](mailto:clday@uno.edu); [delavarde@gmail.com](mailto:delavarde@gmail.com); [sharonmarielcsw@gmail.com](mailto:sharonmarielcsw@gmail.com); David A. Capasso; [cpcinfo@nola.gov](mailto:cpcinfo@nola.gov); [contactme@utno.org](mailto:contactme@utno.org); [ctnesheiwar@gmail.com](mailto:ctnesheiwar@gmail.com); Desmarais Sullivan; Ethan Ellestad; Dud ogden; Daniel Faust; [d.wright04@yahoo.com](mailto:d.wright04@yahoo.com); [dbaker@louisianaweekly.com](mailto:dbaker@louisianaweekly.com); [ehpj44@yahoo.com](mailto:ehpj44@yahoo.com); [piratefish@yahoo.com](mailto:piratefish@yahoo.com); [edmundlewis@louisianaweekly.com](mailto:edmundlewis@louisianaweekly.com); [malcolm.sbr1@gmail.com](mailto:malcolm.sbr1@gmail.com); Steve Price; [nola\\_c3\\_discussion@yahoo.com](mailto:nola_c3_discussion@yahoo.com); [nazorai@aol.com](mailto:nazorai@aol.com); [neworleansbare@gmail.com](mailto:neworleansbare@gmail.com); [tquant@aol.com](mailto:tquant@aol.com); [davida.finger@gmail.com](mailto:davida.finger@gmail.com)

**Subject:** Press Conference: No to S@WB water shutoffs! Monday, July 23rd

Press Conference: No to S@WB inflated water bills! No to water shutoffs!

When: Monday, July 23rd, 3-4pm,

Where: On the steps of City Hall, 1300 Perdido St., New Orleans, La.

Recently, the S@WB, apparently with the blessings of the city government, has threatened to cut off water to 17,000 residents of New Orleans with delinquent bills, who have not yet contested their bills. The city has given them until August 1st to contest the bills to avoid water service cutoffs, yet there is no guarantee everyone will hear about this new policy.

The Morning Advocate recently reported that the S@WB is 10% below in revenue to what it has budgeted out. S@WB officials have blamed the dwindling revenue on the lack of payment of water bills by New Orleans residents. However, residents aren't paying their bills because in many cases the bills are inaccurate and/or inflated.

Millions of dollars have been wasted by the S@WB to refurbish existing turbines rather than replacing them. Over \$26 million has been spent on the out of town consultant firm CH2M, inflated fees that FEMA stopped reimbursing because they were so inflated. The S@WB has failed to execute costly new software adequately, software that is used to assess and collect S@WB bills.

The list goes on and on and is well documented by local media.

Given all of these missteps, how can residents trust the S@WB to adequately assess anyone's water bill?

When will the S@WB and city government take responsibility for its own mismanagement, and not place the cost and blame on the backs of working people and those on fixed incomes?

Given the ongoing crisis of confidence and mismanagement in the S@WB, we make the following demands:

1. We demand that no water be shut off. Shutting off water endangers the lives of children and the elderly in particular and those with medical conditions and special needs, and to do this or threaten to do this in the heat of summer months, is particularly cruel. Water is a human right and should never be withheld.
2. We demand that all "delinquent" bills be automatically declared "contested". This should not have to be a request, given the level of mismanagement and overspending by the S@WB.
3. Our final demand is that all delinquent water bills held by people of low income, near or below the poverty line, be forgiven.

For more information, please contact Elizabeth Cook, 504-644-7221.

Sent from my iPad

On Jun 20, 2018, at 4:18 PM, bill quigley <[quigley77@gmail.com](mailto:quigley77@gmail.com)> wrote:

These are great questions friends.

I am happy to join in any public discussion of these.

However, I am not an expert in immigration law.

I suggest inviting representatives of the Congress of Day Laborers, Professor Laila Hlass of Tulane Law (longtime immigration lawyer/advocate) and others members of the immigrant advocacy community.

I am in GA right now visiting nuclear weapons resisters who are in jail awaiting trial for damage to Kings Bay Naval base here, so I cannot join you all right away.

I will help anyone who is wants to organize this to connect them with people who have legal knowledge about what are the next steps.

Bill Quigley

On Wed, Jun 20, 2018 at 1:43 PM, elizabeth cook <[yocandra42@hotmail.com](mailto:yocandra42@hotmail.com)> wrote:

To Bill Quigley,

I know of many folks, including myself, with numerous questions regarding the zero tolerance policy treatment of immigrants, and as a part of that, the separation of children from parents. I know that Trump will sign an executive order today supposedly ending the separation of children from parents. However, likely this will mean the detention of whole families.

Numerous questions include: how is it that border officials can arrest those who are requesting asylum? How is it that ICE and border officials can separate children from families without violating laws on the books regarding child kidnapping? Are immigrants being held in local jails such as in OPP and Jefferson Parish detention centers? How can we advocate and assist with uniting children with their families? I would like to request an open public meeting with Bill Quigley and any other informed persons who can attend to answer questions and help inform the public as to how immigrants are being treated in our communities, and what are some answers in regard to national questions on the issue. Thanks.-- Elizabeth Cook

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**From:** Mike Howells <[howellnow1958@gmail.com](mailto:howellnow1958@gmail.com)>

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

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

**Cc:** Acquanette Bornes; jonathan becnel; Shawon Bernard; [bradott@bellsouth.net](mailto:bradott@bellsouth.net); elizabeth cook; [clday@uno.edu](mailto:clday@uno.edu); Christophe Delavarde; Sharon Marie Chester; David A. Capasso; [cpcinfo@nola.gov](mailto:cpcinfo@nola.gov); [contactme@utno.org](mailto:contactme@utno.org); [ctnesheiwat@gmail.com](mailto:ctnesheiwat@gmail.com); Desmarais Sullivan; Ethan Ellestad; Dud ogden; Daniel Faust; [d.wright04@yahoo.com](mailto:d.wright04@yahoo.com); [dbaker@louisianaweekly.com](mailto:dbaker@louisianaweekly.com); [ehpj44@yahoo.com](mailto:ehpj44@yahoo.com); les evenchick; [edmundlewis@louisianaweekly.com](mailto:edmundlewis@louisianaweekly.com); [malcolm.sbr1@gmail.com](mailto:malcolm.sbr1@gmail.com); Steve Price; [nola\\_c3\\_discussion@yahoogroups.com](mailto:nola_c3_discussion@yahoogroups.com); [nazorai@aol.com](mailto:nazorai@aol.com); [neworleansbare@gmail.com](mailto:neworleansbare@gmail.com); [tquant@aol.com](mailto: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

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**From:** CPCinfo  
**Sent:** Friday, August 24, 2018 1:37 PM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: AirBnB study

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**From:** Ken Goode [mailto:kengoodejr@gmail.com]  
**Sent:** Friday, August 24, 2018 12:57 PM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** AirBnB study

Hey there,

I'm a local resident and I just want to say I have no issue with AirBnB on paper. But what I DO have issue with is crap like this company:

<https://www.hospitalitynola.com/>

They have 52 listings. 52! And there are more like them. What is anyone doing about these illegal hotels when our rents are competing with New York City?

Cheers,

Ken

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Thursday, August 16, 2018 1:16 PM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: Comment on Short Term Rental Regulations

**From:** Keith Scarmuzza [mailto:kscarmuzza@gmail.com]  
**Sent:** Thursday, August 16, 2018 1:11 PM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** Comment on Short Term Rental Regulations

Dear City Planning Commission Staff,

I am writing to express my support the current Short Term Rental policy of the city that was approved by City Council in 2016, and I do not agree with the changes being proposed by Councilperson Palmer. I am a 4th generation New Orleanian, and I'm a lifelong resident of New Orleans, living at 1818 Esplanade Ave., in Treme. My wife and I own two restaurants, one in Marigny, and one Uptown. We own a clothing boutique in the Riverbend, and we own properties in all these locations.

We operate a licensed commercial Short Term Rental, and it has been a boon that has allowed us to employ about 10 more people for the past year, helping upkeep the property, welcoming guests, and also a whole crew now renovating our house, which we did not have money to renovate before having extra income from the Short Term Rental. While this has been my personal experience, it is borne out in the statistics as consistent with the economic impact of STR's throughout the city, since STR's have allowed the local population to participate in the tourism economy, our biggest industry, in ways never before possible. According to a study released in May, 2018, by the UNO Hospitality Research Center, titled "Short Term Rentals: 2017 Profile and Economic Impact," the total local economic activity generated by STR's in 2017 was nearly \$900 million. That's an economic impact three times bigger than Jazz Fest. The study indicates that 10,200 jobs were created, which is more than the entire number of employees of the Ochsner Health Care System, the city's largest employer. Also, \$64 million in local taxes were generated, and visitors staying in STR's spent about \$352.8 million in additional expenses in the community outside of the lodging fees they paid.

It's also been refreshing to see all the tourist traffic now populating our neighborhoods instead of just wandering the French Quarter. As co-owner of the two SukhoThai neighborhood restaurants, I can attest to you that I have seen much growth in sales from tourists in the past two years, compared to the past when I only got locals in my restaurants. I know this is due to the dispersion of tourists into the neighborhoods, and so now the rest of the city is getting to share in the tourism economy in ways never before available to us. I have seen other restaurant owners in Marigny/Bywater complaining publicly that they are going out of business because of all the STR's around, and I think that is ludicrous because I have the complete opposite experience. I think those restaurant owners should look at their over-priced, underwhelming food if they want to know why their business is failing. Tourists are in the neighborhoods much more than before, and they are finding us on TripAdvisor, and they are coming in, while we also still get our local clientele.

Furthermore, blaming housing price increases on STR's is about as valid as blaming lack of good job growth on immigrants, as our current president likes to do. I can attest that since Hurricane Katrina, when it became clear that the old neighborhoods on high ground, and the 'Sliver by the River' had an inherent geographic advantage in flood protection, the prices have been rising like crazy. My employees in my Marigny restaurant were complaining in 2007 that they could no longer afford an apartment in the neighborhood, and AirBnB was not even founded until 2008!! So while the sharing economy may be contributing to the pace of gentrification, it is not driving gentrification. Those trends were already set long ago by rising insurance rates, Millennial migration patterns, and a fixed quantity of historic housing stock on high ground. CPC obviously realized this, as higher density developments along the riverfront were written into the new CZO. The people now fighting STR's are the same people who are still upset with CPC for creating higher density riverfront allowances. They are xenophobes who don't like outside people coming into their neighborhoods, and don't like anything to change ever, even if it means change for the better.

In this same frame of mind, some people have tried to paint the short term rental market with a broad brush, claiming that outsider carpet-baggers are buying properties, and raising rents, and evicting tenants, and increasing our cost of living. While there may be isolated cases of this, I personally have at least 6 friends, also permanent residents, that are operating short term rentals in various neighborhoods, and we all have similar experience, that this has given us the extra money to do new business investments in the neighborhoods where we live, afford to send our kids to a good college, etc. Whereas most traditional hotel

income going to Hyatt, Hilton, Marriott, and other big international players immediately leaves the city after paying out menial hospitality wages, most STR income stays right here, recirculating in NOLA. I realize that there are a few outside investors and companies who do not live in Louisiana, who are buying houses, or more likely leasing houses, to make them STR's. I, along with other local STR owners I have spoken with, agree that this is not a desirable outcome, and we welcome some change to the STR regulation that makes it difficult for entities not fully invested in our city as residents to participate in the STR economy in an unfettered way. However, there will be constitutional considerations involved in how this could be done legally, so I urge the CPC to tread lightly in this realm, and handling it by allowing only one STR per person is not a reasonable outcome either.

It's ridiculous to think that City Council is going to come in and destroy one of the highlights of the local economy after the City Planning Commission, the previous Mayor, and the previous City Council worked so hard to create a fair and progressive law that acknowledged that the sharing economy is here to stay, and created a way for both the city government and the local population to generate wealth for our citizens from it. Think about how crazy this is, that the administration approved a law, and hundreds of investors, mostly locals, invested in properties, got their licenses, spent a lot of money furnishing their places, hired help to take care of the units, created marketing materials, etc., only to have the City Council then turn around and say they are going to pull the rug out from under these people. I imagine there are going to be a lot of lawsuits against the city. Imagine if you did this to a restaurant owner who got permits, invested in the build out, hired the staff, and operated for one year, then has the City turn around and revoke their permits!! Why is this any different? Does this seem just?

If the Council seriously thinks that eliminating Temporary STR's is not just a political stunt, but is going to result in lower housing prices, I believe it is a mistake. As I stated, STR's are a contributing factor, but not the driving force in real estate price increases. All those other factors will continue, unabated. As a professionally trained planner myself, I suggest the Council needs to use the carrot, not the stick. If the goal is to have affordable housing, then incentivize developers to build affordable housing rather than penalizing property owners for making a living. There are plenty of developers that would be willing to build developments with rent controls, based on the right incentive package offered. At the beginning of the STR legalization process, a portion of the hospitality tax generated was supposed to go into a special affordable housing fund for that purpose. With the magnitude of this new tax revenue now apparent, the City Council should have enough funds available to leverage quite a few developments to meet these goals. There is no reason that growth in hospitality through STR's and more affordable housing should be mutually exclusive ideas, not when we have so much disused, decrepit old grayfield sites throughout our old neighborhoods. I suggest the Council focus on that, rather than penalizing homeowners. What about the Navy site on Poland Avenue, the Power Plant site in the Lower Garden District, the Press Street Corridor, the Lafitte Corridor? The possibilities are endless for places to build great new affordable housing, but instead of focusing on baking more pies, we seem intent to fight over one small pie.

Let's make the wise choice to expand the pie instead of fighting over the pie. Keep the STR regulation as it is, with minor adjustments to keep the licenses in the hands of local investors as much as possible. Thank you for your consideration.

Regards,  
Keith Scarmuzza  
1818 Esplanade Ave.  
New Orleans, LA 70116

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Friday, August 24, 2018 1:43 PM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: Comment on short term rentals

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

From: Julia Cass [mailto:juliacass@att.net]  
Sent: Friday, August 24, 2018 1:20 PM  
To: CPCinfo <CPCinfo@nola.gov>  
Subject: Comment on short term rentals

Dear CPC

I rent an apartment in the quiet residential section of the French Quarter. The house next door was purchased several years ago and became a short term rental. Since it is a large house, we have had upwards of 15 people there, sometimes drinking and shouting in the courtyard, especially a group of bachelorettes with an inflatable penis. We have reported this numerous times, the owner has been fined several times but continues to rent it almost every weekend and sometimes during the weekdays. I cannot emphasize enough, and I speak for our entire block, that short terms rental should NOT be legalized in the quarter and that the fines should be increased. There are too few full time residents in the Quarter now as it is without people with money buying houses to turn them into rentals. I also endorse requiring a homestead exemption for ALL short term rentals across the city. Full house short terms rentals are NOT helping your average citizens earn money to make ends meet. The average citizens is HURT by them.

Sincerely,  
Julia Cass  
831 Governor Nicholls Street  
New Orleans, LA 70116  
504-310-7575  
juliacass@att.net



## Paul Cramer

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**From:** CPCinfo  
**Sent:** Wednesday, September 5, 2018 11:59 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: copy of letter to my Councilman, Mr. Giarrusso

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**From:** Dianne Chesson [mailto:rdchesson@gmail.com]  
**Sent:** Wednesday, September 5, 2018 11:47 AM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** copy of letter to my Councilman, Mr. Giarrusso

Fwd: [No Subject]

**Ralph Chesson** <[rdchesson@cox.net](mailto:rdchesson@cox.net)>  
12:36 PM  
**To** rdchesson@cox.net

- [Quick reply](#)
- [Reply all](#)
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- [Actions](#)

4 attachments

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

**From:** Ralph Chesson <[rdchesson@cox.net](mailto:rdchesson@cox.net)>  
**To:** [Joseph.Giarrusso@nola.gov](mailto:Joseph.Giarrusso@nola.gov)  
**Date:** July 20, 2018 at 6:21 PM  
**Subject:** [No Subject]

Mr. Joseph Giarrusso

[Joseph.Giarrusso@nola.gov](mailto:Joseph.Giarrusso@nola.gov)

Dear Sir:

We have 2 concerns:

1. VRBO
2. Large 18-wheel trucks tearing up the neutral grounds. I am attaching pictures.

With respect to the VRBO issue, we live at 324 Walnut Street. We are "somewhat" surrounded by these short term rentals. To my knowledge there are three on Walnut within a block of my house: 254, 318, and 332 Walnut. The

license for 254 is a “temporary” whole house license. There is no posting of the license and no posting of contact information. The property is also enclosed by an iron gate so even if the information on the rental was posted, no one could read it as it is inaccessible.

The license for 318 is an “accessory” license requiring the owner to be present when the units are rented. I believe the owner isn’t present during the rentals as I have observed that his car is gone. In addition, I spoke to one of his renters during the Tulane graduation weekend and she told me he wasn’t present and that his bedroom door was locked. He was renting out two of his other rooms. There is also no posting on the outside of his house with contact information. Even if there were, it couldn’t be read as the windows are on the second floor. It would be particularly difficult to see at night should a neighbor wish to contact him.

The license for 332 is also an “accessory” license that requires that the owner be present during the rental. This owner is believed to live out of state. The rental is a whole house rental. This owner is also receiving a homestead exemption.

I obtained the majority of my information from the Short Term Rental Office of the City.

This is a neighborhood zoned residential. The streets are narrow and STR bring both traffic and parking issues. Many times it has been impossible to back out of the garage because of vehicles parked directly behind the garage door. These renters also often block the fire hydrant on the corner. There is little to no ticketing of cars in this neighborhood for infractions, so this safety hazard goes unnoticed.

STR’s are breaking down the fabric of our New Orleans neighborhoods; they are removing housing stock from residents and making housing unaffordable. Couple this with our unreliable public transit system and our service and minimum paid workforce may not be able to remain in the City.

We want STR to be prohibited in residentially zoned areas; we want laws to be enforced and inspections of these units to be frequent to ensure compliance; we want city employees to be well trained when issuing licenses and inspecting properties. We want New Orleans neighborhoods to remain neighborhoods.

With respect to 18-wheel vehicles on our streets, we were witness today of such a truck grinding away in the median as it attempted a turn off of St. Charles onto Jefferson. Not being able to make the turn using the street, it drove onto the median, became stuck and then continued to tear up the median. There is similar damage further down Jefferson where a truck couldn’t make a turn and tore up the median. This is a frequent occurrence.

We are so very tired of our tax dollars being used to repair such damage. Are there no city ordinances prohibiting these large trucks from using these very narrow streets in order to get to Tchoupitoulas? Surely there is a better route. These trucks should not be using St. Charles, Broadway, Jefferson, or any of the other streets connecting to Tchoupitoulas. What is wrong with River Road to Henry Clay, a street that has made provisions for wide turns from large trucks?

We are attaching pictures.

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Monday, August 13, 2018 8:14 AM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: Feedback for short term rentals study

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

From: Heather Eve [mailto:heather.mba2003@gmail.com]  
Sent: Sunday, August 12, 2018 4:55 AM  
To: CPCinfo <CPCinfo@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>  
Subject: Feedback for short term rentals study

To whom it may concern:

I am writing to express my support for allowing homeowners to rent their homes as short term rentals on websites such as VRBO and Airbnb.

I believe that regulation of this area is important, and I do not support the idea that investors should be able to buy numerous properties to use as short term rentals. I agree that this is damaging to the fabric of a neighborhood and possibly to the affordability of housing overall.

However, I do support that homeowners should be permitted to rent out their primary residence as a short term rental, whether or not they have an accessory structure such as a guest house or attached apartment or the other half of a double.

For homeowners such as myself and several friends and neighbors, it has been really helpful to have the ability to rent out our homes for short periods while we go out of town to visit family/friends or even on vacation.

Before my license expired at the end of July, I rented my house for festivals and high demand weekends, mostly when I was going to be away anyway. I am a single mother of a young child, and this was a huge help with the mortgage and maintenance. I relied on this income to get by.

I followed the rules, I got my license from the city, I always ensured I had a friend in town to act as property manager in case of any problems. I received 5 star reviews from every guest, so it was a win-win situation for all involved. I know my neighbors and they were aware that I rented my house sometimes, which was an added protection for both me and the guests.

I understand now that the rules have changed so that homeowners can only rent out an accessory structure or to rent a room in their home, but not the whole home itself. I do believe the rules should be broadened to allow for renting of the whole home - but only one home, the homeowners primary residence. As I said before, I don't think this should be allowed for large investors with multiple properties.

I respectfully ask that you consider my comments as you prepare your report.

Kind regards,

Heather Kaptein

4834 Perrier Street  
NOLA 70115

504-345-0727

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Thursday, August 16, 2018 12:14 PM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: From employer of New Orleans residents who clean and maintain short-term rental

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**From:** Sherry Mutschler [mailto:sydsgreenclean@yahoo.com]  
**Sent:** Thursday, August 16, 2018 12:11 PM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** From employer of New Orleans residents who clean and maintain short-term rental

Greetings -

We feel urgent to share our perspective as a green, toxin-free cleaning company. Our company, owned by a local single woman who lives on Ursulines Ave., started 7 years ago. Syd, a UNO graduate with a degree in earth science, wanted to help preserve our fine homes with toxin-free, environmentally safe cleaning materials.

Over the seven years, we have evolved into a company that cleans businesses, residential homes, and short-term rental. We have built our short-term rental staff to a group of 4 or 5 young women, all local.

We do not clean for anybody who is a large out of town "conglomerate" or anybody who allows parties in their units. We see people who are full or part-time residents of New Orleans who need to make a living. They have invested in their properties and improved their condition and value. One was a former run-down drug house.

Because of the license tightening, we had to let one of our young mothers go. Now the job of another is threatened as our clients are denied licenses. We pay a living wage of \$15-16 an hour to these women. One is starting to look for a home and get off Section 8 housing. She has just purchased a new car.

Many of our owners use us because they know we pay a living wage, which is supported by all serious short-term rental owners.

We would appreciate your consideration of the impact of your decisions on these young women who are raising children in our city.

Thank you for your consideration of our valid experiences.

Debi Smith  
Guest Services  
Syd's Green Clean  
504.495,0745

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Monday, September 17, 2018 8:46 AM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: How ending home sharing with take my girls from me

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**From:** Janell mesa [mailto:janellmesa@yahoo.com]  
**Sent:** Saturday, September 15, 2018 10:12 AM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** How ending home sharing with take my girls from me

I am a New Orleans resident, voter, and member of the home sharing community. I'm also a retired military service member and a single mother of two toddler girls. I'm not on any state or federal assistance programs and although I've filed a Child Support Enforcement case with Orleans parish over 3 years ago, I have yet to receive any child support income. I am writing to ask that you protect -- not punish -- short-term rental hosts like me who are following the existing rules because without this supplemental income my way of life and that of my daughters would cease to exist.

I understand that legislation and regulation must be put in place. I can understand a cap on how many Airbnb homes permitted within certain areas. Even a limit on Airbnb permits allowed per person/family in efforts of preventing big business from coming in and exploiting this new industry. But, for those of us that stood in line when the city said come down and get your license to be legal, please don't punish us. Within a year of being newly retired from the service and newly single with two babies, I found a way to provide for myself and for my girls through the home sharing service that the city permitted. Now for that same city to turn around and say that you've changed your mind, that would devastate our way of life. I'd have to get a second job to make up for that lost income which would mean my girls would rarely get to see their only parent.

The existing legislation -- barely a year old -- protected short-term rentals, while maintaining the integrity of NOLA's historic neighborhoods and gave the city tools and data to enforce the laws, and it was working. The temporary ban on short-term rentals hurts law-abiding hosts who depend on this income for their livelihoods.

As you conduct your study, I would appreciate being a part of the process, and working together on a potential compromise. I encourage you to take time for thoughtful, collaborative discussion with the host community and avoid further limitations on short-term rentals.

Short-term rentals enable residents like me to earn important extra income that supports saving for school or retirement, or just helps to make ends meet and allow small mom-and-pop operators to support their families and create jobs. We have also contributed over \$6 million in hotel taxes and Neighborhood Housing Improvement Fund revenue since the original law passed, thanks to Airbnb's tax agreement with the city to collect and remit taxes throughout New Orleans.

We look forward to continuing to work with you, local businesses, and community organizations to generate economic activity throughout the city, protect the integrity of historic neighborhoods, and ensure New Orleans, and its passionate home sharing community, continues to thrive among the ranks of leading global cities in the sharing economy.

Thank you,  
Janell Mesa

[Sent from Yahoo Mail for iPhone](#)



## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Tuesday, August 28, 2018 2:41 PM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: I support vacation rentals in New Orleans

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

From: oakrhythmb blues [mailto: [oakrhythmb blues@comcast.net](mailto:oakrhythmb blues@comcast.net)]  
Sent: Tuesday, August 14, 2018 8:50 AM  
To: Robert D. Rivers <[rdrivers@nola.gov](mailto:rdrivers@nola.gov)>  
Subject: I support vacation rentals in New Orleans

To whom it may concern,

I support reasonable regulations in the short term/vacation rental housing market in New Orleans. I believe we had decent regulations established 2 years ago although I never understood why there wasn't a limit placed on how many houses one person or entity could own and use as a vacation rental..... 2-4 house or similar would have seemed reasonable and kept the big corporations out of the market.

It amazes me that people were able to build businesses on the current regulations (which took 3 years to draft and become practice), Invest huge amounts of time and money, often into blighted properties, and then the rules of the game could be changed on them over night. Once again they are now being turned away from licenses and their houses sit empty and in limbo while the city council changes the rules of the game.

My family has one house that we do vacation rentals with. We bring lots of new people to our neighborhood to spend money who otherwise wouldn't make it uptown. We employ house cleaners, maintenance men, driving services, grocery delivery services etc. We have spent hundreds of thousands of dollars renovating our property and have inspired much of the block to do so by bringing up the standard. We are great neighbors.

The French Quarter Real Estate market has suffered greatly since the banning of vacation rentals in that area of town. Property values have fell drastically. People are losing their properties to foreclosure and their incomes, all because the hotel industry was able to lobby the city council to ensure they kept their cash cow funneling money out of our city and making a small percentage of their profits don't end up with local home owners in the quarter. Many of these buildings in the French Quarter that were great for vacation rentals are tiny, slave quarter units, with no parking that are not very attractive as long term units but work great as vacation rental units. After all the French Quarter is supposed to be commercially zoned for the most part and open for business. Yet the City allowed it to be controlled by the hotel industry.

The city is making changes faster than it can predict the consequences and we aren't careful the bottom will fall out of the Real Estate market across our city.

Good luck with the upcoming decisions that need to be made.

Brandon Tarricone

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, August 14, 2018 9:06 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: I support vacation rentals.

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

From: oakrhythmb blues [mailto:oakrhythmb blues@comcast.net]  
Sent: Tuesday, August 14, 2018 8:49 AM  
To: CPCinfo <CPCinfo@nola.gov>  
Subject: I support vacation rentals.

To whom it may concern,

I support reasonable regulations in the short term/vacation rental housing market in New Orleans. I believe we had decent regulations established 2 years ago although I never understood why there wasn't a limit placed on how many houses one person or entity could own and use as a vacation rental..... 2-4 house or similar would have seemed reasonable and kept the big corporations out of the market.

It amazes me that people were able to build businesses on the current regulations (which took 3 years to draft and become practice), Invest huge amounts of time and money, often into blighted properties, and then the rules of the game could be changed on them over night. Once again they are now being turned away from licenses and their houses sit empty and in limbo while the city council changes the rules of the game.

My family has one house that we do vacation rentals with. We bring lots of new people to our neighborhood to spend money who otherwise wouldn't make it uptown. We employ house cleaners, maintenance men, driving services, grocery delivery services etc. We have spent hundreds of thousands of dollars renovating our property and have inspired much of the block to do so by bringing up the standard. We are great neighbors.

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The city is making changes faster than it can predict the consequences and we aren't careful the bottom will fall out of the Real Estate market across our city.

Good luck with the upcoming decisions that need to be made.

Brandon Tarricone

> On Aug 12, 2018, at 10:38 PM, oakrhythmb blues <oakrhythmb blues@comcast.net> wrote:  
>

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Monday, August 13, 2018 8:16 AM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: In regards to Short term rentals

**From:** Carl Moller [mailto:ceeemo@gmail.com]  
**Sent:** Sunday, August 12, 2018 12:58 PM  
**To:** Robert D. Rivers <rddrivers@nola.gov>; CPCinfo <CPCinfo@nola.gov>  
**Subject:** In regards to Short term rentals

Greetings Mr. Rivers and the City Planning Commission,

I'd like to share my story/point of view in regards to my views and experiences as a short term rental host in New Orleans with the hope that you will take them into consideration as you revise/study the current short term rental laws/situation in New Orleans. Firstly I agree there should be rules and restrictions but a bigger picture than what is now in place needs to be considered and lawfully abiding citizen home owners like myself should not be punished for those who are abusing the privilege. I'm currently being affected by your memoratarium on multi residence units which I think should be revised. I own a double shotgun that had been converted into a multi-unit before I purchased the dwelling. It is now a 3 unit residence, 2 of the units have full time renters ... one for my parents who pay utilities and no rent, the other a full time renter and the third is where I live. I travel for work a large part of the year so having the ability to short term rent my apartment while I'm gone has been a great source of additional income which virtually all goes towards my mortgage and utility bills. Denying me the ability to do so because my house is considered a multi-unit is unfair and significantly affects my income, the apartment is my home when I'm in New Orleans, when I'm out of town traveling for work I should be able rent it out and make some additional income.

Another example in which I shouldn't be denied the ability to short term rent is .... as I mentioned my parents live in one of the units, they are retired and enjoy living abroad during some of the summer months. While they are gone being able to short term their unit would really help with the money I don't make from it as a full rental. As I mentioned I make no rent money with them and any additional income I can generate when they are not there would be a huge help. These two examples should be taken into account as you workout the new rules. I suggest that Multi units should be allowed to have one of their units be eligible for airbnb use, and perhaps another available for shorter time periods for special circumstances like with what I mentioned with my parents above. I'm sure I don't need to mention the other benefits of short term rentals to the city the most obvious being the additional income for local business along with tax revenue generated by visitors and tourists.

I hope you will take the above into consideration.

Sincerely,  
Carl Moller ■

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Monday, August 20, 2018 9:26 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: in support of short term rentals

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

From: Michael Depp [mailto:mcdepp@gmail.com]  
Sent: Monday, August 20, 2018 9:23 AM  
To: CPCinfo <CPCinfo@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>  
Subject: in support of short term rentals

Hello,

Thank you for the opportunity to weigh in on the issue of short-term rentals as the city revisits the issue and what it will allow going forward.

I've been a homeowner in New Orleans for nearly 20 years in the same Uptown neighborhood, where I've lived, shopped, eaten and woven myself and my family deep into the fabric of the neighborhood. When an opportunity came for my family to move just two blocks away from our shotgun double we jumped at it, grateful to stay in a neighborhood we loved with a bit more room for a growing family. We kept the shotgun, made both units available for a fair rent, and hummed along well for years.

As the city began flooding with new development over the past few years, however, that started to change. As my tenants left and I put the units back on the market, I no longer had the intense interest in the apartments we had always had with each vacancy. I posted the units everywhere, dropped the rent and then dropped it again, and for months was unable to get a tenant even after lowering the rent by nearly 30%.

We invested thousands of dollars getting both units fully furnished so that we could accept guests, and to our great happiness they started coming. It was a lot of work for both me and my wife: managing bookings and cleaning the apts. between guests became a very involved part-time job where we both have full-time jobs and young kids on top of that. But we did it. We kept the places in great shape, guests were considerate and tidy and we never had a single issue or complaint with any of them. What's more, those guests were eager for recommendations in the neighborhood — places to eat, drink and shop. They took those recommendations and began to frequent businesses that are not on the well-beaten tourist path. Local businesses need more than locals like me to survive and thrive, and these guests were spreading their tourist dollars more widely around the city.

This past summer we tried an experiment again. We put both units back on the conventional rental market as longer-term rentals. We offered a very attractive rate with utilities included, offering a furnished lease of at least three months. Once more, we let it sit on all of the standard places one lists an apartment. Again, nothing. We listed on Airbnb for the same terms, and within days both were on multi-month rentals.

New Orleans is a challenging place to live. We can only do it because my job is out-of-town and allows me to work remotely. There is very little true economic development here outside of tourism. The outcry over a lack of affordable housing in this city has validity, but it should not be thrown on to the backs of a small, mom and pop business like the one I operate with my wife, one where I've tried offering housing at a very fair price but can't compete against the numerous multi-unit developments that the city has green lit across town, lining the pockets of wealthy developers. We

need STRs to pay our mortgage. We operate ours responsibly. We have to: we live in the same neighborhood and our accountable to our neighbors.

New Orleans should focus on generating affordable wage-paying jobs to solve the affordable housing problem. Spur economic development that pays a living wage. I know, for instance, that some of the ancillary businesses STRs have spurred — house cleaning, for instance, — pay far better and afford more flexibility than the comparable jobs in hotels.

Put reasonable limits on STRs. Start with the commercially-zoned properties that are bought up by out-of-town large developers and swallowed up as STR hotels. Limit out-of-towners buying them up as abstract and highly-scaled investments. Let locals own and responsibly operate a reasonable number of units. Don't squash wholesale one of the few viable opportunities to come along here. If you do, you'll see a chain reaction that spreads to the restaurant and retail corridors. You'll kill off an area of economic development that has been tangible and ground level. And you'll have sidestepped altogether the real problems of why people can't afford housing in New Orleans — they're paid terribly because the city has done far too little over the decades to replace the oil and gas industry that it lost when it could solve its basic quality of life and infrastructure problems. Focus your energy and attention on that, not on killing something that has been a rare bright light in the local economy.

Thank you for your attention.

Sincerely,  
Michael Depp  
504.669.0162

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Monday, September 17, 2018 12:30 PM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: Keep str's legal for all locals!

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**From:** Kelly Dann [mailto:kelly\_dann@hotmail.com]  
**Sent:** Monday, September 17, 2018 12:19 PM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** Keep str's legal for all locals!

Dear City Planning Commission,

I am a resident of Algiers Point, a home owner, and am in 100% favor of legalizing whole-home vacation rentals. Having tourists in the Point frequenting businesses and adding to the ridership of the ferry is like a dream come true. Pumping life into our almost forgotten extension of Orleans Parish. My children and I love stopping to talk to the tourists as much as we love catching up with the neighbors. That's the root of Souther hospitality after all. My children and I have chatted with visitors from all over the world.

Although the advent of the internet has made the world seem a smaller place, there's nothing like learning from someone face to face. My daughter is enrolled in a French-immersion pre-school. We were sitting on the front porch when a woman walked by. My daughter waved, "bonjour". Much to my daughter's surprise and delight the woman turned to her and said, "bonjour, comment ca va?"

Our new friend was french, visiting New Orleans for the first time for a midwifery conference. She and her family were staying in a whole-house rental down the street. My 4 year olds eyes light up. She counted to 10 in french and sang her a song about a butterfly. It was a magical moment as a parent. My daughter's eyes were being open to not just the concept of another culture but the reality of it.

There is so much we can learn from each other when we stop and take a moment. Sharing our lives, our stories, that's the "true" New Orleans.

I'm reminded of a quote by Mark Twain,

"Travel is fatal to prejudice, bigotry, and narrow mindedness."

New Orleans should not be kept on a shelf under a bell jar. This is a living city that needs to and deserves to be shared. Please consider legalizing all short-term vacation rentals through out the city.

Thank you,  
Kelly Dann  
Sent from my iPhone

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Friday, September 14, 2018 3:21 PM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: New Orleans Short-term rentals

**From:** Autumn Drouin [mailto:[autumndrouin@gmail.com](mailto:autumndrouin@gmail.com)]  
**Sent:** Friday, September 14, 2018 2:19 PM  
**To:** CPCinfo <[CPCinfo@nola.gov](mailto:CPCinfo@nola.gov)>  
**Subject:** New Orleans Short-term rentals

When I lived in California (Kensington) I "occasionally" rented out a room in my home (when I did not have a permanent tenant occupying that room) through AirBnB. It was a positive experience. I also occasionally use AirBnB when I travel.

In the beginning it was a new concept and a new idea BUT now its "destroying" the sense of community in New Orleans. Its not the home owners or permanent leasers renting a room or two on an occasional basis which is reeking our beautiful City (New Orleans), it's that entire homes have NO permanent residents, they are 100% rented out on sites such as AirBnB.

So, I am against entire houses being rented out on such sites (as AirBnB)

Dr. Autumn Drouin, N.D.  
P.O. Box 701511  
New Orleans  
LA, 70175  
408-402-1600

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Wednesday, August 15, 2018 1:16 PM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: New Orleans City Planning Commission: Support Whole-Home, Whole Community

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**From:** John A. Hay III [mailto:johnhay@haylegal.com]  
**Sent:** Wednesday, August 15, 2018 10:26 AM  
**To:** CPCinfo <CPCinfo@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** New Orleans City Planning Commission: Support Whole-Home, Whole Community

Dear New Orleans City Planning Commission (CPC),

Good morning, please take this message as my request to urge you to support the *Whole-Home, Whole Community* policy framework in crafting your short term rental policy/ordinance. This is a commonsense, community, owner and city plan that works for New Orleans communities, businesses, neighborhoods, tourism, and the continued rebirth of the Crescent City post Katrina.

Thank you for your service to NOLA –

John

**John A. Hay III**  
**The Hay Legal Group PLLC**  
**Managing Partner | Attorney at Law**

611 W. 5<sup>th</sup> Street, Suite 300, Austin, Texas 78701  
512-467-6060 (o) | 512-467-6161 (f)  
[johnhay@haylegal.com](mailto:johnhay@haylegal.com) | [www.haylegal.com](http://www.haylegal.com)

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## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Monday, September 17, 2018 8:44 AM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: New Orleans Short Term Rental

**Importance:** High

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**From:** Chris Wilson [mailto:ChrisWilson@cwa-inc.org]  
**Sent:** Monday, September 17, 2018 8:09 AM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Cc:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** New Orleans Short Term Rental  
**Importance:** High

To Whom It May Concern,

My wife and I own our home at 1718 Valence. We are currently also residing in Pittsburgh to get our children through High School. At that time our plan is to come to New Orleans on a permanent basis. Using Short Term Rentals has been a way to allow us to maintain and keep the property on Valence.

It would be difficult for us to keep the property without the help if VRBO and the short term rental opportunity.

Best regards,  
Chris Wilson

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Monday, August 20, 2018 12:11 PM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Opposition to Unlimited Short Term Rentals

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**From:** Mary Len Costa [mailto:kickshaw@bellsouth.net]  
**Sent:** Monday, August 20, 2018 12:03 PM  
**To:** Jay H. Banks <jay.h.banks@nola.gov>  
**Cc:** Mayor LaToya Cantrell <mayor@nola.gov>; lcantrell@nola.gov; Moreno Council Shared <morenocouncil@nola.gov>; Jason R. Williams <jarwilliams@nola.gov>; Joseph I. Giarrusso <Joseph.Giarrusso@nola.gov>; Kristin G. Palmer <Kristin.Palmer@nola.gov>; CouncilDistrictD <CouncilDistrictD@nola.gov>; Cyndi Nguyen <Cyndi.Nguyen@nola.gov>; CPC <CPC@nola.gov>; Leslie T. Alley <lalley@nola.gov>; CPCinfo <CPCinfo@nola.gov>; Neighborhoods <Neighborhoods@nola.gov>; Sandra Stokes <slstokes@earthlink.net>  
**Subject:** Opposition to Unlimited Short Term Rentals

### VIA EMAIL:

The Honorable Jay Banks  
Councilmember, District B  
City of New Orleans

Dear Councilmember Banks:

As longtime residents of the Lower Garden District, we implore you to take our **opposition to unlimited Short Term Rentals** into consideration in the proposed legislation. We are not idle bystanders, but property owners, tax payers and, since 1971, active advocates for the restoration of New Orleans' historic neighborhoods and the preservation of their residential character.

We have participated in more than one zoning study and plan for the Lower Garden District and can attest to the long-held desires of a majority of its residents that the clearly defined commercial areas along Magazine Street and Prytania Street are sufficient in serving the needs for Bed and Breakfast establishments in the area. **A B&B is a business, as are SHORT TERM RENTALS.** Both may be operated in the owner's residence, but they remain a business. Individuals and families that purchase homes in residentially zoned districts should not have a business next door – not a B&B, and certainly not lodging businesses of varying sizes and quality that *may* not meet the safety and health standards of City or State law and may have absentee landlords.

At present, there are multiple legal B&B establishments in the LGD on Magazine and Prytania Streets; and if AIRBnB and VRBO are to be believed, many illegal Short Term Rentals are already operating in the LGD – many with absentee landlords. We live within earshot of two legal B&B's on Prytania Street. are often awakened by 5am taxi horns or guests' midnight parties. We have sat with elderly neighbors who live adjacent to such businesses when they felt threatened by these intrusions into their daily pattern of life.

Additionally, when we inquired with a city agency last year as to the number of legally registered B&B's, we were shocked to learn that the official number did not match the number of those clearly in operation at that

time! **The apparent inability of the City to control these supposedly legal facilities does not instill confidence that there is “a robust enforcement system” of Short Term Rentals in the future.**

Property owners requesting the unlimited commercial use of their residential property may do so claiming economic need. Who among us does not face some sort of economic need from time to time? With Katrina repairs yet to be completed and insurance payments falling short and premiums increasing, many homeowners throughout the city have had to stretch the schedule for needed improvements to fit salaries that have not grown in the last several years. Yet, many of us do not find the answer at the inconvenience of our neighbors and the sacrifice of the community's established quality of life. If short term rentals are allowed to eat away at the fiber of neighborhoods, they will eventually destroy the very core fabric of an area – therefore, stripping it of not only its historic value but its economic value as well.

We can attest to the 2014 short-term rental of a house on Race Street advertised via a well-established website that it could accommodate 10 individuals in five bedrooms – yet, another 12 individuals were bedded in sleeping bags! These individuals – all young professionals – were guests in NOLA for a week of parties and a wedding we also attended. By the guests' own admission, the only additional monies invested in New Orleans was the purchase of three boxes of cereal, three gallons of milk and multiple cases of beer. How did this benefit our economy? And did not their after-midnight shenanigans (there was an absentee landlord) disrupt the residential quality of their neighbors? **We are sorry to report that the immediate neighbors (two attorneys) have now listed their beautifully restored home for sale as they do not wish to raise their two daughters in this atmosphere.**

Additionally, there are several blocks within the LGD that have not seen the renaissance experienced by the larger district. Many of these almost blighted properties remain a source of low-income housing benefitting neither limited income individuals nor the neighborhood – but only the absentee landlord. Yet, with minimal renovation, these same properties could easily become Short Term Rentals, again only benefitting an absentee landlord! For only slightly more investment, these units could become much needed affordable housing.

Forty-seven years ago when young urban pioneers began to settle in the LGD, dilapidated multi-unit houses with a history of weekly rentals to a transit population were available for sale at approximately \$7 a square foot. Today, these same historic properties have been renovated and are being offered at approximately \$300 per square foot. Ad valorem tax rates have increased 10 to 15 times over the same period, and single-family homes are being purchased at an even greater rate; lower Magazine Street is seeing an upswing in the number of residential buildings currently under construction. Builders and purchasers are buying the community's ambiance and the *tout ensemble* of historic streetscapes with its diversity of residential neighbors. If the intrusion of short-term rentals into the residential areas is not stopped, we as a community will see, in one generation, the Lower Garden District return to the multi-unit transient population that almost destroyed the area in the early 1970s.

Therefore, we oppose any Short Term Rental with absentee landlords and ask the City to increase the enforcement of existing ordinances.

Thank you.

**Louis and Mary Len Costa**

[kickshaw@bellsouth.net](mailto:kickshaw@bellsouth.net)

CC via email: The Honorable Latoya Cantrell, Mayor  
The Honorable Helena Moreno, Councilmember at Large  
The Honorable, Jason Williams, Councilmember at Large  
The Honorable Joseph I. Giarrusso, Councilmember A  
The Honorable Kristin Giselson Palmer, Councilmember C  
The Honorable Jared C. Brossett, Councilmember D  
The Honorable Cyndi Nguyen, Councilmember E  
City Planning Commissioners  
Robert D. Rivers, Director, City Planning Commission

Leslie T. Alley, Deputy Director, City Planning Commission  
Ryan Kropog, President/Lower Garden District Association

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Tuesday, August 28, 2018 2:42 PM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: Please Support Fair Short-term Rental Policies!

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

From: Kendall Parker [mailto:Kendall.Parker.123088648@actnow.io]  
Sent: Monday, July 9, 2018 9:41 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.

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,  
Kendall Parker  
5790 Eastover Dr  
New Orleans, LA 70128 <<http://admin.phone2action.com/email/open/leg/76959/40224820>>

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Tuesday, August 28, 2018 2:42 PM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: Please Support Fair Short-term Rental Policies!

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

From: Tracy Tyner [mailto:Tracy.Tyner.123042017@actnow.io]  
Sent: Tuesday, July 10, 2018 8:53 AM  
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.

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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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 <<http://admin.phone2action.com/email/open/leg/76959/40250495>>

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Monday, August 13, 2018 8:13 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Please support homestead exemption requirement to operate an STR

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

From: Karen Snyder [mailto:klsnyder299@gmail.com]  
Sent: Friday, August 10, 2018 3:53 PM  
To: CPCinfo <CPCinfo@nola.gov>  
Cc: Joseph I. Giarrusso <Joseph.Giarrusso@nola.gov>  
Subject: Please support homestead exemption requirement to operate an STR

The proliferation of short term rentals is very problematic and changing the fabric of our city. I believe, like many others, that we should only be able to rent short term in the house/property where we have a homestead exemption. The most egregious situation is those who own many properties they are running as short term rentals—and this is common in New Orleans. It is very sad to watch residents in the Marigny, Bywater and other residential neighborhoods get pushed out as their long term rental is flipped to short term; or are pushed out because their neighborhood has become populated by whole house “hotels” and “neighbors” that change every few days or weeks.

Please distinguish between resident operators who are renting a room or side of their live in, homestead exempted double to visitors (the only ones who can possibly use the “helps me afford to stay in New Orleans” argument); and those who are making a business out of turning multiple properties into STRs.

Thank you.

Karen Snyder  
(Council District A)  
3700 Orleans Ave #5440  
NOLA 70119

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, September 11, 2018 8:13 AM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: Public Input on Short Term Rentals

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

From: kate rose [mailto:katerbox@gmail.com]  
Sent: Friday, September 7, 2018 7:25 PM  
To: CPCinfo <CPCinfo@nola.gov>  
Subject: Public Input on Short Term Rentals

Dear Planning Commission Members,

I strongly oppose any short-term rental policy that goes beyond allowing accessory licenses with a homestead exemption requirement. As I am sure you are aware, New Orleans residents have too few affordable housing options. I am a homeowner, but everyone of my friends who are not homeowners are struggling to find and keep apartments that they can afford in areas that allow them to get to work and school. STRs are not the only cause of this crisis, but they are a big part of it.

Temporary short-term rentals are effectively turning residential properties into commercial ones, especially since they are currently allowed to operate for 90 days/year. These licenses are taking long-term rental housing stock off the market and driving up the purchase cost of properties to levels that only investors can afford. Also, as you can see from my address below, I live in the Bywater, and have seen first-hand the deterioration of this neighborhood from investors running mini-hotels on every block. Promises by STR companies such as AirBNB to help enforce licensing have not been kept, and they and the investors that they enable are actively undermining local residents who oppose this rampant commercialization of our lives.

There are many cities outside of New Orleans that are dealing with the same social pressures caused by excessive STRs, and some who have taken steps to control them, as I believe our City Council needs to do. In fact, there were already indications of negative effects from unregulated STRs before the initial ordinance was passed by the former Council and Mayor. I have a hard time believing that they were unaware of these or so naive or ignorant about the existing housing pressures here. The ordinance should never have passed in the first place, and I ask you now to recommend that it be revised to allow only accessory licenses with homestead exemption requirements.

Regards,

Kathryn Rose  
816 France Street  
New Orleans, LA 70117



## Paul Cramer

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**From:** CPCinfo  
**Sent:** Wednesday, August 22, 2018 8:07 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Short Term Rental - Please Read

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**From:** Ron Ealey [mailto:absolutionshire@yahoo.com]  
**Sent:** Tuesday, August 21, 2018 9:54 PM  
**To:** CPCinfo <CPCinfo@nola.gov>; Moreno Council Shared <morenocouncil@nola.gov>; Jason R. Williams <jarwilliams@nola.gov>; Joseph I. Giarrusso <Joseph.Giarrusso@nola.gov>; Jay H. Banks <jay.h.banks@nola.gov>; Kristin G. Palmer <Kristin.Palmer@nola.gov>; CouncilDistrictD <CouncilDistrictD@nola.gov>; Cyndi Nguyen <Cyndi.Nguyen@nola.gov>  
**Subject:** Short Term Rental - Please Read

Greetings,

I am writing this in regards to the current concerns of short-term-rentals in the city.

I have a permit to provide short -term rental and know this is a very good program. It empowers people to take care of their needs, but it also relieves some the financial pressures caused by living in the city, and is more beneficial for the tax base of the city.

I have attended several town hall meetings and heard many arguments regarding this program. I have heard the argument regarding knowing your neighbors and the changing culture of the city. I've heard the argument of affordable rental housing, and companies using this program as a means of income.

The culture of this city is pretty solidified and the reason so many people choose New Orleans as a vacation destination. When I heard this argument, I realized it's the same argument used to prevent housing developments for people that were being dislocated from the housing project. This argument finally had people move from the projects that were being torn down out to east New Orleans, and other locations throughout the ninth and seventh wards versus the lower or upper garden district or in any area of the historical district. The means behind this argument is more racial than cultural and we can't afford to continue to let it prevail. I live in a historical district and I can say not one of my neighbors have made an attempt to know my family or me. My daughters went to school with a girl around the corner from us, and that family never speaks or engages us in anyway. Which is fine with us, but I can't allow the same storyline to be used to cover up the real intent of the argument, and that is, we want people in our neighborhood that looks like us. People come to New Orleans to see the old homes and graveyards in the Garden District. Why can't they stay there?

This program isn't the problem with affordable housing. The governing bodies are. I placed my home up for sale. I had many people look at it, but when they asked the questions regarding escrow, everyone had a change in heart. The escrow on my home is about \$10 less than the principal and interest I pay monthly. Property Insurance in Orleans Parish is some the highest in the country, and no one is trying to address that. Why? A 100-year event shouldn't provide an opportunity for the citizens to be fleeced by corporate greed. My flood insurance has increased in 10 years from \$498 a year to \$9,000 per year. Why? Other places flood, and I know that hasn't happened. Property tax goes up every year without the real benefit of the same increase to value of the property. So basically, the governing bodies have made the homes in my neighborhood impossible to sale. So, what are the alternatives?

Just to cover the cost of the property if I rented, I would have to place the rent above what many people would consider affordable. I could place it on a corporate lease, but there aren't a lot of major corporations in the city. The other alternative is for a group of people to rent, but that comes with it's own issues. Another alternative is foreclosure, which has been very real for me. This does nothing to help the owner or the city.

Currently, the city has many properties in blight. Part of the reasons why is people not being able to afford to live in the city, and when you weight the options, Mardi Gras and the French Quarters aren't enough to overcome that. So, people

are walking away from family homes and neighborhoods to find a better life and that's not right. Entergy, Cox, and Sewage and Water Board are draining the citizens, especially those that are on a fixed income. Where are the solutions?

Short Term Rental (STR) is a very good solution for the city overall. This program allows people to be able to afford the cost of living in the homes they've had for years. It helps those on fixed income offset some of the cost of home ownership in the city, and others like me afford to keep their home and not go into foreclosure. But the real winner in this will be the city itself.

At present, the city collects property tax on all of the property in question. That is a source of revenue and is limited in structure. There are approximately 2400 permits issued for STRs in the city. On average, I know the guest for my property will spend at least \$1,000 a stay just on food, beverages, transportation, etc. If half of the permitted properties are booked, that's an additional \$1,200,000 per weekend or \$62,000,000 yearly that comes into the city as another source of taxable revenue. This doesn't include the taxes that are collected and deposited to the city by the rental corporations.

The mayor promised to remove the traffic cameras from the city when she was elected. These cameras fleece the citizens of over \$25,000,000. Basically, it takes from us and gives NOTHING in return. STR can offset this lost of revenue (if the cameras are removed), and support the city and citizens as well.

**THIS PROGRAM GIVES TO EVERYONE CONCERNED.** It's not a hand out and people are empowered. We can't allow a minority group of people that are cemented in the past to curtail the progress that is desperately needed in the city presently. Without growth, this city will starve!

Thank you in advance for your time and please vote to keep this program intact for the people.

V/r,  
Ron Ealey

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Monday, September 17, 2018 1:25 PM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: Short Term Rental / Public Comment

**From:** Randy Laumann [mailto:rlaumann@latterblum.com]  
**Sent:** Monday, September 17, 2018 1:15 PM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** Short Term Rental / Public Comment

Dear CPC:

I am a longtime homeowner and full-time resident (both since 2000) in Bywater. I would like my voice added to those in **support of tighter restrictions and more thoughtful regulation of Short Term Rentals in New Orleans.**

Specifically, I am in alignment with my councilmember, Kristin Palmer -- **I think "Whole House" (aka Temporary) STR licenses should be banned permanently**, especially in historic neighborhoods. At this time I am OK with Accessory licenses (with a homestead exemption) as long as enforcement can be strict, swift, and effective, but I think the fees should be higher to ensure this performance.

I live next to a house that is operating as a Temporary (Whole House) STR. We have experienced many nuisances, mostly excessive/late night noise, but also trash and trespassing from inconsiderate (and intoxicated) guests. I do not wish for this to continue, and I do not think it is fair for residents to live with regular nuisances while the property's owner is living somewhere else, collecting checks, sleeping peacefully through the night -- and not caring about neighbors or accepting responsibility.

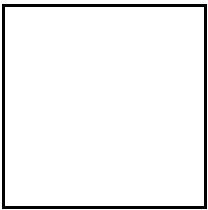
Thank you,

**Randy Laumann**  
REALTOR®  
Historic Districts Office  
840 Elysian Fields Avenue  
New Orleans, LA 70117

**Direct:** [\(504\) 710-4998](tel:5047104998)  
**Office:** [\(504\) 948-3011](tel:5049483011) x 28998  
**e-fax:** [\(504\) 275-2108](tel:5042752108)

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[www.Latter-Blum.com](http://www.Latter-Blum.com)

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## Paul Cramer

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**From:** CPCinfo  
**Sent:** Monday, September 17, 2018 2:32 PM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: Short Term Rental comments

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**From:** ze daluz [mailto:zemondo@cox.net]  
**Sent:** Monday, September 17, 2018 2:26 PM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** Short Term Rental comments

to: Robert D. Rivers, Executive Director, City Planning Commission  
from: Ze' daLuz, New Orleans (Bywater) resident/homeowner since 1998.

Please fix what the city broke. I am talking about the Short Term Rental policies which have inundated our city with transient rental homes where neighbors once lived. All day I see streams of "guests" walking in the street towards the French Quarter while talking loudly and staring at their phones. I honestly don't know why they are here and probably they do not either.

More importantly, stoops and streets once filled with neighbors are empty. Neighborhood services are non-existent, except for bars. How is this benefiting actual New Orleanians? I have not seen any evidence of a solid revenue stream and even if there is some money coming in, is it worth it to create a ghost town?

What you can do: limit these rentals to owner-occupied homes only. Limit them to a percentage of housing units in each neighborhood, for example, 20% I believe would be generous. Limit how many visitors may stay in one rental, for example, 6 tops.

Encourage visitors to stay in the many, many hotels and licensed bed & breakfasts that exist. It is so easy for them to get to our neighborhoods by bike or walking or Uber if they want to "experience" them. There is no advantage to them staying in neighborhoods and they are a nuisance.

I understand that Air B&B has a lot of money to pay people to write and say how great it is to have unlimited short term rentals. I hope you have the sense to weed out these comments. I know there are people who are making a fortune from this, but.... it does not benefit the city as a whole. Many of the absentee owners do not even live in this state and probably don't pay any taxes.

Well, I know I am not alone in asking you to do the right thing. Try to have compassion for those of us who still, despite all the bad stuff, live and love New Orleans.

Thank you,

Ze' daLuz

3000 Burgundy Street, New Orleans, LA 70117

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Monday, September 17, 2018 12:58 PM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: Short Term Rental Comments

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**From:** Megan Kiefer [mailto:megan@kieferlaw.com]  
**Sent:** Monday, September 17, 2018 12:44 PM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** Short Term Rental Comments

To Whom it May Concern

I am writing to voice my strong opposition to short term rentals.

I live in the Bywater at 3019 N. Rampart. I have watched as my neighborhood has transformed from one of neighbors to one of Bachelorette parties in just a few years time. Homes that have been purchased by out of town interests are vacant but a few times per month, leaving a skeleton of memories of where my neighbors once were. This not only contributes to the evaporation of our residential spaces, which make up the core fabric of what makes a culture, but also contributes to crime (both because the vacationers are targets of criminals and because a street with only a few watchful eyes cannot be watched at all), noise pollution (people on vacation have no reason to respect their neighbors), trash, increased property taxes, and a diminution of quality of life.

I fully support a ban on any temporary licenses period. As to accessory licenses, I would support a continuation of these only because I recognize that they help many of my neighbors make ends meet. What I hope that our Council does is to provide tax credits and incentives for people to rent to residents in lieu of capitalizing on the accessory permits, which would be one way to bridge this financial schism.

Commercial Airbnbs have hijacked what could be spaces for neighborhood businesses and, in that regard, I support a full ban on those as well or, at the very minimum, support Kristin Palmer's proposal to eliminate the ability to have a ground floor commercial STR.

Thank you for your attention to this issue

**Megan C. Kiefer**  
Kiefer & Kiefer  
2310 Metairie Road  
Metairie, LA 70001  
[megan@kieferlaw.com](mailto:megan@kieferlaw.com)  
Telephone: 504.828.3313  
Fax: 504.828.0024

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## Paul Cramer

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**From:** CPCinfo  
**Sent:** Thursday, August 16, 2018 8:36 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Short Term Rental Study

**From:** Tara Lambeth [mailto:taralambeth@gmail.com]  
**Sent:** Thursday, August 16, 2018 8:19 AM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** Short Term Rental Study

We recommend the following policy changes to protect neighbors from eviction and neighborhoods from becoming playgrounds for tourists and the wealthy:

- Licensing STR platforms (like Airbnb) to ensure they share the responsibility of enforcement by deleting illegal listings and providing useable data to the City
- Restricting STR licenses to residents with homestead exemptions, including in neighborhood commercial corridors
- Limiting one STR permit per resident, allowing New Orleanians with homestead exemptions to rent out the other half of their double, a room in their home, or a unit in the multi-unit building as a year-round STR
- Placing a \$20 fee per night on all STR transactions. The fee will be earmarked for the Neighborhood Housing Improvement Fund so New Orleans can build more affordable housing to address the ongoing housing crisis

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Tara Lambeth, PhD  
University of New Orleans  
Assistant Director, UNO-CHART  
[tlambet1@uno.edu](mailto:tlambet1@uno.edu)  
[taralambeth@gmail.com](mailto:taralambeth@gmail.com)  
504-444-6342



## Paul Cramer

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**From:** CPCinfo  
**Sent:** Monday, September 17, 2018 11:06 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Short Term Rental Study Comments

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**From:** Arthur Schmidt [mailto:artschmidt@hotmail.com]  
**Sent:** Monday, September 17, 2018 11:03 AM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** Short Term Rental Study Comments

Dear City Planning Commission and Executive Director Rivers,

My husband and I purchased a run-down double shot-gun in [the Bayou](#) St. John neighborhood in 2014. No one was living in either side of this property when we purchased it. We invested nearly \$100,000 for its renovation. We now rent out one side to permanent tenants and use the other side for visiting family and friends, as well as ourselves. Although this property is not our primary residence, we are very much connected to the neighborhood and know all of our adjacent neighbors.

When we realized that we could earn extra income from Short Term Renting, we acquired a permit. We were not trying to run a hotel, so we only rented out our place for about 70 nights of the year. That little extra income has helped us cover unexpected expenses that arise from an older home, pays for increased property taxes and helps with our mortgage.

We have been model Hosts. We have never had complaints from our neighbors about guests. Also, we direct our guests to neighborhood businesses like Consecro's Supermarket, Liuzza's by the Track, Crescent City Steakhouse, Broad St. Movie Theatre, Bayou Beer Garden and Fairgrinds Coffee to name just a few. The guests love these local places and I'm certain these businesses appreciate this business that they otherwise wouldn't have.

I specifically want to address the notion that we are keeping someone from renting our place. This is not true for us. In fact, we have added a new housing unit to the market by fixing up our property for the permanent tenant side. Our side would remain vacant except for our visiting family and friends if there was no Short Term Renting.

I thought the previous allowance of permitting people like us with a limit to 90 nights was a great way for the city to fund an operation to enforce the bad actors that were popping up around the city. We wouldn't want a

full time hotel opening up in the middle of our neighborhood either. We just want to be able to do our part to improve a formerly blighted property, offer housing, earn some limited income, and promote visiting guests to patronize local businesses, all while following enforceable rules.

I hope the City Planning Commission finds a way to allow us to do Sort Term Renting by not making “primary residence” or “homestead exemption” a requirement. I think we represent an excellent model for investment in the city’s blighted property. In the case of a double property, one side can be for permanent tenants and one side for limited Short Term Renting. Furthermore, since our purchase / renovation in 2014, the City has increased its property tax earnings for this property by \$3,000 per year! That is not an insignificant amount. Our improvement of this property is helping the city coffers. The sales tax from the Short Term Renting also was filling city coffers.

Please consider these facts as I have presented them and try to find a workable solution for property owners like ourselves.

Sincerely,

Art Schmidt

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Wednesday, August 22, 2018 1:03 PM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: short term rentals

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

From: JOHN ANDREWS [mailto:wehatecomputers@cox.net]  
Sent: Wednesday, August 22, 2018 12:33 PM  
To: CPCinfo <CPCinfo@nola.gov>  
Subject: short term rentals

To City Planning Commission, Having lived in Bywater before it was even known as Bywater my feelings are that the neighborhood has come a long way from it's days as the blue collar "upper nine". However the previous administration's push to inundate the neighborhood with tourists in the form of short term rentals has damaged the community feel of our historic neighborhood and has damaged the residential fabric of the neighborhood. On some blocks fewer than half of the homes are occupied by owners or as long term rentals. Doesn't residential zoning preclude mini hotels? I feel that the one way that you could fix the problem is to require ALL short term rentals to provide a verifiable homestead exemption and to not allow whole house rentals owned by investors. Most of the folks in Bywater have no problem with their neighbors renting out rooms or even a half double as long as the owner lives at the location and is available should problems arise. Please recommend to the city council that all STR's should have a verifiable homestead exemption and that violators should be criminally and civilly prosecuted. Other tourist destination cities around the world have stood up to the STR platforms to save the residential quality of life of their residents. Please do the right thing for our city. Don't cave in to "big money". Thank you for your time. John W. Andrews

John or Beverly Andrews

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Wednesday, September 5, 2018 11:55 AM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: SHORT TERM RENTALS

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**From:** Lillie Jones [mailto:pearljon@bellsouth.net]  
**Sent:** Monday, September 3, 2018 8:42 PM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** SHORT TERM RENTALS

I paid a lot of money for my house and I pay my taxes. I want to live a neighborhood where I know who is living next door to me. I do not want 'SHORT TERM RENTALS' in my neighborhood or elsewhere. If people want to make money renting rooms to tourist, let them build a hotel.  
If they need this money to pay their mortgage notes then they are living above their means.  
Stop these SHORT TERM RENTALS I know you would not want one next door to you, I don't either. THANK YOU

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Friday, September 14, 2018 9:32 AM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: Short Term Rentals

**From:** Julie Loper [mailto:julie.sanchez.loper@gmail.com]  
**Sent:** Friday, September 14, 2018 9:21 AM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** Re: Short Term Rentals

Hello and thank you for the work you are doing in studying short term rentals and their effect on the rental market and real estate in the city of New Orleans.

Since you extended the deadline for public comments, I want to add to my comments.

There is a dearth of properties available in NOLA for STR, as I am sure you have noticed. For homeowners with an Accessory license type, we are competing with a market that suggests I rent half of my duplex (2BR 1BA with fully stocked kitchen, free WiFi, and private patio garden) uptown for \$76 on a Saturday night and \$61 during the week. The hotel rate for these same dates in the city is \$183.92 and \$95.92. It was not simple to find these rates because even on a platform like Expedia, there are many more STR homes than there are hotel rooms.

Our property has not rented since the end of July. There is simply too much competition and when you do a search on AirBnb for uptown New Orleans, our property doesn't even show up in the pages of rentals available until you zoom into our specific block.

Furthermore, why doesn't AirBnB have to include an electronic report of the taxes they collect when they submit the payment to the city of New Orleans? What other tax paying entity gets to submit one payment for thousands of revenue streams without providing details so that the payment can be verified?

They are a data driven platform, so all of this information is easily compiled into an automated report that can be generated when the payment is sent. Smells fishy to me.

Let's get rid of corporate profits for NOLA homes and return the city to homeowners and residents.

Thank you for your time & consideration.

Sincerely,  
Julie Loper

On Wed, Aug 8, 2018 at 9:58 AM Julie Loper <[julie.sanchez.loper@gmail.com](mailto:julie.sanchez.loper@gmail.com)> wrote:

Hello,

I am writing today to express my concerns and opinions on the upcoming vote for the short term rental ordinance in New Orleans.

Based on my experience, there are a few things that would improve the situation for the city and the rental market.

One is that corporations should not be able to buy up residential properties to turn them into vacation rentals. This could be limited by allowing each permit holder to only have one address permitted as short term rentals.

Two is that homeowners should be allowed on a Accessory Short Term Rentals to rent their entire house without being present. This would allow for homeowners to leave the city for events like Mardi Gras and Jazz Fest and rent the entire home assuming they have a local agent to respond to any issues that arise while they are away.

Three is that the city should provide info on their web site that state taxes are also due each month. Since a large portion of the state tax funds enforcement, it would be a good idea to add in the state tax requirements to the Short Term Rental web page for the City of New Orleans. Just to give people a clue. I had to learn this from an article in the newspaper.

Four is that as per the Department of Revenue, " [You can only file the 8010 online but you cannot file Neighborhood Housing Improvement Fund online.](#) " Also the tax is 50 cents per night but there is no way to report or pay 50 cents for an odd number of nights stay.

I realize all of these are not issues that you have been discussing, but perhaps since the issue at hand affects collection of revenue and enforcement of non-compliant property owners - the new rule could include language that would direct the people in these city departments to improve their documentation and their procedures available for collection.

Thank you or your time & consideration.

Julie Sanchez Loper  
2107 Fern Street  
NOLA 70118

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Monday, August 27, 2018 5:09 PM  
**To:** Brooke Perry; Paul Cramer  
**Cc:** Leslie T. Alley  
**Subject:** FW: Short Term Rentals | New Orleans

fyi

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**From:** Sean Cummings [mailto:seanc@ekisticsinc.net]  
**Sent:** Monday, August 27, 2018 5:02 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Cc:** Melissa S. Quigley <msquigley@nola.gov>; Michael Lustig <michael@letsregulate.com>  
**Subject:** Short Term Rentals | New Orleans

Hi Bob:

I hope that Monday has your week off to a good start, and in keeping with our conversation Thursday, I am introducing you to Michael Lustig from Los Angeles.

Michael has become an unwitting expert on the topic of short term rentals, their impacts and best practices in with Ordinances that have recently been enacted into law in other culturally rich cities such as San Francisco, New York and Boston. He has even morphed his 200 plus hours of research into an “Ordinance Builder” so that IF a city makes the “business” decision, for instance, that short term rentals are only allowed at one’s primary residence and that the host has to live there THEN Michael’s system allows a city attorney or planning director to instantly access the most effective Ordinance text in the nation that provides for the same. Same for compliance, penalties and the like. It’s impressive, and locally it is being used by Council-member Moreno’s staff. I cannot recommend Michael more highly, as I think that the negative effects of short term rentals in New Orleans are the most severe in the nation.

To get things started, I will let Michael introduce himself. But, let me jumpstart that by sharing important context that Mr. Lustig has noted:

New technology is often about disrupting an existing business by creating a product that consumers love for its convenience and pricing. The business model of these types of apps and platforms are global, but their problems manifest locally. Often the innovation is about consumer “convenience,” but the reason it wasn’t convenient before is laws and regulations that have been on the books for decades.

The “platform’s” goal is to over-optimistically [persuade](#) the users to adopt the application with a bias that ignores the existing rules (in the case of short term rentals this means the long standing prohibition in the defined term “Residential” - living in a home for 30 days or more - and to grow to a scale where they are too big to regulate. Data is the control point; data is information that when parsed becomes knowledge, and knowledge is power. There’s a lot talk about privacy, but the only thing that seems to remain private with these platforms is the data of these companies and for them duplicity is the #1 strategy to combat effective regulation.

For example, [Google and Facebook](#) became a duopoly by disrupting the media businesses and capturing 73% of all digital advertising and control 83% of all digital advertising growth. These companies

achieved global scale by ignoring existing copyright laws which has had devastating economic effects on the newspaper, music, film and TV businesses.

**Uber** disrupted the Taxi businesses by ignoring taxi licenses and labor laws. They did this by promising drivers that they could make \$60,000 a year and consumers that it's far cheaper than owning a car. Sounded like a great deal, but the reality is that their drivers are only making between [\\$3.37 -10.00](#) per hour, and what the consumers don't know is that each ride is subsidized by Uber. When those subsidies end the cost of a ride will be more than a taxi or owning a car. The jobs are so low quality that only 4% of drivers stay with the company for more than a year.

**Amazon** centralized consumer goods and ignored sale tax for many years, which is in large part what has caused the closure of 8,000+ retail stores in the US and the loss of 460,000 local jobs. Sure we get cheaper stuff and it's delivered, but we also lose the income that would have remained in the local economy and suffer from hollowed out retail and left us with empty stores.

Now you can see the pattern so let's shift to Airbnb.

### **AIRBNB - THE GAME**

In order to illuminate Airbnb's duplicity, I'd like to use their CEO's own words. Airbnb is very sophisticated with messaging and tailoring statements to whomever they are talking to at the time. Their goal is to **"run out the clock"** City Planning and City Councils and grow to scale while avoiding regulation.

Here's a quote from Airbnb's [Brian Chesky](#) speaking to a group of entrepreneurs in 2015, *"If you want to avoid regulation, the first thing you need to do is grow really, really fast," Chesky said. "You either want to be below the radar or big enough that you are an institution. The worst is being somewhere in between."*

I hope you find Michael and his significant research helpful. With probably 15,000 legal and illegal short term rentals in our 151,000 household city, the impact is profound and profoundly negative on the affordability of housing, on the hotel industry that pays 16% tax while these "hotels" do not and perhaps most important on our culture.

Who spends 300 years marinating, percolating, basting and distilling the most authentic culture with the most distinctive neighborhoods in America only to devastate it all by uprooting 11,000 families and turning those 11,000 homes into hotels? We'd have to be Category 5 idiots to do that. But changing a de facto change in the land use term "residential" really can do that.

Last, I always say you all have a very difficult job, especially when trying to craft corrective policy. It is tough. But other cities, like Boston and San Francisco have done it recently. It takes courage. But they have taken giant strides to safeguard their culture, and New Orleans is the next city with that great, great opportunity. Best of luck, and please let me know if I can help in any way.

Thank you,

sean c.

sean cummings

**ekistics, inc.** | entrepreneurs row | 220 camp street | 5th floor | new orleans 70130  
o 504.593.9494 | c 504.236.0081





## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Friday, September 14, 2018 11:37 AM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: Short term rentals

**From:** jimmie taylor [mailto:jimmiett@att.net]  
**Sent:** Friday, September 14, 2018 10:38 AM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** Short term rentals

### Planning Commission

I know you guys are in the process of looking at ways to further regulate the STR program. I wanted to just give a few points in SUPPORT of whole home STR in the city of New Orleans.

I am a proud STR owner and I provide a great service and experience to my guest. The people that stay in vacation rentals do not want to stay in a box hotel room. They shop for an airbnb to stay in, and if New Orleans does not provide that option, we will definitely lose tourism dollars. Not to mention that tourism is our ONLY economic engine and we should provide every service available to grow our economy.

I'd also like to point out that All of the properties I own was at one time a blighted property. This is the case for most STR owners. The city has asked us to invest in the city by renovating the blight that in some neighborhoods was up wards of 40% blight. Remember the blighted property auctions? Now that we have rebuilt the neighborhoods, they are injecting uncertainty and holding up further investment. I hire many people from landscapers, handymen, painters, decorators, maids, carpet cleaners, pest control, masonry and carpenters etc. All to run and maintain my business. That money is recycled into our economy. I've had to stop or slow down some projects.

Lastly, many STR owner are good citizens. In my case, I cut my neighbors grass to make the neighborhood look nice. I give the left over food from my STR to the poor and I help the Neighbors maintain their property. Please keep in mind, that many of the people the own STRs are New Orleanians and are dependent on the revenue generated from the investment made based on the current rules. If there is a decision again STR in New Orleans, many would be forced to sell there property and would probably be forced in to foreclosure.

[Sent from Yahoo Mail on Android](#)

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Monday, August 20, 2018 12:26 PM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Short-term Rental hearing

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**From:** Donna Whalen [mailto:dwhalen@corp-realty.com]  
**Sent:** Monday, August 20, 2018 12:21 PM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** Short-term Rental hearing

As a native New Orleanian, living in the City, I am writing to ask you to deny short-term rental ability to anyone without a homestead exemption, (i.e. permanent residence). Please put an end to absentee owners allowing anyone to intrude into established, fragile neighborhoods, driving prices up for those who cannot compete. The fabric of our precious neighborhoods, especially the French Quarter and Bywater/Marigny is being destroyed by interlopers looking for a good deal – they contribute money, but money is not the whole story – please preserve what makes our City so special and don't sell us out for a quick buck!!! Thank you –

Donna Whalen Little  
*Tenant Representation*  
**Corporate Realty, Inc.**  
(504) 581-5005 Ofc  
(504) 553-5386 Dir  
201 St. Charles Avenue  
Suite 4411  
New Orleans, Louisiana 70170

[www.corp-realty.com](http://www.corp-realty.com)

 Follow Corporate Realty on [Twitter](#)  
 Like Corporate Realty on [Facebook](#)

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Friday, August 10, 2018 2:21 PM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: STR

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**From:** beguebrianatty@bellsouth.net [mailto:beguebrianatty@bellsouth.net]  
**Sent:** Friday, August 10, 2018 1:44 PM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** STR

I contend that short-term rentals in historic district should be allowed where the zoning is commercial rather than residential. The ladder group should be limited to those homes occupied by the owner.

Brian Begue  
2139 Dauphine St.

*Sent from my T-Mobile 4G LTE device*

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Wednesday, September 12, 2018 1:21 PM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: Str

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

From: marijane landy [mailto:marijanelandy@gmail.com]  
Sent: Wednesday, September 12, 2018 1:12 PM  
To: CPCinfo <CPCinfo@nola.gov>  
Subject: Str

Hello,

My name is Mari and my husband and I own a triplex in the City Park area. We bought the house in 2009 and live in one of the apartments and rent the other 2 to long term renters. There is a mother in law style apartment connected to my husbands and my apartment, it shares our address and utilities. It is a studio with a kitchen and bathroom with it's own private entrance and driveway. One current long term tenant has been renting from us for 9 years and the other apartment has a current renter that has been there for over 3 years, the previous renters in that apartment were there for 5 years. We enjoy being landlords and like to keep rent affordable for our tenants if possible and with our increasing house bills including insurance, utilities and maintenance it is becoming more difficult. My husband and I want to rent out the mother in law style apartment for added income.

We are hoping that you will address triplex homes which seem to not have been considered by the previous city ordinances. I believe I meet all the requirements for a str permit except that it is a triplex instead of a duplex.

Thank you,  
Marijane Landy

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, August 28, 2018 10:14 AM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: STR comments

**From:** Brian Opert [mailto:brian.opert@gmail.com]  
**Sent:** Tuesday, August 28, 2018 10:09 AM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** STR comments

Short Term Rentals – personally, I have been both a STR guest (in several other cities), as well as a super-host here in New Orleans. I found it both enjoyable as well as financially beneficial. Happy guests stayed in my extra bedroom on a regular basis, and 90% feedback indicated that my involvement made their New Orleans visit better than if they had stayed in a hotel, like other tourists. [Obviously, I am an advocate for the STR program here in New Orleans.]

However, I am NOT a supporter of out-of-town property owners renting their whole houses as STR. There are several reasons:

1. The whole house STR takes a quality rental off the long-term rental housing market
2. The whole house rental creates an artificially enhanced property value
3. There are huge problems that come along with large groups of unsupervised (sort of) adults making their STR their party headquarters. This impacts the immediate neighborhood and unhappy neighbors have little that they can do about it, during the event, and then even after the event has ended. How do they even contact the absentee owner? (They can call NOPD – what else can they do? A useless strain on already overwhelmed NOPD due to a private matter.)
4. There is also a sad impact on the neighborhood with a plethora of STR – like the Marigny – where there are no longer (local) people living – a vacant neighborhood from Monday through Wednesday. That's a devastating result, and has no benefit whatsoever to our City, as well as the immediate neighborhood.
5. Also, small as well as high rise apartment buildings that are used solely for STR is crazy! These are apartments that are rentable to locals for the long term, sitting vacant while awaiting the next STR guest. This can amount to hundreds of units off the conventional rental market. This is just ludicrous!

So, my recommendations are as follows:

1. Permit STR in one half of any 2-family everywhere, or any spare rooms, in any New Orleans house, ONLY when the owner is the other occupant. (i.e. if one half is a long-term rental, the other half cannot be an STR). Obviously, the presence of the owner will likely curtail stupid guest behavior.
2. Permit STR in whole houses only when the house is in a commercial zone. Then there are no residential neighbors to be bothered by the parties and unruly behavior.
3. Do not permit any STR in an apartment building (5 units or more), keeping the apartments for local long-term rentals.
4. Require licensing (thereby code/zoning approval), and use the reasonable fees to finance the operation of the STR supervision unit. (No property inspections are required - the STR business self-polices and the city's involvement is simply not required – as compared to inspections and code enforcement for regular apartment rentals – which ARE necessary!)

--

**Brian Opert**

| 504.250.7115 |

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## Paul Cramer

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**From:** CPCinfo  
**Sent:** Monday, September 17, 2018 8:08 AM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: STR in NO

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

From: Loren McCray [mailto:[loren.mccray@yahoo.com](mailto:loren.mccray@yahoo.com)]  
Sent: Friday, September 14, 2018 6:11 PM  
To: CPCinfo <[CPCinfo@nola.gov](mailto:CPCinfo@nola.gov)>  
Cc: Robert D. Rivers <[rdrivers@nola.gov](mailto:rdrivers@nola.gov)>  
Subject: STR in NO

Greetings- I am reaching out regarding my support of commonsense policies for STRs in New Orleans, specifically the Whole-Home, Whole Community policy framework.

I am an owner of two short term rental properties in the city and this has dramatically enhanced my livelihood, the local community and residence.

As an investor in the city, I have contributed to my community via supporting local gardening efforts, charter schools, business community and adjacent housing businesses. Further, this framework has helped my family in support of us getting back in our feet financially- paying off debt, and support our children's education.

I urge you to please allow me and my family to continue with our livelihood and our contributions to the local New Orleans community.

Thanks, Loren

Sent from my iPhone



## Paul Cramer

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**From:** CPCinfo  
**Sent:** Thursday, August 23, 2018 4:16 PM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: STR Study

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**From:** Michael Hohan [mailto:michaelhohan@me.com]  
**Sent:** Thursday, August 23, 2018 2:51 PM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** STR Study

Hello, and thank you for the opportunity to voice my opinion on the very serious matter of the legalization of whole house short term rentals.

My name is Michael Hohan, I am 30, and I have been a New Orleans resident my entire life. I was born in Touro Hospital, raised at 835 Olga St. in Mid City, graduated from Jesuit High School and the University of New Orleans, and I currently reside Uptown on Louisiana Ave. I have never had plans to live anywhere other than my hometown - the greatest city on earth, and I have seen quite a few great cities to which I draw this comparison. However, the current state of widespread illegal short term rentals (the very ones that are in jeopardy of being legalized) threaten my ability to stay in the city I love, where I work, and where I contribute 99.99% of my income.

I returned to New Orleans the very day citizens were allowed in after Hurricane Katrina. I returned to decimated neighborhoods, including the two I had residences in (Mid City and Lakeview). I lost everything I've ever had, including many friends who were unable to return. Needless to say, my dedication to and love for this city is unwavering and unconditional. That said, the prospect of my beloved city's neighborhoods, one's that took years to even slightly resemble their Pre-K status, facing a newer and more insidious form of destruction is not only infuriating but truly depressing.

Open any dictionary to the word "neighborhood" and you'll find a definition similar to this one: "a district, especially one forming a community within a town or city". The second half of that definition is the most important differentiation between a neighborhood and just a conglomeration of city streets lined with houses. Short term rentals do not allow for a neighborhood to remain a community. Not when the people you live next to change every month, week, or weekend. Aside from the obnoxious behavior that is inevitable from renters who feel no real connection to or respect for the area they occupy, it is the feeling of being a tourist in your own town that really makes short term rentals the depressing affair that they are.

Furthermore, short term rentals are hardly a necessity. There are an abundance of hotels/bed and breakfasts/legal home rentals that already provide sufficient infrastructure to house tourists. I'm sure you're at least somewhat familiar with the fact that bed and breakfasts in the Mid City area posted widespread vacancies during Jazz Fest for the first time in decades. Do you really think it is wise to undercut LEGAL and TAXED rental businesses to pander to slimy AirBnB lobbyists? I implore you to take into consideration the widespread backlash many cities already adversely affected by short term rentals (legal or otherwise) have experienced (i.e. San Francisco, Berlin, Vienna).

Do you want to know how many native New Orleanians I know who run short term rentals? None. That is because the real locals - the ones who actually care for this cities longevity and sustainability - do not appreciate their neighborhoods reduced to a city of hotels. We also do not appreciate being priced out of our own home - which is EXACTLY what will happen as soon as every landlord realizes they can make \$1350 a week over \$1350 a month through short term rentals. Yea, yea, I know - capitalism and all that. But I have to ask you: is it right? Do you feel right marginalizing the local population? You know who we are - we're the bartenders, servers, valet's, tradesman, etc. who are in very real and imminent danger of losing our apartments and neighborhoods.

I and many others have spent our lives thus far in this city making connections and forging real human bonds with the people who live near us. These are the people we love and who love us. New Orleans is known for its hospitality, but right now it is time for our local government to listen to its citizens and to show us the same hospitality we show each other and every visitor to this great city. New Orleans doesn't need help putting up its visitors, New Orleans needs help keeping its local population.

If I may, I'd like to make you aware of a very eloquently written and well thought out opinion piece on STR's authored by a native New Orleanian and credible authority on the subject. His name is Emile J. Brinkmann, U. S. Representative on the executive committee of the International Union of Housing Finance, and is someone whom you may already be familiar with. Please take five minutes of your time to read this, as it puts into words the most rational argument I've read thus far against the legalization of whole home short term rentals. The article can be found here: <http://fsjna.org/2016/06/short-term-rentals/>

With love and great severity,

Michael Hohan

New Orleans Resident (hopefully) for Life

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Friday, September 7, 2018 8:15 AM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: STR Study

**From:** jim villarrubia [mailto:jimvillrubi@gmail.com]  
**Sent:** Thursday, September 6, 2018 7:01 PM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** STR Study

Thank you for the opportunity to provide feedback to the Short Term Rental Study. I am an investor in long term rentals across the city. All of the houses were blighted and vacant at time of purchase and I completed full historic restoration. Please allow me to make the following points.

Tourism is New Orleans' main economic driver. The citizens that live in New Orleans should be able to make a living on the city's main economic force, tourism. The hotels chains are not keeping their earnings to re-invest within the city and pay low wages to employees. In contrast, short term rental profits are kept in the city and those dollars are used to improve the lives and economy within New Orleans. In New Orleans there are 45 tourists for every resident and it can become wearing to have that many tourists around regardless of short term rental activity or not. However, we as citizens need to embrace tourism because it is the main source of dollars into our economy until we have some other large sources of economic drivers present.

I support limiting short term rentals to New Orleans residents only. The companies who are based out of state and are renting out dozens of apartments and taking their profits out of the city, should not be allowed to obtain a permit. I believe limiting an individual (not a company) to one or two short term rentals is appropriate to allow an out of state individual to buy a vacation home and rent it out when not being used.

Quality of life within neighborhoods can be easily be addressed by proper use of the city's short term rental staff. Bad short term rental hosts that allow guests to be disruptive to should be fined and permits revoked. The short term rental office should have already been addressing these concerns. There has been a lack of enforcement of the current laws already in place. The study cannot accurately determine the current laws because they have not been enforced.

Omitting Short term rentals will not solve the affordable housing issues in New Orleans.

Zoning laws hurting affordable housing: As an investor in long term rentals, I personally would love to invest in rentals that were considered affordable, but the city laws and zoning rules work against this at every turn. All the zoning laws favor decreased housing density and it's very hard, if not impossible to get approval for increased density in housing. The city zoning encourages all the doubles being converted into single family homes, but it's impossible to convert doubles into 4 plexs. I would like to build apartment complexes, but Finding land zoned for apartment complexes is impossible. All the current zoning laws work in favor of decreasing housing units which is contributing to this problem. Can there be more flexibility zoning for increased density given the lack of housing?

Can you incentivize investors to do more section 8. I would consider investing in that too, given the right opportunity. Many other cities are doing this

The city demolished 15,000 affordable housing units after katrina and a very small fraction of that has been rebuilt. What's the plan to replace these

Demand for larger accommodation with more amenities are not being met by hotels. Large groups and families traveling to the city want to stay in accommodations where they can all stay together and have amenities like a kitchen, washer/dryer, and area to all hang out together. The current hotel market does not offer these amenities. and short term rentals are meeting that need. I personally travel with 2 young children, usually in a group of 6-9 people. We prefer to book a minimum of a 3 bedroom with kitchen and washer/dryer and this is rarely found in a traditional hotel.

Jim Villarrubia  
6805 Veterans Memorial Blvd Metairie LA 70003

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Friday, September 14, 2018 9:45 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: STR's in NOLA: allow in FQ; leave Algiers as is.

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

From: Bruce Blew [mailto:chalmertion@yahoo.com]  
Sent: Friday, September 14, 2018 9:40 AM  
To: CPCinfo <CPCinfo@nola.gov>  
Subject: STR's in NOLA: allow in FQ; leave Algiers as is.

I support STR's as long as the owners do it responsibly. Also it should be equitable throughout the parish. That means the FQ should be included in whatever law you end up with. The Marigny is inundated w STR's. However it has been a boom for Algiers's Point.

Sent from my iPhone

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Friday, September 14, 2018 9:45 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: STR's in NOLA: allow in FQ; leave Algiers as is.

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From: Bruce Blew [mailto:chalmertion@yahoo.com]  
Sent: Friday, September 14, 2018 9:40 AM  
To: CPCinfo <CPCinfo@nola.gov>  
Subject: STR's in NOLA: allow in FQ; leave Algiers as is.

I support STR's as long as the owners do it responsibly. Also it should be equitable throughout the parish. That means the FQ should be included in whatever law you end up with. The Marigny is inundated w STR's. However it has been a boom for Algiers's Point.

Sent from my iPhone

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Wednesday, August 15, 2018 10:50 AM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: thoughts about short term rentals from a concerned New Orleans resident

**From:** Elizabeth Treacy [mailto:elizabeth.v.p.treacy@gmail.com]  
**Sent:** Wednesday, August 15, 2018 9:33 AM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** thoughts about short term rentals from a concerned New Orleans resident

Hi there,

I'm a New Orleans resident who lives in the Fairgrounds. I think it's important to implement policy changes that protect our neighbors from eviction and neighborhoods from becoming playgrounds for tourists and the wealthy.

I recommend the following:

- Licensing STR platforms (like Airbnb) to ensure they share the responsibility of enforcement by deleting illegal listings and providing useable data to the City
- Restricting STR licenses to residents with homestead exemptions, including in neighborhood commercial corridors
- Limiting one STR permit per resident, allowing New Orleanians with homestead exemptions to rent out the other half of their double, a room in their home, or a unit in the multi-unit building as a year-round STR
- Placing a \$20 fee per night on all STR transactions. The fee will be earmarked for the Neighborhood Housing Improvement Fund so New Orleans can build more affordable housing to address the ongoing housing crisis

Thank you for hearing my thoughts! Hope you have a great day, and please let me know if you have any questions.

Best,  
Liz Treacy

## Paul Cramer

---

**From:** Matthijs Herzberg <matthijs.herzberg@gmail.com>  
**Sent:** Monday, September 17, 2018 2:49 PM  
**To:** CPCinfo  
**Subject:** Fwd: STR for tenants - please keep it!

Dear councilmembers,

Today I am writing you to ask you to consider the following:

Please don't flatout disallow renters from running an STR. The reasoning I've seen behind this proposal is a fear that landlords may cheat the system by putting proxy 'tenants' in place to claim occupancy while reaping the benefits of STR.

To simply ban renters for this reason seems draconic. Why not require renters to show the 1099 at the yearly license renewal to prove they are the one receiving the income?

Alternatively, check the landlord's taxes to make sure there isn't any suspicious income.

I, for one, have been able to learn the craft of graphic design, and the skill of real estate agent, because we were able to afford our cost of living through renting out two rooms in our rental home. So far these professions haven't been the most lucrative, but I am confident that at some point in the near future they will be. If it wasn't for AirBnB, I would have been forced to work a service industry job, and would not have had this chance for self-improvement.

I am all for regulating STRs, and the regulations should be put through in a way where the city's underfunded enforcement can actually do its job. However, it's not right to do collateral damage by blocking something good that could, in an unlikely scenario, be used for something bad.

There are ways around this proposed dilemma of landlords hiring fake tenants, an issue that is only speculative in nature, so that the people of this city with the lowest incomes can have another option to sustain and improve their situations.

Thank you for your time and consideration.

Kind regards,

Matthijs Herzberg



## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Thursday, September 13, 2018 8:42 PM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** Fwd: STR regulations

Sent from my iPhone

Begin forwarded message:

**From:** mike <[mojowilder@gmail.com](mailto:mojowilder@gmail.com)>  
**Date:** September 13, 2018 at 4:45:22 PM CDT  
**To:** <[rdrivers@nola.gov](mailto:rdrivers@nola.gov)>  
**Subject:** STR regulations

I am strongly in support of requiring a home-owner's exemption to do short-term rentals, with no more than 4 guests allowed per rental. As long as you own and live in your home and are not operating a "mini-hotel" or a party spot, I think there is no problem.

I live here. I own a home, and I do short term rentals as described above. I have had no complaints from any of my neighbors (all of whom I know, because I live here!)

thanks for taking my opinion into consideration:  
Michael Wilder  
1808 N. Rampart St.

## Paul Cramer

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**From:** Katie Mancine <katiemancine@gmail.com>  
**Sent:** Monday, September 17, 2018 2:40 PM  
**To:** CPCinfo  
**Subject:** Give Renters a Chance! To do Airbnb

Dear Council members,

I have been hosting as a renter on Airbnb for 5.5 years. I have two rooms that were used to host single guests visiting the city who are unable to pay the exorbitant cost of a single hotel room within city limits. Hosting has allowed my husband and me to grow our art business and side gigs without much worry. We have landlord approval to Airbnb in the half a shotgun we live in, we pay our federal and state taxes, and have the appropriate insurance. Before Airbnb I drew caricatures on Bourbon St (there's no permit for that and I was constantly harassed by tourists) and I was on Medicaid and food stamps. Life has improved a lot since I began hosting on Airbnb! I can afford my groceries again! Medicaid told me we make too much money so now I have to pay for Obamacare! And I'm no longer subject for stray hands squeezing my ass on Bourbon St while drawing goofy cartoons of tourists.

Please consider approving an accessory permit for renters. Our quality of life has improved ten-fold since we began hosting on Airbnb, and you could improve plenty of other renters lives if you made this simple approval. I have been trying to advocate for renters rights to Airbnb with little fanfare, but I believe this is because most renters have given up on this fight for a better life. I'm not associated with any group, here are my proposals for simple institution of an accessory permit for renters:

- Two rooms max
- Landlord approval
- One house with renter doing Airbnb per landlord (prevents landlord from placing multiple houses with "renters" acting as middlemen for the landlord
- Go the extra step and require the renter to submit their 1099 tax form each tax season to prove they are the one receiving funds and not landlords
- Require proof of insurance

With our Airbnb funds, my husband and I are able to pay our rent and health insurance, my landlord is happy to receive rent on time each month, and our guests are happy to be close their conferences, their job interviews, the French Quarter, etc. Quite frankly if the decision is made to prevent renters from doing Airbnb because the city can't find a way to regulate it, myself and plenty of others will be screwed financially. I hope you can see the merits of continuing to allow renters to do Airbnb with landlord approval, and my even bigger hope is that you'll consider changing it from temporary to accessory in your next City Council vote.

Thank you,

Katie Mancine

Sent from my iPhone

To: New Orleans City Planning Commissioners and Staff  
From: Greater New Orleans Fair Housing Action Center  
Date: August 20, 2017  
Re: Comment on the 2018 Short Term Rental Study

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Dear City Planning Commissioners and Staff,

The Greater New Orleans Fair Housing Action Center (GNOFHAC) appreciates your efforts to thoroughly study and recommend better Short Term Rental (STR) regulations for New Orleans. We previously submitted comments in April 2018. After additional study of the geography of New Orleans' current STR permits, as well as other cities' recent regulations, we hope to now elaborate on the policies we believe New Orleans needs to ensure our city puts residents ahead of tourists and speculators.

#### Enforcement

To begin with, we believe that whatever new rules the City puts in place desperately need better enforcement. Recent reporting has detailed exactly how easy it is for individual operators and platforms to circumvent our existing regulations. Current regulations also rely on an agreement with Airbnb that includes no penalties if it does not live up to its end of the bargain. The City has done its best to do enforcement under these conditions, but the rules in place ensure that we will continue to fall far short. It's no surprise that data scrapes suggest close to a third of STRs are unpermitted.

New Orleans also can't afford to spend millions of scarce housing and code enforcement dollars on STR enforcement. We currently use close to \$3 million per year of CDBG and NHIF funds for code enforcement, which could instead be used to create actual affordable housing units.

Thankfully, other cities have led the way and are showing that costly STR enforcement schemes are unnecessary. Boston, Chicago, Santa Monica, and San Francisco have all recently enacted STR regulations that require platforms to actively remove unpermitted listings. This was a primary demand of housing advocates in 2016, though city leaders then suggested that this was not legally possible.

In fact, the City of Santa Monica just prevailed in a U.S. District Court against Airbnb and HomeAway. The judge rejected the platforms' motion for an injunction on the grounds that the Communications Decency Act does not protect platforms from that city's new regulations.<sup>1</sup> Santa Monica's regulations do not penalize publishing activities, but do prevent platforms from facilitating unlawful business transactions on their websites.

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<sup>1</sup> "City of Santa Monica Prevails Against Airbnb and HomeAway." March 12, 2018. City of Santa

In San Francisco, Airbnb and HomeAway settled with the city after a judge rejected "free speech" arguments by the platforms.<sup>2</sup> The platforms agreed to ensure all operators are registered with the city and to remove unregistered postings. As a result, thousands of listings disappeared from the platforms.

In the California cities, the ordinances specifically require platforms to participate in enforcement, while Chicago and Boston requires platforms to obtain a license or sign a mandatory agreement to operate, similar to New Orleans' agreements with ride-sharing companies.

None of the southern cities named for additional study in the Council motion (Charleston, Nashville, Austin, or Savannah) have similar requirements and all remain vulnerable to the kind of rampant illegal STR activity New Orleans has experienced in the past two years.

New Orleans may be more comparable in size to these smaller cities, but due to our ranking as a top tourist destination, we have far more listings compared to our population than even Chicago and San Francisco and would greatly benefit from similar enforcement measures. Especially considering that other cities have already successfully defended their policies in federal court, New Orleans should accept nothing less than an ordinance that requires platforms to participate in enforcement. In particular, New Orleans should license platforms and use the licenses to require platforms to:

- only accept listings with a valid city permit
- actively remove unpermitted listings
- share data, including the physical address of the STR, operator name, permit number, the number of nights occupied, the amount paid, and whether the rental is a whole home vs. a room.

#### Protecting Neighbors and Neighborhoods:

New Orleans' existing convoluted regulations were designed for STR speculators and investors, not homeowners struggling to make their mortgage. Any new regulations must end these perverse incentives. The most vulnerable residents in New Orleans are renters, the vast majority of whom are paying more than 30% of their income toward rent and utilities, and homeowners on fixed or lower incomes and at risk of losing their homes. Our STR rules should be designed around these populations, not STR speculators—who own multiple income-generating properties—or out-of-town tech companies.

Most cities, large and small, have moved to restrict STRs to only units where the operator lives on the property. In Santa Monica, Charleston, and Orlando, operators

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<sup>2</sup> Carolyn Said. "Airbnb loses thousands of hosts in SF as registration rules kick in." January 24, 2018. *San Francisco Chronicle*. Available: <https://www.sfchronicle.com/business/article/Airbnb-loses-thousands-of-hosts-in-SF-as-12496624.php>

must own and live on the property, but must also be present for the guests' stay. In New York, Airbnb voluntarily agreed to implement a "One Host, One Home" policy, which they continue to oppose in New Orleans. As a result, operators in New York are only allowed to list entire home listings at one, discrete address. Orlando only allows operators to rent out 50% or less of their property. In a three-bedroom home, only one bedroom can be listed. In a double, the smaller unit may be listed as a whole home rental. In most cities that have recently enacted STR rules, the regulations make very little distinction based on the underlying zoning of the property. Instead, regulations are simple and clear: operators must prove they own and live at the address they intend to list on an STR platform and can only operate one listing at a time.

GNOFHAC believes we should follow this lead to ensure the integrity of our neighborhoods. The current distinction in STR permit classes by residential vs. commercial zoning simply does not make sense in our city. As an example, 12 residents were recently evicted from a four unit building on Marigny St. to make way for four Sonder-owned 365-day-a-year commercial STRs. The residents were teachers, chefs, bartenders and artists. Their location in the Marigny allowed them to save money on transportation costs and live close to their jobs. They help create the culture that New Orleans sells to tourists, but now they've been displaced.

It was possible to easily displace these residents—regardless of the Council's moratorium—because their building's location half a block off of St. Claude Ave. still falls in a neighborhood commercial zone. There are 476 permitted commercial STRs in similar neighborhood commercial zones throughout the city, more than the 417 permitted commercial STRs in CBD zones.

Suggesting that residents in a double one-half block off of St. Claude Ave. and residents in a double three-quarters of a block off St. Claude Ave. deserve different protections doesn't make any sense. New Orleans' commercial corridors are not lined with 50 story high rises. In many cases, they are built to nearly the same scale as the surrounding neighborhood. These corridors are also exactly the areas the RTA recently designated as places to expand high frequency transit, which also happens to be a serious concern of this City Council. If we were to enact a policy that required homestead exemptions for STRs in residential zones, but continued to allow absentee STR ownership in neighborhood commercial zones it would put enormous pressure on the rentals that do exist on these corridors. By the time New Orleans actually improves high frequency transit on these corridors, it would be impossible for a resident to live on St. Claude Ave., Oretha Castle Haley Blvd., Magazine St., or Broad St. because they would be overrun with STRs.

The recent fight over the up-zoning of the former Zara's on Prytania also foreshadows how allowing absentee STRs in neighborhood commercial zones will turn every local zoning change into a fight over STRs. Housing and transit advocates, along with many neighborhood residents, would welcome higher density and a

diversity of uses on these corridors, but not if it comes at the expense of displacing residents for tourists.

Proponents of absentee STRs have suggested that they should be allowed in these commercial zones because STRs spur economic growth in disinvested neighborhoods. This may sound like a reasonable argument, but the evidence suggests the opposite. A recent Purdue University study found that Airbnb does provide some benefit to local businesses, but typically only in white neighborhoods.<sup>3</sup> Anyone who lives in Central City, St. Claude, or the Seventh Ward has seen this trend play out. Tourists can be seen coming and going in Ubers/Lyfts from their rented homes to the French Quarter, spending little time in the neighborhood. Coded language in the reviews of these same Airbnbs about the "sketchy neighborhood" only reinforces the narrative.

In order to preserve our neighborhoods and their commercial corridors, New Orleans must require a homestead exemption for anyone seeking to STR their property in residential or neighborhood commercial zones.

#### Creating Affordability in the Central Business District

If the CPC or Council deem it necessary, the only part of the city we should even consider treating differently is the CBD. No other part of the city is so distinctly different in form and use from the rest of the whole. Some amount of STRs in CBD zones may not disrupt the area the same way that they do in other neighborhoods.

Still, better regulations than currently exist are absolutely necessary. It doesn't benefit the city to have entire rental buildings of STRs skirting the hotel permitting process and avoiding hotel taxes. Also, as the most densely built part of the city adjacent to our largest job center, anyone who cares about traffic and parking has an interest in seeing a significant rental stock available in the area so that workers have a chance to live near their jobs.

GNOFHAC believes there is a way to leverage STR regulations to immediately create affordable homes where they are needed most and thereby ensure the CBD can serve an income-diverse mix of residents, as well as some STR tourists.

Based on GNOFHAC's analysis of May 2018 STR permit data, CBD-zoned areas of the city currently contain 417 permitted Commercial STRs. Airbnb data scrapes suggest another 269 illegal whole-home rentals in the area. Permitted Commercial STRs make up 24% of all housing units in the CBD, while all whole-home STRs (including illegal STRs) make up 40% of all housing units. This is far too high a percentage of our housing stock to divert to tourists in such a strategically placed neighborhood.

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<sup>3</sup> Tracy Jan. "Airbnb benefits local economies. But mainly in white neighborhoods, study finds." July 11, 2018. *The Washington Post*. Available: [www.washingtonpost.com/business/2018/07/11/airbnb-benefits-local-economies-only-white-neighborhoods-study-finds/?noredirect=on&utm\\_term=.53004f8247e2](https://www.washingtonpost.com/business/2018/07/11/airbnb-benefits-local-economies-only-white-neighborhoods-study-finds/?noredirect=on&utm_term=.53004f8247e2)

The enforcement mechanisms discussed earlier should cut down dramatically on unpermitted STRs, however, we propose the following regulations as well to address permitted STRs and general affordability in the area:

For existing rental buildings, allow STR permits only if they are paired with affordable units under one of two options:

- 1) One-to-One Match with a Cap: Allow STR permits up to a 15% cap of the building's total units, but only if the building also holds a matching number of units affordable at 60% AMI.
- 2) One-to-Two Match with no Cap: Allow an unlimited number of STR permits per building, but only if the building also provides two units affordable at 60% AMI for every one STR permit.

For existing condo buildings, only allow STR permits with proof of a homestead exemption.

The table below models the One-to-One option with a 15% cap. To model the One-to-Two option we show two possible outcomes, with the first assuming buildings will, on average, chose to seek 10% STR permits and hold 20% of units affordable. The second possible outcome assumes buildings will seek 20% STR permits and hold 40% of units affordable.<sup>4</sup>

	<b>Current</b>	<b>1:1, 15% Cap</b>	<b>1:2, 10% STRs</b>	<b>1:2, 20% STRs</b>
<b>Permitted Commercial STRs</b>	417	322	311	390
<b>Change in STRs (%)</b>	N/A	-25%	-24%	-9%
<b>Affordable Units (60% AMI)</b>	N/A	123	158	316

The assumptions built into the model include:

- Large condo buildings with 50%+ STRs have leased large numbers of units to commercial operators like Sonder. Because these commercial operators rarely have homestead exemptions, the number of STRs in these buildings would drop by at least half.
- As a conservative assumption, we assume STRs in condo buildings with fewer permits would likely stay flat, as they are more likely to be owned by individuals with homestead exemptions.
- Small rental buildings that currently utilize STRs may turn condo rather than put units on the long-term market. As a conservative assumption, we assume that all small rental buildings with existing STR permits will turn condo and that each new condo may then seek an STR permit.<sup>5</sup>

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<sup>4</sup> Sources: City of New Orleans Commercial STR permit database, May 20<sup>th</sup>, 2018; Publicly available data on the unit size of residential buildings in the CBD.

<sup>5</sup> This only applied to 14 units in the One-to-One models and 48 units in the One-to-Two models.

- Large rental buildings with 50%+ STRs may also turn condo or timeshare rather than decrease to 15% STRs. We conservatively assume that they will turn condo or timeshare and all of their units would become STRs.<sup>6</sup>

It should be noted that this proposal cannot replace the Smart Housing Mix, which will create affordable homes in low-poverty neighborhoods throughout the city, not just in the CBD.

Still, we believe that either the One-to-One option with a 15% cap or the One-to-Two option are likely to best meet the goals of creating a meaningful increase in the number of homes available to residents instead of tourists. Either option will also immediately create over 100 affordable homes, the equivalent of 8-10 times the affordable units available now in The Pythian.

We thank you for your attention to these comments and recommendations and would be happy to answer any questions or provide further details.

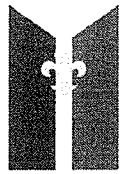
Sincerely,

Maxwell Ciardullo  
Director of Policy and Communications  
GNOFHAC

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<sup>6</sup> This currently includes only three buildings, accounting for a total of 85 units.





**Greater New Orleans  
Hotel & Lodging  
Association**

To: Members of the City Council of the City of New Orleans

From: Mavis Early, on behalf of the Greater New Orleans Hotel & Lodging Association

Date: August 16, 2018

RE: Short-Term Rentals

The Greater New Orleans Hotel and Lodging Association, the professional trade association for the hotel & lodging industry in the New Orleans area, represents over 100 hotels constituting nearly 25,000 hotel rooms, and 150 businesses that provide services or supplies to hotels. The hospitality industry employs over 100,000 people in the New Orleans area, and generates billions of dollars in taxes for the City and the State. Our concerns and reasoning regarding short-term rentals are essentially the same as we shared with you in 2015 and 2016. We mention a few of our concerns.

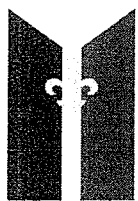
The current short-term rental ordinances have generated unintended consequences, including:

- Displacement and disappearance of affordable housing for the thousands of employees who work downtown,
- Degradation of the quality of life in neighborhoods, including peaceable possession, safety due to fewer residents in residential neighborhoods, and a rise in property taxes for property owners,
- Overall adverse effect of these and other consequences on the culture, character and authenticity of our City and the people who live in it.
- Proliferation of commercial investor-owned STRs that are de facto hotels, operating without a hotel license and without following the same rules and regulations as hotels,
- Insufficient enforcement tools. **STRINGENT ENFORCEMENT REGULATIONS** are **CRITICAL** to regulating short-term rentals. Many cities who passed STR regulations have faced the same issue. It is noteworthy that San Francisco, San Diego, Boston and New York City have all passed or amended ordinances (a) banning investor-owned STRs and limiting STRs to primary residences and (b) enforcement provisions to require reporting, accountability and transparency. We recommend New Orleans craft tough enforcement regulations similar to San Francisco's, which is generally considered the 'gold standard' that many other cities are following.

Attached is an analysis and suggested amendments focusing mainly on enforcement issues and suggestions relating to licensing, zoning and use standards.

We look forward to an opportunity to review the CPC study recommendations and continue to provide information and support during your decision-making process.

###



## **New Orleans' Short Term Rental (STR) Ordinances Analysis and Amendment Suggestions**

### **Key Issues**

1. **Online STR Platform Accountability and Data Transparency.** Lack of adequate data sharing and platform accountability cripples the City's ability to enforce regulations.
2. **Affordable Housing.** Commercialization of residential housing stock raises home prices above what is affordable, drives up rent, and exacerbates the affordable housing crisis. Workforce housing is being relegated to suburbs and neighborhoods far from transit corridors and jobs. Homeowners' property taxes increase when investors purchase residences above market rate and convert them to illegal STRs.
3. **Taxation.** There is inequitable taxation between commercial STRs and hotels and a lack of ability to collect taxes and fees due from all STRs.
4. **Permitting, Zoning and Neighborhood Preservation.** STRs—both legal and illegal—proliferate in residential areas. The lack of ability to enforce and the lack of density requirements exacerbates our housing crisis, adversely affects the quality of life of neighborhood residents, makes neighborhoods less safe and is damaging the authenticity, character and culture of New Orleans.
5. **Commercial STRs.** San Francisco, San Diego, Boston and New York City have all passed ordinances banning investor-owned STRs and limiting STRs to primary residences. If allowed at all, commercial STRs (which are *de facto* hotels) should be required to have a hotel license, adhere to the same regulatory rules and provide the same safety precautions for guests.

### **Online STR Platform Accountability & Transparency**

- While well intentioned, New Orleans' STR ordinances<sup>1</sup> cannot be properly enforced until online STR platforms are required to be accountable for, and transparent in, their transactions and data reporting.
- **San Francisco's STR ordinance<sup>2</sup> is a successful model<sup>3</sup> for how to establish effective STR platform accountability and transparency—it is legally successful and with impactful penalties.**
- A sample of critical components to incorporate in New Orleans from San Francisco include:

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<sup>1</sup> City of New Orleans, *Short Term Rental Enabling Legislation* (<https://www.nola.gov/short-term-rentals/str-enabling-legislation/>).

<sup>2</sup> San Francisco Administrative Code, Chapter 41A: Residential Unit Conversion and Demolition ([http://library.amlegal.com/nxt/gateway.dll?f=templates&fn=default.htm&vid=amlegal:sanfrancisco\\_ca](http://library.amlegal.com/nxt/gateway.dll?f=templates&fn=default.htm&vid=amlegal:sanfrancisco_ca)).

<sup>3</sup> CBS SF Bay Area, *6,000 Short-Term Rentals Disappear from San Francisco Almost Overnight* (<http://sanfrancisco.cbslocal.com/2018/01/17/san-francisco-short-term-rental-supply-disappears/>).

➤ **Accountability.**

- Prohibit STR platforms from collecting a fee for facilitating any transaction for an unlicensed, illegal STR unit.
  - “Facilitating”: advertising the STR, conducting the financial transaction, etc.
  - There must be strong penalties in the event an STR platform collects a fee under these circumstances (per violation, per day).
- Require platforms to swiftly de-list any STR unit when the City informs them it is unlicensed and/or out of regulatory compliance (or face penalties per violation, per day).
- These tenets of STR platform accountability have survived legal challenge on federal *Communications Decency Act* and First Amendment grounds.<sup>4</sup>

➤ **Transparency.**

- Without access to fully transparent, transaction-level data from STR platforms, New Orleans will never be able to properly audit and identify unlicensed STR operations, tax evasion, and zoning/use violations.
  - E.g., the date(s) a named guest procured use of, and the nightly rental cost/taxes for, an STR transaction facilitated by a platform; the person who listed the STR on the platform; the license number posted on the listing; etc.
  - STR platforms must be required to provide “personally identifiable information” on the transaction-level. This data cannot be “cumulative,” “total,” or “anonymized.”
  - If data requested by the government is inappropriately withheld, then a subpoena process must remain viably in place to obtain it (per current law).
- STR platform transparency ideas/protocols have survived legal challenge on federal *Stored Communications Act*, First Amendment and Fourth Amendment grounds.<sup>5</sup>

• **New Orleans’ Cooperative Endeavor Agreement (CEA) with Airbnb is a serious impediment to STR platform accountability and transparency and therefore an impediment to enforcement.**

- Commonly known as Voluntary Collection Agreements (VCAs), Airbnb has drafted and shopped these agreements with state and local officials around the country to allow them to collect and remit taxes “on the honor system” on behalf of their facilitated STR host transactions.
  - **The Agreement undermines New Orleans’ ability to ensure proper tax amounts are being collected/remitted and impedes government audit authority while enabling unlicensed STRs to operate “under the radar” on STR platforms.<sup>6</sup>**

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<sup>4</sup> Airbnb v. City and County of San Francisco

(<https://digitalcommons.law.scu.edu/cgi/viewcontent.cgi?referer=https://www.bing.com/&httpsredir=1&article=2324&context=historical>). After Santa Monica, California implemented an ordinance similar to San Francisco, litigation also ensued there. The Airbnb v. San Francisco decision was further supported in HomeAway (and Airbnb) v. City of Santa Monica (<https://dlb1bizgk95t.cloudfront.net/1021000/1021244/https-ecf-cacd-uscourts-gov-doc1-031127721387.pdf>).

<sup>5</sup> City and County of San Francisco v. HomeAway (<http://www.courts.ca.gov/opinions/documents/A150385.PDF>).

<sup>6</sup> See Dan R. Bucks, *Airbnb Agreements with State and Local Tax Agencies: A Formula for Undermining Tax Fairness, Transparency and the Rule of Law* ([https://www.ahla.com/sites/default/files/Airbnb\\_Tax\\_Agreement\\_Report\\_0.pdf](https://www.ahla.com/sites/default/files/Airbnb_Tax_Agreement_Report_0.pdf)).

- New Orleans' CEA/VCA with Airbnb should be cancelled, or amended to prevent impediment to the government's audit authority and to enable collection of all viable data on taxable STR transactions. We suggest that by ordinance New Orleans should clearly set forth regulations, transparency, accountability, fines and penalties. A CEA/VCA is a not sufficient tool to meaningfully regulate.

## **Licensing, Zoning & Use Standards**

- **Imperative Changes.**

- Require that only properties with Homestead Exemptions be eligible for STR use. This would reflect what our City's model was intended to be—a tool for the benefit of New Orleanians, not outside investors.
- Retain only Accessory STR licenses to benefit New Orleanians, e.g., owner-occupied single family homes or doubles/duplexes with a Homestead Exemption where a New Orleanian “home shares” their primary residence while present, or an owner-occupied two family dwelling in which one unit of the two family dwelling is occupied by the owner with a principal use as the owner's permanent residential dwelling unit and which the other unit of the two family dwelling is rented (each with limitations on the number of rooms and guests).
- If the City allows Commercial STRs, they should not be allowed in residential neighborhoods, only in commercially zoned areas where hotels are allowed.
  - Require taxation and insurance that reflects this is a business model and commercial use, not a residential one.
  - Require a hotel license, as well as appropriate life safety code, ADA compliance and other safety precautions provided by hotels to protect visitors.

- **San Francisco's STR ordinance is a successful model for how to establish appropriate STR licensing, zoning and use standards.**

- New Orleans should consider emulating San Francisco's STR licensing and use allowances.
  - Only one's primary residence may be short-term rented in San Francisco.
    - Unlimited renting of a room or rooms when host is present (“home sharing”).
    - Annual nightly cap on “whole home rental” of one's primary residence.
      - NOTE: We agree with home sharing and a reasonable number of whole home rental nights only if the primary resident is the property owner and has a Homestead Exemption.
    - No investor units may be short-term rented (only can be long-term rented).
  - If New Orleans wants to still allow for STRs in commercially zoned areas, then:
    - The San Francisco STR use model should be implemented for residentially zoned areas, adding the requirement of a Homestead Exemption with the same limitations on number of rooms and guests and a limitation on the number of STRs or rooms allowed to be rented per building; and
    - In commercially zoned areas, STRs should be allowed in zoning districts only where hotels are allowed, required to secure a hotel license and adhere to all hotel health, safety, sanitation, ADA, tax regulations, etc. These commercial STRs are de facto hotels.

**Paul Cramer**

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**From:** Sophie Aman <sskripnikoff@hotmail.com>  
**Sent:** Friday, August 10, 2018 7:42 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

I separated from my husband and I have monthly bills that I could not afford to pay on my own. Thanks to Airbnb , I can have a guest in my single home (place of residence) and keep paying the mortgage on my house. My daughter gets to keep the happy and healthy lifestyle that she was used to. My guests are also direct contributors to the nearby coffee shops, restaurants, shops, music venues, bakeries, etc. I am also more inclined to spend locally with lagniappe money at the end of the month:) Thank you very much for your consideration and understanding.

Sincerely,  
Sophie Aman

## Paul Cramer

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**From:** Michael Baker <Realtyrs@yahoo.com>  
**Sent:** Sunday, August 19, 2018 10:53 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

Tenants are tenants. Most are good and some are bad. We are also a city of renters, with the double house being our most predominate housing type.

There are absolutely no credible studies to support the ludicrous position that some hold that short-term tenants are somehow inherently worse than long-term tenants. EG a bad 29-day tenant doesn't miraculously redeem themselves and become a great tenant by staying an extra day. Conversely, I as a responsible homeowner do not suddenly become a bad tenant by spending the weekend in a vacation rental on the gulf coast. That is nothing more than HOTEL LOBBY SPEAK!

The same exact hotel lobby speak that infiltrated neighborhood organizations 20 years ago when Bed and Breakfasts ordinances were first being debated. The lies told then are no different from the lies being told today,. eg. BNB's were going to destroy neighborhoods there would be one on every street corner, residents would be displaced and rents would become unaffordable.

Facts are none of this has taken place. Bed and Breakfasts did not take over neighborhoods and in fact are so unprofitable many have ended up being repossessed by banks. My commercial banks says the risk in BNB's are so great that they want 50% downpayment in order to consider financing one.

and to affordability, most of the STR are in The downtown historic areas. Areas that have not had affordable housing in decades. For decades, long before airbnb existed, the Marigny/Bywater/ warehouse and Lower Garden Districts were expensive places to live. Advocates for affordable housing don't just want affordable housing, they seem to want in it only in our very best neighborhoods.

I live on Coliseum Square and have for more than 25 years. My personal experience with the 2 short term rentals in my block has been nothing by positive. They are two of the best-maintained properties in my block and their guests have been LESS nuisance than some of the long-term tenants in my block (loud music, screaming drunks in the middle of the night, homeless pissing on doorstep etc.). And considerably less nuisance than some of the homeowners in my block (one of whom hordes inside cats that smell so bad it can be smelled from the sidewalk out front of her house as well as in my yard.)

I love living in my vibrant live urban neighborhood but no neighborhood is perfect. There are far more quality of life issues in my neighborhood from everyday homeless and disrespectful long-term residents than from those visiting us short term. The less than 2% of our housing stock that is rented short term is not a significant contributor to those issues.

Sincerely,  
Michael Baker

## Paul Cramer

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**From:** Andres Barcelo <andres.barcelo@gmail.com>  
**Sent:** Sunday, August 19, 2018 10:53 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

I heard you are asking about the impact of airbnb on New orleans, and as such i felt compelled to share the positive experience it has been for me. I first used airbnb to visit new orleans on christmas on 2016 with my mother in law, my wife, my daughter and her puppy. It was the one place we could get a dog friendly temporary rental on short notice and see the beautiful bywater neighborhood.

We liked it so much in fact that we decided to come back to Airbnb in uptown and visit new orleans to find a home to live. We spent a few weeks and found the home of our dreams, a duplex where we could airbnb one side and live comfortably and rent free in the other.

Fast forward a year, we have been living here a year, we fixed a blighted termite ridden home and installed an airbnb which allows me and my family to have income when we need it and space for family and friends when they come to visit town. Both my sisters have 3 sons a piece so you can imagine that having a full time renter wouldn't work. We also depend on this income to make ends meet every month.

Imagine my disappointment when i hear that the short term rental permit we procured from the city (because we own the home through our business we can't do an accessory) will not be able to be renewed because of hotel lobbyists and disgruntled locals who couldn't afford the neighborhood anymore (if they ever could in the first place).

There is no reason that a home i paid 100k for and 200k in renovations can't be used for a vacation rental with respectful guests. I feel airbnb has been a big boon to my neighborhood boosting incomes of families in the area and promoting growth, change and city restructuring. Change is inevitable, this city can either embrace the change that is coming or impede the progress of small business owners like my wife and myself and we can take our jobs for workers, our taxes and our contribution to this city elsewhere where our work won't be hindered.

Sincerely,  
Andres Barcelo

**Paul Cramer**

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**From:** Megan Bayha <mbayha6@yahoo.com>  
**Sent:** Sunday, August 19, 2018 10:34 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

My name is Megan Bayha. Currently, I Airbnb one room in my house. I am always here when I have guests, and am able to get to know them and enjoy meeting visitors from around the world. The money I earn from Airbnb helps me pay my mortgage and taxes, and allows me to get my business off the ground-- an urban farm growing fresh food for neighbors and restaurants. If I didn't have Airbnb, it would be nearly impossible for me to grow my business. I had a neighborhood crawfish boil back in April, and had two guests from South America staying with me who were able to attend. They said it was one of the best experiences they had in New Orleans and friends and neighbors were able to learn more about their culture and country. I ask you to please consider how important these shared home rentals are to the hosts, and how good I think they are for developing better relationships with people around the world. Thank you for your time and I hope I am allowed to continue hosting in the future.

Sincerely,  
Megan Bayha



**Paul Cramer**

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**From:** Lorinda Bettencourt <lemonadeparadeno@aol.com>  
**Sent:** Friday, August 10, 2018 7:23 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

Please keep those of Us in mind who rent out space in our homes to off-set the high cost of living in New Orleans. Since Hurricane Katrina, some of Us have seen our cost of living double. However, our monthly incomes have remained the same. Some of Us have turned to short-term renting out of necessity. If you take this away, what will we do? Leave the city that we were born and raised in and the city that we love and call home? PLEASE!!!!

Sincerely,  
Lorinda Bettencourt

**Paul Cramer**

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**From:** Preference Bickham-Pepp <yourpreferencenow@yahoo.com>  
**Sent:** Friday, August 10, 2018 6:38 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

The ability to be apart of something so instrumental with increasing tourism in the city of New Orleans by partnering with Air BnB has been a rewarding experience. This has also been a help to my family to help alleviate so much financial burden and abandoned housing that is very common in the city of New Orleans post Katrina. As a property owner this helps residents remain positive with continuing to reside and invest in the city of New Orleans.

I would like to encourage you to allow the concept of Air BnB to help our city thrive and compete with other major cities that people love to visit.

Sincerely,  
Preference Bickham-Pepp

## Paul Cramer

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**From:** Cara Brenza <carabrenza@gmail.com>  
**Sent:** Thursday, August 9, 2018 8:32 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

Dear Mayor Cantrell & NOLA Planning Commission,

My boyfriend and I own a home in NOLA, purchased in 2015, it's a double shotgun in desperate need of love and repair. We've worked hard on this home, and the neighborhood, helping out others. My boyfriend's children and grandchildren live in NOLA, we've since rented out one half of the double to a full time tenant and we live in NOLA 4-5 months out of the year. Without the ability to rent our portion of the home for STR we couldn't afford to keep this home, taxes are very high and home maintenance in NOLA must have a home owners full attention. We have hired local gardeners, house cleaners, and send all of our guests to local restaurants and pubs. NOLA is a tourist town, why stop that?

Sincerely,  
Cara Brenza

**Paul Cramer**

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**From:** Jill Chance <jillchance67@gmail.com>  
**Sent:** Friday, August 10, 2018 6:56 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

I am a 73 yo single woman living in the CBD. I have been unable to rent the apartment downstairs to a long term tenant for over 3 years now, I believe it is because of the glut of apartments that have been built since then. A dear friend suggested Airbnb as a possible way to supplement my social security. It has been wonderfully successful. I love my guests who rent the space and come from all over the world. I hope this is not denied to me and people like me. Thank you.

Sincerely,  
Jill Chance

## Paul Cramer

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**From:** Stephanie Colombo <stephaniecolombo@gmail.com>  
**Sent:** Sunday, August 19, 2018 10:53 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

My name is Stephanie Colombo and I am a home owner in the Uptown District of New Orleans.

I am writing to you in regards to short term rental licenses that have been banned from my district since May of this year. It was always my dream to have a home in New Orleans. One day the right one came up and I used all my life savings to put the down payment on it. It's a beautiful double shotgun. One side is rented, but I keep the other open for me to come and go when I can because I am a public school teacher and my main residence is in California. So I come every year for around 11 weeks (8 in the summer and other various times when schools are on vacation). I love my home here and get so much pleasure out of coming and staying in a place I own unlike San Francisco where I pay rent in a city that basically has me priced out. New Orleans is a place where a teacher's salary can buy a small home in a nice area. While I have one side rented out full time I financially need help to pay the mortgage since I am on a teacher's salary and also pay rent in another city. Here's the thing I'd gladly move to NOLA and become a teacher here, but I would not just take a big pay cut, but lose my pension plan as well. At age 49 that is not something that would be in my best interests. So for me to help pay the bills on my NOLA home I need to rent it here and there so I can come and still visit. It's just a small two bedroom and by renting it a few days out of the month it allows me to not live paycheck to paycheck. I get the impact these short term rentals has been on this city. I really do because I know what it's done in SF. With that said I'm one person with one small place to rent. This is the only property I own and I just need a little help. I don't want to rent my place out full time because then I can't come and enjoy this beautiful city that I dearly love. Everyone knows teachers are under paid and over worked. It took me 2 years to get my place fixed up enough to rent it out. I did all the work on my own because I can't afford to pay anyone to do it. Please allow people like myself one license. That's it. I'm not someone that comes in, buys up all the property and rents it out. I'm an honest, hard working special education teacher who put everything I have into my small dream home. I just need a tiny bit of help being allowed to rent it out here and there.

Thank you for your consideration. I hope the committee can see how important this is to me.

Sincerely,  
Stephanie Colombo

**Paul Cramer**

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**From:** Rebecca Cooper <rscooper42@cox.net>  
**Sent:** Sunday, August 19, 2018 10:34 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

I just started my Air BnB this month. I registered with the City almost a year ago but just got my place ready to rent. I've only rented it twice so far but I can already see that it will make the difference in my ability to stay in New Orleans.

I moved here 15 years ago from Atlanta and it was a sticker shock at how much more expensive New Orleans was! But I have stuck it out. But the past two years I started looking elsewhere because of the high cost of living here. Being able to rent a portion of my home on Air BnB will enable me to stay in this town that I love. I am on Social Security now and there is no way I could stay here without the ability to rent out on Air BnB or another outlet.

New Orleans is losing Property Owners because of the high cost of living here. Any thing you can do to enable us to be able to stay will be appreciated.

Sincerely,  
Rebecca Cooper

**Paul Cramer**

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**From:** Andrew craig <craigelectric7@gmail.com>  
**Sent:** Sunday, August 19, 2018 10:34 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

I love the positive impact Airbnb short term rentals has on the city. It has made the city more productive in tourism and entertainment. Bringing people to the city is the best interest of the city and everyone in the city.

Sincerely,  
Andrew craig

**Paul Cramer**

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**From:** James Cristina <jamescristina@yahoo.com>  
**Sent:** Sunday, August 19, 2018 10:18 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

We simply want to say that being able to rent the other side of our shotgun double allowed us a step up in relocating back to New Orleans. Now we live and work in New Orleans and can get ahead on our bills. We have loved meeting visitors to the city over the years and have had many great experiences, and have never had a bad one. Living right next to my guests has enabled us to respond quickly to any minor issues that may have happened before they became big issues.

Sincerely,  
James Cristina



**Paul Cramer**

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**From:** Jeffrey Cusimano <cusimanojm@yahoo.com>  
**Sent:** Sunday, August 19, 2018 10:18 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

Short term rentals has been a great opportunity for me and my family to have added income. This city's greatest export is tourism. Str allow more people to be able to visit our amazing city and pump money into our economy.

Sincerely,  
Jeffrey Cusimano

**Paul Cramer**

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**From:** Erica Fortune' <puggy1216@hotmail.com>  
**Sent:** Sunday, August 19, 2018 10:53 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

Hello my name is Erica & Airbnb has changed my life I acquired my property about 10 years ago. The renovation process was horrific and ongoing to this day but I persevered to get one my units ready for completion. I heard about Airbnb a year and a half ago decided to take a risk & it was a wonderful experience, since I joined there service I now have the extra cash I need to provide for my kids & continue the renovation process so I can move in to the other unit and have a place for me & my kids. The current status of Airbnb & city of New Orleans is a devastating blow for me and my children I hope the commission can see how this process really helps homeowners to provide the necessary income to provide for there families and bring tourist to our city to generate income for businesses as well. Thank you guys for reading this letter & taking the time to hear our concerns!!!

Sincerely,  
Erica Fortune'

**Paul Cramer**

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**From:** Robert Galloway <gallowayhouse@mac.com>  
**Sent:** Friday, August 10, 2018 7:33 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

I am a native New Orleanian and see first hand the positive impact of Airbnb from both a local and tourist perspective .

Airbnb has made a positive impact on our lives by providing extra income to our family from our Airbnb listing.

At the same time, we are providing wonderful experiences for people visiting our great city who appreciate "living like locals". By being able to stay in our neighborhoods, spend money in local restaurants that are off the normal tourist radar, and mixing with our friends and neighbors, our guests are able to experience the uniqueness of our neighborhoods which is part of the uniqueness of this city.

We have had zero issues with guests or neighbors in the past three years and only see Airbnb as a positive catalyst to the local economy.

We hope to see the city continue to support Airbnb and the citizens who are offering unique New Orleans' experiences.

Sincerely,  
Robert Galloway

## Paul Cramer

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**From:** Joseph Harmon <jmharmon@gmail.com>  
**Sent:** Sunday, August 19, 2018 10:53 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

Owning a short-term rental (STR) in New Orleans has greatly enhanced my life, and has allowed small groups of families and friends the chance to stay in this city in one place instead of trying to get multiple single rooms at a hotel. Friends want to stay together!

I bought my condo downtown with the original intent of living there. The move to convert it into an STR came when I was forced to leave my previous job due to a medical condition. With a lot of hard work (and money, a lot of which went to local businesses!), I was able to make my home into a dream vacation rental, and a successful business for myself. This would never have been possible had the city not gotten on board with AirBNB and Homeaway.

I have always listed my unit legally, and I paid for my current license (17STR-20528). The city's move to restrict STRs makes sense in some neighborhoods, but surely not in the Central Business District. There are many apartments and condos in that zone, but I would guess that barely 10% of the residents live there full-time. In my building, there are 33 units and only one owner actually calls it his home.

In conclusion, STRs, when done legally and smartly, provide a great source of income for not only the owners, but for the people of this fine city and the city itself. Local businesses and the tourism sector generate huge revenues from guests that stay at our STRs.

Sincerely,  
Joseph Harmon

## Paul Cramer

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**From:** Anne Hazeltine <marignyhideout@gmail.com>  
**Sent:** Friday, August 10, 2018 8:00 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

I fell in love with the City of New Orleans at first site - so much so that I decided to buy a house the next time I visited in hopes that having a short term rental would make it possible for me to visit much more often because there were few options where I would want to stay with my dog and I like to visit in two week intervals whenever possible. Everything worked out so well that it felt like Karma - the front desk clerk at the hotel where I was staying wanted to move out of her mold-infested apartment and she lived in the guest house in the back of the courtyard and managed the guest occupancy. When a house a block away with the same set up (two houses on one property) was available the following year, I purchased it, too.

My goal is to provide a unique vacation experience for all of my guests. And, from the feedback I have had from guests, they would not want to experience the city any other way.

The one time I had a complaint from a neighbor about one of our guests, we banned them (had we known about it while they were there, we would have kicked them out). We make sure all of our neighbors know how to reach us so that we can manage any problem guests immediately.

I was so thrilled when it became evident that the city was going to legalize and tax short term rentals. But I believe it was done too quickly and without forethought. Don't limit the neighborhoods - people want to be near the French Quarter without being in it. Limit the type of structure - no apartment complexes, etc. Possibly limit the number permits per person - not sure how this work - but the goal should be to keep short term rental stays unique and totally different from a hotel. We are not in direct competition with hotels - most of our guests would not visit New Orleans if they can't stay in a house.

And please remember that the cost of maintaining older homes is expensive - having it be a short term rental offsets the cost of maintaining the house and helps me to make improvements that only increase the value of all the houses in the neighborhood.

Sincerely,  
Anne Hazeltine

**Paul Cramer**

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**From:** sandy Herrera <sandygoris10@gmail.com>  
**Sent:** Sunday, August 19, 2018 10:53 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

hello my name is sandy Herrera I'm a army veteran and a Contractor I found a unwanted house in a unattractive neighborhood with crime and full of trash and empty and condemned houses in the 9th ward 2348 port st if you Google it you will see the old picture of my block I was the first one to rebuild I this particular block and soon others fallowed that was 3 years ago I live and short time rent this property allows me to the same in other place and gives tourist a chance to see the other side of new orleans the up in coming neighborhoods but if the city takes that away specially in this kinds of areas I'll be huge loss for the little people and only big hotels will profit . thanks for your time Sandy Herrera

Sincerely,  
sandy Herrera

**Paul Cramer**

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**From:** Nan Hopkins <nan.hopkins@nanhopkins.com>  
**Sent:** Thursday, August 9, 2018 8:32 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

We recently interviewed several business owners in the uptown area regarding the amount of business they receive from visitors staying in short term rentals. They commented that they do have a lot of business from these guests and if short term rentals were not allowed it would adversely affect them.

They went on to say that there are very few hotels in the uptown area that would attract business for them and that the passing of the short term rental laws has greatly helped their businesses.

I just thought you needed to know other ramifications of the ban on short term rentals and will consider this in your final decision.

Thank you for your time.

Sincerely,  
Nan Hopkins

**Paul Cramer**

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**From:** John-Michael Johnson <mj.nodevco@gmail.com>  
**Sent:** Thursday, August 9, 2018 8:36 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

I'm a young professional and user of Airbnb when I travel. Home Sharing adds so much to my experience and I love to see cities from a local's point of view.

I also have my apartment listed on Airbnb in New Orleans. It has provided me with some extra income to pay my bills. My guests are always fun to meet and I send them all to local places in your former district (superior seafood, martins wine cellar etc). As an active member of the delachaise neighborhood association, you have helped us clean up our neighborhoods but Airbnb has helped as well. We welcome it. Please keep the possibility for us to rent out our homes. I can go stay with my sister and help her have groceries. everyone benefits.

Thank you,

Sincerely,  
John-Michael Johnson



## Paul Cramer

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**From:** Joann Jones <rentalproperty3600@yahoo.com>  
**Sent:** Thursday, August 9, 2018 8:36 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

Dear City Council Member,

I am writing as a long time citizen of New Orleans, business owner, landlord and Airbnb host.

After recent shootings and robberies in New Orleans, I have to say, our priorities are misplaced. During the time we were in business, we were robbed at gun point, threatened by gun toting individuals, and threatened after firing employees for theft. Towards the end of our bookstores, almost every day I worried about the safety of my employees and myself, I often asked myself if it was even worth it, recently, a very good friend of mine was killed at his SubWay sandwich shop. It seems to me we should be putting all of our efforts towards keeping our youth safe, in school and supporting single parents in their efforts.

We were in business here from 1994 to 2013, which means we went through Katrina, we lost two stores and part of my house. The store on Suno campus had taken on 3' of water, the store on Elysian Fields took on 8' of water. My street had 5' of water and 4' in my house, the first floor of my house and my kitchen roof were toast. Our store across from Delgado was undamaged, we re-opened our UNO and Suno stores in the Rouses mall near Robert E Lee and Franklin Ave.

The previous short bio was written to show you how long I have been here as a resident business owner and how committed I am to being a productive citizen of this community.

I have three Airbnb's, our commercial unit was our bookstore, one is the home of my partner, the third property that is an Airbnb is the other is half of a double (the other half is rented as a long term rental). In addition to those properties, I have one long term rental property in Belle Chase and three on the West Bank, one of which is Section 8. All of our properties are well maintained and I strive to have a good relationship with all of my tenants and neighbors, as a hands on landlord, I see no reason why I should be punished for maintaining my Airbnb's.

Who are the Airbnb hosts who allow large parties with little care for the neighborhood? Are they locals who are invested in the success of our city? When licenses are issued, is there no accountability of just who is receiving the opportunity to host out of town guests? Why are resident, property owners and hosts not given preference for obtaining permission to host?

As I have watched and participated in New Orleans recovery after Katrina I see a real need for affordable housing, however; the local property owner can not possibly be the soul provider, especially after so many public housing units were torn down to build better communities and not nearly as many were re-built. In my neighborhood, Mid City, there is a new construction project of Luxury Condos on Bienville, while right around the corner on the porch of a small home, is a sign which reads "No Airbnb's, preserve our neighborhood." There appears to be at least 50, perhaps more, Luxury Condos in the new construction, this is only one small new construction of Luxury Condos and hotels around the city. I have to ask my self, where are the Affordable Housing condos? Are property owners who are building massive complexes being offered any

tax incentives to build Affordable Housing? Just how are we going to create a city which includes mixed incomes that can actually afford to live in the city?

Sincerely,  
Joann Jones

**Paul Cramer**

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**From:** Stacy Kelly <makeupsk143@gmail.com>  
**Sent:** Thursday, August 9, 2018 8:36 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

I'm writing to tell you how much Airbnb has meant to me and my family. As a resident of uptown New Orleans for many years I was able to use my great location next to Tulane Univ, to essentially help pay my bills and my daughters tuition. The apartments below my residents are always full. One is full time Tulane students and the other short term rental, mostly renting to Tulane and Loyola parents. Occasionally I get traveling professors as well. We have NEVER had issues with noise or problems with the neighbors. As a matter of fact, my neighbors often tell their friends about the space and have them rent as well. Without this wonderful short term rental property, my daughter would not be able to stay in college at this point.

My properties are all well maintained, quiet, and I'm a "Superhost". Please let me know if you have any questions, I'm happy to answer. Many thanks

Sincerely,  
Stacy Kelly

**Paul Cramer**

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**From:** Matthew La Rose <xanadu1973@gmail.com>  
**Sent:** Sunday, August 19, 2018 10:30 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

As a local and home owner in New Orleans, I urge the Mayor and Planning Commission to implement a fair and consistent policy for short term rental permits. I want to see resident or non-resident permits only allowing us to benefit the residents that invest our lives and money into this City and Parish. STR is undeniably a financial lifeline in a life long low wage/high expense city for many of us. The PRC has overstepped their boundaires as a preservationist 501c3 and is now helping craft public policy. That makes them a de facto lobbying firm in practice. I didn't elect the PRC. I elected the City Council. If they continue with their public policy efforts they should have their 501c3 revoked.

I urge the Mayor and Planning Commission to listen to who elected you, who pays property taxes and invests in our communities every day while we STR. We can do BOTH. The mentality of 'all on or all off' is antiquated and financially harming your voters while causing disruption in the real estate market with stagnation or decreasing property values.

There are economic damages associated with preventing local residents from earning enough to own at all. Proceed with consideration for the residents that may have to sell if you take their ancillary income away.

Sincerely,  
Matthew La Rose

## Paul Cramer

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**From:** Allison Larsen <allireidlarsen@hotmail.com>  
**Sent:** Sunday, August 19, 2018 10:28 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

My name is Alli and I am a short-term rental host. I have followed all of the rules and regulations and I believe that the system for short-term rentals (STR) is not only working but is a great benefit to the city of New Orleans. My guests love staying in a residential neighborhood and visiting the local mom-and-pop coffee shops and restaurants close by. My neighbors enjoy making new friends with people from all over the world. And the local, neighborhood businesses enjoy the influx of income that the short-term renters have brought.

I have kept a diary from our guests and asked them to express their thoughts and give feedback. Just a quick peak into the diary, and you will see the notes of many guests who have expressed their gratitude for being treated like a guest and not just another customer in a high-rise hotel in a touristy neighborhood. They have enjoyed visiting the local restaurants and coffee shops in the neighborhood that I have recommended: places they would never have come across staying in the touristy areas.

My guests come from all over the world and tend to have longer stays. They appreciate getting to have that feeling of being at home with a living room and a kitchen. They do not only visit the neighborhood bars and coffee shops, they also go to the farmers markets and the local grocery stores. My guests have even embraced the local tradition of sitting on the doorstep and talking with the locals. My neighbors have enjoyed meeting the new faces so much so that they have shared some of their crawfish boil with them on numerous occasions; So not only do the guests get to meet the neighbors and have a unique experience, my neighbors get to meet people from all around the world right outside their door and as they talk they all learn about other cultures and areas. Enriching for both sides.

One of the main issues for Airbnb has been that guests can be too loud or party all night in residential neighborhoods annoying the local neighbors. I believe that this can be a problem (one that is often found being irresponsible hosts); but one that can be easily remedied. Landlords should be held accountable if their rentals are disrupting the neighborhood. I think we could implement a system of placing the landlord under a temporary review or even implementing a "three strikes" system. What I love about the Airbnb system is that you get to know the guest before you accept them into your home. You can see where they are from and read a little bio they have written about themselves. And one of the most important factors is that you can read previous reviews from other hosts like myself. I can also specify that I do not want parties and ask them to agree to my house rules and quiet hours before they come. If they don't follow the rules then we can leave a review of the guests and their behavior.

I have invested my whole heart and soul into this business and I want to make sure that everyone is happy: the guest, the neighborhood, and myself. I have spoken with my neighbors often and I would take any complaint from them very seriously—but I have yet to have a single one. Making it a great experience for all.

My guests are getting a better and more enriching experience for having stayed in a home instead of a cookie-cutter hotel. And they are supporting local businesses with local owners and getting to explore all the wonderful things and neighborhoods that this city has to offer—proving that we are more than just the French Quarter. One of my favorite places to recommend to my guests is Fatsuma's Cozy Corner. It's a nice spot to grab a

coffee and breakfast biscuit sandwich. It's not on a major street corner and doesn't get a lot of walk- or drive-by traffic. So it's mostly frequented by the locals. She opened it up a couple years ago and was struggling to keep it afloat. She has said that without the support from the locals, and the new short-term rentals in the area, she didn't know if she could have survived the first few years. So we are helping to support local small businesses which would never of had a viable customer base without the short-term rentals.

So all in all I think that short-term rentals are great benefit for everyone. From the tourist, who gets a unique experience visiting with the neighbors, to the local businesses who were struggling to make an ends meet, to myself making a little extra money so I can do some much needed repairs and some cosmetic ones (like when I planted several trees making the neighborhood prettier and environmentally healthier), and to the city who profits with the tax dollars.

The only thing I would change is that I would allow responsible hosts to rent for longer. 90 days just isn't enough time to recuperate our costs. We have to provide yearlong expenses like electricity, WSG, cable and phone. And if we can only rent for 90 days I have found out that I cannot compete with the hotels. I tried at first and was very successful in renting but then I realized that my 90 days were already rented out and I had to block the rest of the days of the year. I still have rentals booked for months in advance but now I'm forced to just have a vacant furnished apt for weeks while I am waiting for the next rental. I would definitely recommend expanding the allowed time period to rent out to half of the year. That way, we can have a steady set of rentals and provide a service not only to our guests but also to the local businesses and, of course, more tax dollars for the city.

Sincerely,  
Allison Larsen

**Paul Cramer**

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**From:** Andy Levin <levin.pix@gmsil.com>  
**Sent:** Friday, August 10, 2018 7:51 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

I've been in Airbnb host for 1 year and a half... I have a homestead exemption and live in an area that was part of underutilized and non residential block near the Pontchartrain Expressway.

I have several units in my dwelling which I simply can not rent out even at below market rates, and I am welcoming visitors to my supervised STR and introducing them to the city for which I have high reviews and great feedback. I am performing a service for the city and community of which I am part of as a photographer.

I urge you to allow AIRBNB with homestead exemption up to three units and with an exterior structure like a cottage permitted, for unlimited nights, if the host lives on the premises

I urge you not to try to manage AIRBNB through complex rules that can be wrongly administered by permitting at City Hall. We want a simple rule that is easy to administer and fair to hosts and neighbors. The key is homestead exemption and living on the premises and no history of neighborhood complaints.

Thank you for your time and effort in helping to resolve this issue.

Sincerely,  
Andy Levin

**Paul Cramer**

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**From:** Justin Lui <jlui21@gmail.com>  
**Sent:** Thursday, August 9, 2018 8:32 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

As an Airbnb host for the last five years, there must be a balance between short term rentals for visitors and residents of New Orleans.

Surprisingly, I was in favor of the ban this past spring (2018) simply because the statistics states that 10% of hosts have 40% of the short term market. That's a rather high number, and I don't know what the balance should be. I would consider limiting an individual/business to two (possibly three) licenses to be a start and reevaluate this in the next year.

The individual home owner renting out rooms or a possibly an entire house (singular home) is an ideal situation. But someone using four or more houses as a business undercuts the local resident.

As we move forward in this debate, I hope there will be more studies that shows where short term rentals can be a greater asset to the community as well our visitors without pushing out our neighbor. Let us find balance.

Sincerely,  
Justin Lui



## Paul Cramer

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**From:** Michael Madsen <michael@urbanlegendary.com>  
**Sent:** Thursday, August 9, 2018 8:32 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

I love New Orleans! I have visited the city for twenty years, because my best friend lives in NOLA. A year ago I purchased a 2nd home there, with dreams of retiring one day. Being able to do a short term rental for 90 nights a year helps me shoulder the cost of running two households. I by no means get rich off of this. I still have to pay my property taxes, hazard insurance, and mortgage, but by renting it out occasionally it does give me some financial relief. And, I get to share my love of the city with others. My neighbors like it too - they meet people who are excited to be in NOLA (and who I might add are opening their wallets to our beautiful city). Please consider lifting the ban on them. I think the city, and homeowners would benefit. New Orleans is an city that relies on the tourism industry, and taking away such a popular tool for travelers will definitely impact people's decision to come here. Thank you for your time.

Sincerely,  
Michael Madsen

**Paul Cramer**

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**From:** Linda Magee <lfgreen53@yahoo.com>  
**Sent:** Sunday, August 19, 2018 10:53 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

My name is Linda Magee my address is 3046 Dumaine Street and in the area for which I live the taxes are extremely high and without my proceed from the use of hosting on AirBnB I would lose my house because I would be unable to afford to pay my taxes. I am a single Senior and my monthly income is just not enough to substantiate the high cost of living in the Mid City area of New Orleans. I just can't imagine life without this extra income and holding a job is truly out of the question due to my health issues. Thank you!

Sincerely,  
Linda Magee

## Paul Cramer

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**From:** Samuel McEnery <parke@mceneryco.com>  
**Sent:** Sunday, August 19, 2018 10:53 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

I am a licensed real estate broker, general real estate appraiser and designated MAI. I study real estate on a daily basis and remain 100% in favor of short term rental in New Orleans. Tourism is our economic base, and STR is the way much of the world travels today. To exclude this business could be damaging to our local economy, and the increased vacancy resulting from the current ban is already negatively impacting values and neighborhood cohesiveness. I remain concerned about blight and embedded high vacancy levels. Please consider reinstalling the previous laws. I will also add that I along with others purchased property specifically with the intention of operating STR pursuant to city ordinances in place at the time of purchase. At a minimum, these properties should be grandfathered in perpetuity. Should you have any questions, please contact me at 504.236.9542.

S. Parkerson McEnery  
[www.mceneryco.com](http://www.mceneryco.com)

Sincerely,  
Samuel McEnery

**Paul Cramer**

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**From:** MICHAEL BETTENCOURTT <mbetfamily@aol.com>  
**Sent:** Friday, August 10, 2018 7:14 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

Please keep those of Us in mind who rent out space in our homes to off-set the high cost of living in New Orleans. Since Hurricane Katrina, some of Us have seen our cost of living double. However, our monthly incomes have remained the same. Some of Us have turned to short-term renting out of necessity. If you take this away, what will we do? Leave the city that we were born and raised in and the city that we love and call home? PLEASE!!!!

Sincerely,  
MICHAEL BETTENCOURTT

**Paul Cramer**

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**From:** Michael Milliner <mikemilliner1@gmail.com>  
**Sent:** Friday, August 10, 2018 6:47 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

I'm a disabled veteran and this one of the few ways I can make money to live and have some social interaction. Please lift the band on short term rentals.

Sincerely,  
Michael Milliner

**Paul Cramer**

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**From:** Amanda Minogue <mandamin108@gmail.com>  
**Sent:** Sunday, August 19, 2018 10:53 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

Please keep Airbnb in this city! My life has been transformed by Airbnb over the last year and a half. As a single mother and a new first time homeowner I was terrified when I lost my job two years ago. After going through my savings with no new job in sight I was desperate to try anything when Airbnb was approved by the city. Since then I not only Airbnb a room in my own home but I clean and co host other people's airbnb homes and am able to support my self and my son. I don't know what I would do without AirBnB - it saved my economic life.

Sincerely,  
Amanda Minogue

## Paul Cramer

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**From:** Carl Moller <ceeemo@gmail.com>  
**Sent:** Friday, August 10, 2018 8:27 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

I'd like to share my story/point of view in regards to my views and experiences as an Airbnb host. Firstly I agree there should be rules but a bigger picture than what is now in place needs to be considered and lawfully abiding citizen home owners like myself should not be punished for those who are abusing the privilege. I'm currently being affected by your memoratarium on multi residence units. I own a double shotgun that had been converted into a multi-unit before i moved in. It is now a 3 unit residence, 2 of the units have full time renters ... one for my parents who I barely charge any rent, the other a full time renter and the third is where I live. I travel for work a large part of the year so having the ability to airbnb my apartment while I'm gone has been a great source of additional income which primarily goes towards my mortgage and utility bills. Denying me the ability to do so because my house is considered a multi-unit is unfair, the apartment is my home when I'm in New Orleans. Here is another example in which I should be able to take advantage of airbnb. As I mentioned my parents live in one of the units, the are retired and enjoy living abroad during some of the summer months. While they are gone being able to Airbnb their unit would really help with the money I don't make from it as a full rental. As I mentioned I barely charge them any rent and any additional income I can generate when they are not there is a huge help. These two examples should be taken into account as you workout the new rules. I suggest that Multi units should be allowed to have one of their units be eligible for airbnb use. I'm sure I don't need to mention the other benefits of shortterm rentals to the city the most obvious being the additional income for local business along with tax revenue generated by visitors and tourists.

Sincerely,  
Carl Moller

## Paul Cramer

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**From:** Jared Mouradian <jamouradian@gmail.com>  
**Sent:** Sunday, August 19, 2018 10:53 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

NOLA Residents with Homestead Exemptions are losing their STR licenses, and I am about to be one of them. Please reconsider the arbitrary, unfair, and generally overlooked consequence of the regulation requiring STRs be attached for an Accessory License.

I am a full time resident, claiming homestead exemption here in New Orleans. My home has two units. I live in one and rent the other. However, unlike my fiends with double shotguns, I am ineligible for an Accessory License, because a courtyard separates the units. Accordingly, I obtained a Temporary license, which I will likely lose due to City Council's vote in May.

My property is a standard size lot with two small buildings (a tiny cottage and a tiny shotgun, each about 750 sqft) separated by apporximately 12' of courtyard. The property has one address and one waterline. This is my home and where I claim homestead exemption. I am always there when i have short term rental guests. I can hear and see everything going on my property. And, I could respond to any issue (if I ever actually had one) in about 5 seconds.... quite literally .

However, because of the courtyard between the buildings, an Accessory license was not available to me. The OneStop advised that if I built a room between the little buildings, then I would be eligible for an Accessory License.

To be clear, building a 12' room that I have no use for, running through my beautiful planted courtyard, would only serve to block light, muffle sound, and make access between the living spaces more difficult. Regardless, because of the cost of my property, I may have no other choice if Accessory Licenses are not made available to all on site residents with homestead exemptions.

PLEASE consider the varied, special, and unique homes that make up this city. Let the people who love this city and invest in it as their home direct the short term rental movement. We are the ones who are ABSOLUTELY the lowest risk and can/do yield the greatest returns on ALL ISSUES ranging from livability, taxes, safety, affordability, etc. Don't cut us out for having a courtyard! Or a pool house, or an in-law cottage. It makes absolutely NO SENSE when you allow whole apartment buildings to be taken over.

Also, please respect the near consensus of your constitutes and focus regulation towards keeping STR licenses (and our residential properties) out of the hands of large firms and out of state interests.

One final thing: Sonder is currently seeking to circumvent any potential regulation requiring homestead exemption by offering people financing to acquire homes and homestead exemptions in exchange for STR rights. I would be surprised if I was the first to inform you of this practice, but wanted to be sure I brought that up.

Sincerely,  
Jared Mouradian



**Paul Cramer**

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**From:** Lisa Orwig <bohemianlily13@aol.com>  
**Sent:** Sunday, August 19, 2018 10:53 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

My wife and I have a very large three story victorian townhouse in the Marigny and we had a serious financial crisis a couple of years ago. I decided one thing I could do to help out financially was to begin doing Air BnB in our downstairs. This literally saved us and enabled us to remain in New Orleans. We only rent to couples or singles and no children. We don't allow parties or visitors as we live upstairs. We have welcomed people from all over the world and it has helped us grow by sharing our city with these wonderful fellow travelers. When we travel we also stay in Air BnB's. It is a wonderful way to get off the beaten path and explore a city from the perspective of a local. If we can no longer do Air BnB (we are licensed) it will not be the end of us, but it will impact our income in detrimental ways. We rely on the income because we love to spend our money doing all the wonderful things New Orleans has to offer (eating out almost every day, going to Frenchmen to see bands, shopping on Royal etc.) Without this extra income we won't be spending nearly as much money and you won't have the tourists who enjoy my home spending their money either. I believe Air BnB, when done correctly, is a win win for all of us. I hope New Orleans can come around to seeing this as such because this issue has become a monster and those of us who are doing it are villainized by our neighbors and the city. Thank you for considering my thoughts on this issue.

Sincerely,  
Lisa Orwig

**Paul Cramer**

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**From:** Jessica Osborn <jessica@privylabel.com>  
**Sent:** Thursday, August 9, 2018 8:32 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

AirBNB is vital to the growth of this city. It is bringing new tourists to the area who would not have been able to afford a traditional hotel room. Those tourists are falling in love with NOLA and coming back often to spend their hard earned money at our restaurants, bars and shops. Plus it has helped my family directly by helping us pay our mortgage and giving us more discretionary income to spend at local businesses as well. AirBNB is growing our economy and putting money into locals pockets. Please continue to allow airbnb to operate in my hometown of New Orleans!!!!

Sincerely,  
Jessica Osborn

## Paul Cramer

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**From:** James Ozborn <jkozborn@gmail.com>  
**Sent:** Thursday, August 9, 2018 8:32 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

I want to say that I am so very pleased with the way our distinguished mayor and her counsel has jumped into the many problems they have inherited.

I do want to say with out Airbnb my home I would not be able to live there. I have had ALL wonderful people that have loved the opportunity to stay in one of older homes and get to feel like a real New Orleanean . Many would not have made the trip and would have gone to another city if we didn't off the service of Airbnb. It is a value and lets family all stay together. I hope that when our Mayor and Counsel look over this matter they will look at the taxes that these people have brought in, just by Airbnb. Maybe if some of this tax money could go back to the beautification of the neighbor hoods that would help, either by beautification or extra police patrols.

Thanks for you letting me be heard and live in the home I so love.

Sincerely,  
James Ozborn

**Paul Cramer**

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**From:** Jamie Pachciarz <jpachciarz@sbcglobal.net>  
**Sent:** Friday, August 10, 2018 6:20 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

My husband and I bought our property two years ago in a blighted neighborhood. We poured our blood , sweat, and tears into this place and spent a significant amount of money restoring the dilapidated home. We have enjoyed breathing life back into a city block that otherwise was a trash covered eye sore.

It is now a beautiful property that we enjoy sharing with guests who come from around the world to see New Orleans. We make sure they respect the rights of our neighbors and Are courteous and quiet. If we are no longer able to maintain it as a short term rental we will be left with no choice but to sell the property. Please understand our situation and how we hope to make it short term rentals a win-win for the property owners and for the city of New Orleans. Thank you for your consideration and God bless.

Sincerely,  
Jamie Pachciarz

**Paul Cramer**

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**From:** Daniel Packard <daniel.packard@gmail.com>  
**Sent:** Friday, August 10, 2018 6:29 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

My wife and I rent a room in our home on Airbnb. It has become a significant source of income and allows us to afford to live in New Orleans proper. We are active members of the community, serving on boards of non-profits and engaging socially in the city.

I understand the concern that developers/speculators are building/purchasing housing stock for the sole purpose of renting on Airbnb. I believe this is wrong. If getting rid of this is your intent, I support that. But don't throw the baby out with the bath water. Airbnb allows us and many like us to earn extra income on the homes that we live in. That extra income goes directly back into the community.

Thank you for your consideration.

Sincerely,  
Daniel Packard

**Paul Cramer**

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**From:** Janice Pretto <jpretto42@yahoo.com>  
**Sent:** Friday, August 10, 2018 7:05 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

I rent out one room in my house for AirBnB. This additional income helps mean with my living expenses. It seem when a bill comes up that needs payment, I get a reservation just in time. Losing this income would definitely hurt my household.

Sincerely,  
Janice Pretto

**Paul Cramer**

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**From:** Alice Roque <aliceamorosino@gmail.com>  
**Sent:** Sunday, August 19, 2018 10:28 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

My husband and I purchased two blighted structures on a single lot a few years ago. One was stripped down to the studs and completely rebuilt and the long term tenants have called it home for two years now. The smaller structure (600 square feet) was brought up to code and had a complete interior facelift with new appliances and bathroom. We hope to continue rehabbing this house in our historic district - it needs new siding to replace the existing old vinyl and new HDLC approved windows, as well as central air and heat. When we were able to rent the smaller house as a short term rental, we were able to put money aside for these restoration projects. The size of the house and its layout does not work well for a small family and the amount we have to charge for monthly rent is too high for the current condition it is in. We have tried travel nurses and teachers from our community, but they all say the rent is too high for the size and lack of central air. However, airbnb guests have loved the location, the rustic charm, and feeling embedded in a quiet residential neighborhood at a nightly and weekly price point that was more affordable than hotels. Our guests ate at the local restaurants and coffee shops, utilized the ferry, and respected the families living in the houses around them.

We would like to continue investing in our property and restoring it but without the ability to rent it short term, we barely make enough to cover the mortgage and insurance.

As a local, I understand the importance of affordable housing and want to keep the diversity that drew us to the neighborhood. I am not against rules that limit the number of short term rentals an absentee owner can operate, but there are many of us who responsibly own properties that are long term investments and require the income short term rentals provide.

Sincerely,  
Alice Roque

**Paul Cramer**

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**From:** Keidric rouege <krtrauma@yahoo.com>  
**Sent:** Sunday, August 19, 2018 10:28 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

Hello my name is Keidric rouege, I am expressing my veiws on the STR opportunity here in New Orleans , I personally have benefited from home sharing along with many other people I know, it has definitely provided a sense of stability financially, and has also made up keep and maintenance of the property a lot more possible. It has taken away the need to find a reliable tenant which is a complicated task when your property is just sitting vacant. Overall home sharing is beneficial to property owners from many different angles , I can appreciate seeing houses that have been sitting vacant for so long now being occupied and put to good use through home sharing. Also providing a property owner with the security of knowing they can check on the upkeep of their property every couple of days rather than it being occupied by one tenant and , an inspection only occurring once every six months. In my opinion I can see the home sharing experience being something that will allow people revive and bring life back to certain properties, also allowing the property owners to cater to the growth of tourism here in our beautiful city.

Sincerely,  
Keidric rouege



**Paul Cramer**

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**From:** John Roussel <jhnroussel@yahoo.com>  
**Sent:** Friday, August 10, 2018 7:15 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

My name is John Roussel and I was born and raised in New Orleans. Over the years I have married and started raising two great kids. One of my dreams has always been to own rental property. Just recently I finished my first and only rental property right behind my house. It's a dream come true right next door. We are located in the lower garden district which I feel is a perfect neighborhood for short term rentals because of its proximity to all the fun things this city has to offer. The guests I have rented to have different reasons for their visit but being able to find a nice clean apartment to rent that's cheaper than renting one or two hotels rooms for their group can be the deciding factor on whether or not they can afford the trip here. I also see my guests frequent the neighborhood businesses as well. This has been my dream come true please keep this in mind when considering further regulations.

Sincerely,  
John Roussel

## Paul Cramer

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**From:** Benjamin Saper <bensaper@gmail.com>  
**Sent:** Thursday, August 9, 2018 8:32 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

I started airbnb'ing out the other half of my shotgun double in June 2016. When the regulations came out, I got an accessory permit. This helped me pay my mortgage as a first time homeowner. In the fall of 2016 I switched from a career as an employment lawyer to an immigration lawyer with Catholic Charities of New Orleans representing unaccompanied children in deportation proceedings. I was only allowed to do this, because I had recently bought a commercially zoned property on St. Claude and received commercial STR permits. My new house is on a commercial block where very few people actually live. I have followed all of the Airbnb permitting rules and my guests are never detrimental to the city - they come visiting with open minds and I give them great recommendations for where to spend their money, both in my neighborhood in Bayou St. John, and in the growing St. Claude corridor where my second house is. If I lost my permits on either of my airbnbs, I would not be able to make ends meet with my Catholic Charities salary.

All that said, I think the ban on whole house rentals in fully residential neighborhoods should be enforced. My biggest fear is that the city will continue its lax enforcement against banned temporary whole house rentals, and in order to make it look like it's doing something to fight Airbnbs, it will ban commercial Airbnbs as well. Instead, I urge the city to actually enforce the rules it already has. When enforcement is at a reasonable level (it is nowhere close now, there are still bunches of whole house rentals operating in my neighborhood and throughout the city), then reevaluate. But I see no justification for banning commercial STR permits, because the whole point of commercial zoning is to bring in commercial development and business, which is exactly what these out of town visitors bring, just like a hotel.

Please reach out with any questions.

Sincerely,  
Benjamin Saper

Sincerely,  
Benjamin Saper

## Paul Cramer

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**From:** Romyn Scarpulla <romynovski@gmail.com>  
**Sent:** Friday, August 10, 2018 8:09 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

My Airbnb started with a dream of independence, homeownership, community, and a new beginning. After divorcing my X-husband of 17 years, selling my small busniss in CA, and packing up a 30ft Uhaul trailer with two teenagers and two cats I headed to my favorite city in the US, New Orleans. I always dreamed of someday living in this vibrant colorful city. This was my chance to make it happen, but I honestly couldn't have become party of this community without Airbnb's help. The small savings I had allowed me to think of possibly investing in this amazing city and the idea of monthly income from Airbnb bookings made it possible for me to purchase my first home. I would not be able to own my home if it wasn't for Airbnb, and will have to sell if homesharing is band in NOLA. With the monthly income from my bookings I've been able to pay my mortgage every month and begin to fix up my home bettering my "up and coming" neighborhood (Irish Channel). It's been an amazing experience on so many levels, for my family and I to own our first home WOW!!!! getting to know my community of neighbors BEST EVER!!! and enjoying interactions with the variety of respectful interesting guests from all over the world UNTHINKABLE!!! I think there is a way for us all to find a balance between homeownership and homesharing. It's been a real game changer for me and many other single mothers out there in similar situations. Please respectfully consider keeping homesharing as part of the fabric that keeps NOLA a vibrant international community!!! Thanks, Romyn Scarpulla

Sincerely,  
Romyn Scarpulla

**Paul Cramer**

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**From:** Leslie Smith <ldhsmith@cox.net>  
**Sent:** Friday, August 10, 2018 8:36 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

My husband and I were born, raised and educated in New Orleans. We have both worked full time since we graduated from Louisiana colleges and educated our children in New Orleans. We have a few rental properties in New Orleans and we have always rented our properties to local tenants. Some tenants using subsidized rents and others have been charged low to fair market rents.

Having one unit as a short term rental and earning extra income has allowed us to finally save for upcoming property taxes, make repairs to other units and actually have additional income to support our family.

We have been able to renovate another unit nearby that we will rent to local tenants. We have NO plans to make all of our units STR, however having one or two will allow us to see the benefits of investing in real estate in this city. If we are unable to have this option, we will only purchase homes to rent in other nearby parishes with lower property taxes and insurance rates.

We are not the large corporations with deep purses that are trying to limit. We are truly a Mom and Pop with a few subcontractors. We are hard working folks that want to give other hard working folks a safe and decent place to live. We are proud to show off our city and we represent it very well with our unit. As the city benefits from tax revenue from all of the events that it host, we are personally benefiting with an avg of an extra \$300 per month after expenses from STR. Aren't we worth that?

Sincerely,  
Leslie Smith

**Paul Cramer**

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**From:** Jehan Strouse <staywellhealth@yahoo.com>  
**Sent:** Sunday, August 19, 2018 10:34 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

Airbnb has been a blessing to my finances and allowed me to do repairs to my old home I would have otherwise not been able to afford. Keep it legal!! especially for owner occupied!

Sincerely,  
Jehan Strouse

## Paul Cramer

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**From:** Laverne Toombs <lavernesaulny@aol.com>  
**Sent:** Thursday, August 9, 2018 8:32 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

I'm an owner of STRs and believe we are the true Ambassadors of the city. We promote our small neighborhood businesses and my guests love the neighborhood. I would say the majority of my guests prefer staying outside of the city, it's quite and have that home feeling. My guests stay at least 3-8 days and they travel around the region as far as Grand Isle. I provide my guests with local products such as Zappa potato chips, pralines, everything is New Orleans/ Louisiana related. I hope that you will hear both sides and include STR owners to be a part of the conversation. I've spoke to most of council members regarding this matter and hope they hear my voice. I follow and obey the rules as instructed. Please continue to allow STR stay in place. At the end of day, it will be city that will suffer. Thank you

Sincerely,  
Laverne Toombs

**Paul Cramer**

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**From:** Katrina Turillo <kturillo@gmail.com>  
**Sent:** Sunday, August 19, 2018 10:30 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

My family lives in the Milan neighborhood and rents the side of our double home out as an air bnb. Running the air bnb is my primary job. It enables me to work from home and have the job flexibility to also care for my school age children. The income we generate helps pay for our mortgage. In the course of running our air bnb, we have hired many local workers whom we otherwise would not have employed, including landscapers, carpenters, furniture stores, house sitters, local banks, house cleaners and various tradesmen.

In the course of running our str, we have met guests and families from all over the world. We take pride in sharing our family home, neighborhood and New Orleans culture. We are careful to be considerate of our neighbors and make sure that our guests are also considerate.

Sincerely,  
Katrina Turillo

**Paul Cramer**

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**From:** Robert Webb <rwebb44232@aol.com>  
**Sent:** Sunday, August 19, 2018 10:53 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

My wife and I bought a condo in the Treme area last December to use during the winter months because we live in Illinois and are tired of the winters. We are nearing retirement and plan to eventually move to NOLA full time. In the meantime, we bought the condo we did in large part because we were allowed to generate some income during the times we weren't there. In fact, we bought a more expensive unit than we would have because of the ability to rent short term. We abide by all of the rules imposed by the city to ensure a safe experience for our guests. It was our understanding that the rules had just been passed, so it seemed safe to assume that those rules would remain in place. To change the rules now, after we are locked into our mortgage, would seem very unfair. We would be stuck with a payment larger than we are comfortable with and the value of our property would be reduced. We might be forced to sale our condo at less than we paid and would certainly sour us on NOLA.

We love the city. Our guests bring in lots of dollars to the local economy. In our neighborhood, there are already small hotels and guest houses. I'm not sure what the purpose of banning short term rental would be?

Sincerely,  
Robert Webb



**Paul Cramer**

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**From:** Jennifer Webber <jenn.j.webber@gmail.com>  
**Sent:** Thursday, August 9, 2018 8:32 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

Being able to utilize AirBnb as a way to supplement my income has been a game-changer. While living in my home, I am able to have additional income by renting out a portion of my home, which goes directly to help pay my mortgage. Having tourists stay in my home allows them to explore areas of the city they probably would not have found before. Several of my guests have loved it so much that they expressed interest in buying property of their own and moving to NOLA. None of my guests have been disruptive or caused discourse in my neighborhood. I only see positives with allowing AirBnB to continue. Thank you for considering my opinion.

Sincerely,  
Jennifer Webber

**Paul Cramer**

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**From:** Wells WELLS <dmwells55@yahoo.com>  
**Sent:** Friday, August 10, 2018 8:18 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

I am a 72 year old widow on a fixed income that is trying to keep my home .my house was built in 1950 it is extremely costly maintaining an old house . The income I get from airbnb help me to do this. I enjoy meeting new people and providing them with a nice clean place to stay I have receive great review's for all of my Guest and my neighbors loved all of them.

Sincerely,  
Wells WELLS

**Paul Cramer**

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**From:** Linda Wilson <lfwilson18@gmail.com>  
**Sent:** Thursday, August 9, 2018 8:32 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

my Husband and I have an Airbnb in Lakeview. Our suite offers our guests plenty of options to treat themselves to the local restaurants along Harrison Avenue. Many tourists come in for the Voodoo Festival, Jazz Fest, Mardi Gras or visit family in the Lakeview area.

Sincerely,  
Linda Wilson

**Paul Cramer**

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**From:** Sophie Aman <sskripnikoff@hotmail.com>  
**Sent:** Friday, August 10, 2018 7:42 PM  
**To:** CPCinfo  
**Subject:** Home sharing changed my life. Here's my story.

Dear New Orleans Planning Commission,

I separated from my husband and I have monthly bills that I could not afford to pay on my own. Thanks to Airbnb , I can have a guest in my single home (place of residence) and keep paying the mortgage on my house. My daughter gets to keep the happy and healthy lifestyle that she was used to. My guests are also direct contributors to the nearby coffee shops, restaurants, shops, music venues, bakeries, etc. I am also more inclined to spend locally with lagniappe money at the end of the month:) Thank you very much for your consideration and understanding.

Sincerely,  
Sophie Aman

**Paul Cramer**

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**From:** Chris Cook <mr.chris.cook@gmail.com>  
**Sent:** Thursday, August 23, 2018 9:12 AM  
**To:** CPCinfo  
**Subject:** Homestead Exempt. for STRs

To Whom It May Concern:

I am a New Orleans resident asking that you restrict STRs to homes that receive a homestead exemption. When ad hoc hotels out-price and replace the cooks, artists, musicians, and long-time residents, what exactly will the tourists be coming to see? STR speculators reap short term riches while causing long term harm to our city.

Thank you,

Chris Cook  
Broadmoor

## Paul Cramer

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**From:** Jalence M Isles <jalence.isles@gmail.com>  
**Sent:** Monday, August 20, 2018 9:56 PM  
**To:** CPCinfo; Robert D. Rivers  
**Subject:** I Support HomeAway's STR Proposal

I am a short term rental owner and will be severely negatively impacted if I am unable to renew my permit once it expires. I only own and host one short term rental; my first license was granted in May 2018.

I purchased a blighted home which was no more than a shell; it had been blighted since at least 2012, perhaps before then. It was a watering hole for drug addicts who regularly occupied it to get high and bring stolen goods. It was an abomination to the neighborhood and City of New Orleans.

Using earnings that I made out of state (New York), I returned home to New Orleans to invest in my first home and to help rebuild a community that had seemingly gone forgotten. I converted the shell of the home I purchased to create a duplex; one unit is a long term rental and the other is the unit I occupy. It's extremely important that I am able to rent out the unit I occupy on a short term basis when I am not occupying it, as I do not occupy it on a full time basis and need the income to make ends meet as I've made a huge financial investment to bring the renovation to completion. I also would like to reserve the option to enjoy my home and prefer not to rent the entire home (both sides of the duplex) on a long term basis.

No more than 6 adults are allowed at my home at a time and no parties are allowed. I have a driveway available in which at least 3 cars can park. Guests are made aware that they are occupying a duplex and have been asked to be mindful of the neighbors. I have invested in a video doorbell and plan to install additional surveillance equipment to monitor activity at the property. I regularly check video footage to monitor guest activity, as appropriate.

When someone currently rents my place, I use it as an opportunity to stay a few days with my dad or Aunt and earn extra income; their homes are both in Orleans Parish and only 15 minutes away so I am able to quickly arrive to my home in case any issues arise.

I firmly support the proposal homeaway is making with regard to short term rental regulations here in New Orleans and hope that you will consider my comments.

Please do not hesitate to reach out to discuss further.

Regards,

Jalence Isles  
2509 Saint Ann Street  
New Orleans, LA 70119  
STR License #: 18STR-07084  
(323) 422-9619

## Paul Cramer

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**From:** darleen mipro <deppmipro@hotmail.com>  
**Sent:** Sunday, August 19, 2018 10:04 PM  
**To:** CPCinfo; Robert D. Rivers  
**Subject:** in support of STR's

Dear Members of the City Council Commission:

As a lifelong resident of New Orleans, I feel that I am in a position to have a good understanding of the issues that have affected the city, both positively and negatively, over the past 40 years. To that end, I am writing to explain why I overwhelming support short-term rentals in this city and am absolutely opposed to the proposed ban. I hope that you take the time to read this letter in its entirety.

In my own personal experience, STR's have twice saved me from financial collapse. The first time was when I unexpectedly lost my job as an elementary school teacher in New Orleans and was not able to get another job for months. At that point my husband suggested that we rent out part of our home on Airbnb. While at first I was skeptical, it proved to be a great decision. Not only did it help us keep our home, but it also allowed us to meet some very interesting people from all over the world, and we were able to introduce them to aspects of the city that they would have likely missed had they stayed in a hotel.

The second time that we were saved by STR's was when we were recently unable to rent our double. (We own two properties, our house and a double three blocks from our residence.) We used to live in the double and never had any trouble renting it until last summer (August of 2017) at which point we were unable to rent either side, even after extensive renovations and lowering the rent by \$500 per side. This was a huge financial hit, worsened by the fact that the shutters were stolen off of the front of our house during this time since no one was living there. We simply could not afford to lower it any more without losing quite a bit of money each month. At the time, our real estate agent informed us that this was the case all around town. He said that due to the construction of many new apartment complexes being built, the city had received an influx of new apartments at the same time that people were leaving town, and more and more apartment complexes continue to be built, so this problem is steadily worsening. Below is a [nola.com](https://www.nola.com) article with research to back that up. Because we were unable to rent these apartments in a traditional way, we decided to list them as short term rentals.

Since we live close by, we closely monitor the guests, and we have strict rules about behavior. The guests are made aware of these rules before they even book, and so far we have had no issues at all. If we ever did, we would handle it directly. In my experience, we have much greater control over the behavior of STR guests than we ever did over long-term tenants.

I would like to emphasize that we listed it as a STR because we could not rent it as a long-term apartment even after lowering the rent by \$500. We had it listed the traditional way for over five months with no tenant. Again, I was hesitant at first to list it as a STR, but I am now glad that we made the decision. Currently the city restricts the number of rentable days to 90 a year, which is not really a feasible number of days. We follow the current law, but I do think it would be fair for the city to extend the number of STR days to 180 or 200. While I am writing in support of STR's, I also understand that there have been some problems. I think that many of

these could be alleviated by limiting how many licenses are given to one group or individual, and also (more importantly) limiting licenses to New Orleans residents only. Also, if legitimate complaints are made against a property (such as noisy guests or loud parties), there should be recourse for the neighbors and consequences for the property owners.

When we travel, we almost always stay at a short-term rental. In fact, we have often restricted our stay in places in which no STR were offered. As tourists, we enjoy staying in an apartment with the convenience of cooking at home, and we feel this is a great way to really get to know a place. In my experience with our guests, they feel the same.

Here are some very clear advantages of STR's:

- assisting local businesses: we pay a cleaning service \$65 a cleaning, which takes about 45 minutes. This is significantly more than hotels pay cleaning staff, and this has allowed for the creation of many new cleaning businesses (and other STR-related businesses)
- increasing sales in local boutiques and restaurants: we live very close to Magazine St, an area with a lot of great (but pricey) shops and restaurants. While we cannot afford to consistently patronize these businesses, these tourists delight at discovering of these new places to visit. Many of them have not even heard of Magazine St, and are only familiar with the French Quarter, and this gives them new insights into the city.
- keeping tourist money local: money spent by tourists stays local and allows us to pay the high insurance costs and taxes associated with living in New Orleans, instead of leaving the city. Furthermore, as stated above, more money is spent in local businesses since guests staying in STRs tend to have longer stays. Additionally, because they are staying with a local (me), I can give them pointers about places to spend their time and money in that they maybe have never heard of, but that they usually end up falling in love with.

In summary, while I do feel that some restrictions are necessary (like limiting the number of listings to five or so per individual and ensuring that complaints made by neighbors are suitably handled), I feel that this is an overwhelmingly positive new addition to the city, and one I hope that the city continues to support. I am linking three articles below- one is about how rents in New Orleans have been dropping even as STR's have been made legal, the next is about how schoolteachers (such as myself) have used STR's to augment our income, making it feasible to be a teacher, and the third illustrates how STR's are NOT causing the affordable housing crisis.

Thanks for listening.

Sincerely,  
Darleen Mipro

[http://realestate.nola.com/realestate-news/2018/04/rent\\_going\\_down\\_new\\_orleans.html](http://realestate.nola.com/realestate-news/2018/04/rent_going_down_new_orleans.html)

[http://blogs.edweek.org/teachers/teaching\\_now/2018/08/airbnb-teachers-host.html?cmp=eml-enl-eu-news2&M=58581378&U=1762994](http://blogs.edweek.org/teachers/teaching_now/2018/08/airbnb-teachers-host.html?cmp=eml-enl-eu-news2&M=58581378&U=1762994)



[https://www.nola.com/opinions/index.ssf/2018/06/new\\_orleans\\_housing.html](https://www.nola.com/opinions/index.ssf/2018/06/new_orleans_housing.html)

## Paul Cramer

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**From:** Kelly Thompson <kellythompson535@gmail.com>  
**Sent:** Monday, August 20, 2018 2:49 PM  
**To:** CPCinfo  
**Subject:** Keep Wholehouse locally owned str's!

Sent from my iPhone

Begin forwarded message:

**From:** Kelly Thompson <[kellythompson535@gmail.com](mailto:kellythompson535@gmail.com)>  
**Date:** August 20, 2018 at 1:07:33 PM CDT  
**To:** [jasonwilliams@nola.gov](mailto:jasonwilliams@nola.gov), [councildistrictd@nola.gov](mailto:councildistrictd@nola.gov), [Kristen.Palmer@nola.gov](mailto:Kristen.Palmer@nola.gov),  
[Joseph.Giarrusso@nola.gov](mailto:Joseph.Giarrusso@nola.gov), [Jay.Banks@nola.gov](mailto:Jay.Banks@nola.gov), [Cyndi.Nguyen@nola.gov](mailto:Cyndi.Nguyen@nola.gov),  
[Helena.Moreno@nola.gov](mailto:Helena.Moreno@nola.gov)  
**Subject:** Keep Wholehouse locally owned str's!

Dear City Planning Commission,

Although I agree that changes to the current short-term rental ordinance need to be made, do not take away ALL whole house rental temporary permits. My children and I are Orleans Parish residents and I own a whole house rental. I see my rental as a locally owned, locally operated business. I'm certainly not getting rich from my short term rental. In the 16 years I've lived, voted, and paid taxes here, I am getting ahead for the first time! Do not take this positive opportunity away from my family and me. I fully support an overall cap. I support a block face cap. I support an increased fee for affordable housing. Most of all, I support Whole House, Temporary Permits for Orleans Parish residents whether they live in the house or not. Please protect the rights of ALL locals!

Sincerely,  
Kelly Thompson

Sent from my iPhone

**Paul Cramer**

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**From:** George Elizondo <gyorgiii@gmail.com>  
**Sent:** Monday, August 20, 2018 4:56 PM  
**To:** CPCinfo  
**Subject:** Let's Protect Housing and our Neighborhoods

I have been a resident of New Orleans for over 7 years now. I just recently came from a trip to Miami where the housing commercialization and erosion is getting to extremely concerning levels and it seems to me that New Orleans has begun to get on that same path as well. Please lets not let this happen.

For this it is recommended that we:

License STR platforms to ensue they share the responsibility of enforcement by deleting illegal listings and providing useable data to the City.

Restrict STR licenses to residents with homestead exeptions

Limiting one STR permit per resident , allowing New Orleanians with homestead exemption s to rent out of the other half of their double , a room in their home or a unit/ multi unit building a a year round.

Placing 20\$ fee per night on all STR transactions. The fee will be earmarked for the Neighborhood Housing Improvement Fund so New Orleans can build more affordable housing to address the ongoing housing crisis.

Thank you and lets keep working together to protect housing and neighborhood from unbalanced commercialization and erosion.

George Elizondo



ORLEANS PARISH ASSESSOR'S OFFICE  
ERROLL G. WILLIAMS, ASSESSOR

---

1300 Perdido Street | City Hall-Room 4E01 | New Orleans, Louisiana 70112

August 16, 2018

Mr. Robert D. Rivers  
Executive Director  
City Planning Commission  
City Hall - 7<sup>th</sup> Floor  
1300 Perdido Street  
New Orleans, La. 70112

Dear Mr. Rivers:

Since New York has the largest number of short-term rentals, I thought this little news clip may help you in your research.

Sincerely,

A handwritten signature in black ink, appearing to read "Erroll G. Williams", enclosed within a large, loopy oval.

Erroll G. Williams, Assessor  
Parish of Orleans

EGW:wn  
Attachment

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## ECONOMIC DEVELOPMENT, RESTORATION AND SUSTAINABILITY

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### Coastal communities consider response to sea-level rise

Sea-level rise and its effect on future flooding have members of coastal communities considering ways to address the issue, including the possibility of relocation. Meanwhile, one recent study says sea-level rise will be a threat to underground fiber-optic cables in cities such as New York, Miami and Seattle within the next 15 years.

Scientific American magazine (8/2018), [The Independent \(London\)](#) (tiered subscription model) (7/16)



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## LEGISLATION, POLICY AND GRANTS

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### \* NYC imposes regulation on Airbnb for the first time

The New York City Council voted 45-0 for a bill requiring Airbnb to report the names and addresses of its hosts to a city enforcement agency to permit it to take action on illegal units.

[The Wall Street Journal](#) (tiered subscription model) (7/18), [Daily News \(New York\)](#) (tiered subscription model) (7/18)



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## PUBLIC WORKS AND INFRASTRUCTURE

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### Toll lane considered for Lake Shore Drive's future



(Saul Loeb/AFP/Getty Images)

A team involving state and city officials is evaluating widening Lake Shore Drive in Chicago or converting an existing lane for use by buses and drivers paying tolls. The project could cost between \$2 billion and \$3 billion.

[Lake County News-Sun \(Gurnee, Ill.\)](#) (7/18)



### London, West Midlands unite to solve transportation problems

Transport for London and Transport for West Midlands in Birmingham, England, have partnered to help solve the two largest UK cities' transportation issues, such as traffic congestion and large traffic incidents, and to help limit the upheaval of major transport projects.

[Traffic Technology Today \(U.K.\)](#) (7/18)



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## HUMAN RESOURCES AND DEVELOPMENT

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### San Diego health system to offer free wellness classes

San Diego is contracting with Sharp HealthCare, named the city's "Health and Wellness Partner," to provide free classes at libraries and recreation centers. The health system will pay \$100,000 to participate in the program, which also will include two classes weekly for city employees.

[The San Diego Union-Tribune](#) (tiered subscription model) (7/17)



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## ICMA NEWS

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# Louisiana Landmarks Society

Pitot House • 1440 Moss Street • New Orleans, Louisiana 70119  
Phone: 504-482-0312 • [www.louisianalandmarks.org](http://www.louisianalandmarks.org)

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**HOUSE COORDINATOR**

Jenny Dyer

Aug. 20, 2018

New Orleans City Planning Commission  
c/o Executive Director Robert Rivers  
1300 Perdido Street, 7th Floor  
New Orleans, LA 70112

Re: Short Term Rental Study

Dear Mr. Rivers et al,

Louisiana Landmarks Society believes limits are needed on Short Term Rentals (STRs) in historic residential neighborhoods and continues to ask that homestead exemption be used as the basis for permitting STRs. Additionally, we are very concerned about the unfettered proliferation of STRs in commercial districts as detrimental to the community.

In some instances, out-of-town, or simply complacent owners fail to upkeep and steward the historic homes they have converted to mere profit centers. Even more often, the surfeit of irreverent guests hampers quality of life in older neighborhoods; noise, litter and congestion are common complaints of New Orleanians living near bad actor STRs. (Admittedly, this is not universal but often correlates with whole home rentals where no owner resides on or near the premises.) As a result of these factors, many New Orleanians are priced out of historic neighborhoods and those that remain are tempted to cash out and flee rather than invest in their properties.

The threat posed by under-regulation of STRs to our cultural heritage extends beyond the negative impacts to built heritage, which can be ameliorated somewhat through code enforcement and robust HDLC oversight. The loss of authenticity and displacement of culture bearers are equally significant threats to intangible cultural heritage. The traditions of New Orleans' historic neighborhoods -- jazz funerals, second lines, and crawfish boils -- are threatened by the displacement of long-time and full-time residents. In order to maintain the unique, authentic cultural traditions that make New Orleans a premier destination, we must strike a better balance between the desires of thrill and profit-seekers on the one hand, and residents on the other.

*Continued....*

Louisiana Landmarks Society urges the City Planning Commission to recognize this in the context of the current STR study. The current regulatory scheme has not remedied the threats to our neighborhoods and cultural heritage. A reconsideration based on the evidence and community input is warranted. Specifically, we recommend two significant shifts in local policy:

- Disallow whole home rentals and instead require that an owner have a homestead exemption for the property being used as an STR. This change will immediately remove the incentive for non-local investors to snap up residential properties and convert them to STRs. It acknowledges a facet of our built environment the profusion of -- doubles and raised basement homes -- that actually enables responsible, owner-operated STRs in many residential neighborhoods. When an owner resides above or adjacent to an STR unit, the tolerance for noise, litter and parking congestion is understandably reduced. Furthermore, this model allows more New Orleanians to profit from legal STRs if they choose.
- Remove the blanket provision for STRs in commercial and mixed-use properties. This provision has spawned a troubling spate of rezoning requests by owners of residential properties looking to cash in by converting historic homes to STRs. Although zoned commercial, in actuality, many areas are prime longtime residential neighborhoods. Preserving a measure of authenticity and quality of life in commercially zoned areas is no less important than elsewhere. Areas such as Lafayette Square, the Warehouse District, South Market, the Central Business District (CBD) – are currently being overbuilt with literally thousands of apartments and condos-- even a “Common House”, all planned to go on line in the near future. Many of these are being constructed with the aid of taxpayer subsidies committed by the city’s Industrial Development Board. Ostensibly, the city is encouraging residents to live in the urban core, extolling the benefits of less commute, a more engaged and accessible community, and living on “higher ground”. Yet this surfeit of apartments can presently be converted to a virtually unlimited supply of STRs. This blind spot in current policy works against the city’s policy goal of more affordable housing units close to job centers (and particularly jobs in hospitality industry).

If the city truly wants to put residents first and to promote quality of life, we must limit the rampant use of neighborhood residential units as STRs in commercial zones as well as residential.

Thank you for the opportunity to provide this input. We look forward to reading the completed study and working alongside the commission in the best interests of New Orleanians.

Sincerely,



Sandra Stokes  
1<sup>st</sup> Vice President  
Advocacy Co-Chair

11

Nathan Lott  
Recording Secretary  
Advocacy Co-Chair

## Paul Cramer

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**From:** Mavis Early <mavisearly@gnohla.com>  
**Sent:** Thursday, August 16, 2018 6:06 PM  
**To:** Brooke Perry; Paul Cramer  
**Cc:** Robert D. Rivers; Leslie T. Alley  
**Subject:** What Airbnb really wants

the future of New Orleans if Commercial STR licenses & STRs without homestead exemptions continue to be legal.

Very interesting reading below. Please read the entire article. It is not short, but it definitely sheds light on what Airbnb's goals are...and the progress they are making... Is New Orleans next? Domain?

<https://skift.com/2018/08/15/tenants-of-the-latest-airbnb-branded-complex-in-nashville-feel-blindsided/>

### Mavis Early

Mavis Early  
Executive Director  
Greater New Orleans Hotel & Lodging Association &  
GNOHLA Hospitality Education Foundation  
614 Canal Street - Suite 100  
New Orleans, Louisiana 70130  
Tele: (504) 525-2264 - Fax: (504) 210-0356  
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Rooms, Rentals &amp; Shares

# Tenants of **Skift** the Latest Airbnb- Branded Complex in Nashville Feel Blindsided



Deanna Ting for Skift

- Aug 15, 2018 11:10 am

**Skift  
Take**

ops, they did it again. Will the Airbnb-branded apart-hotel developer Niido ever learn its lesson?

— *Deanna Ting*

The developer behind Niido Powered by Airbnb, the hotel-like concept that was first announced in 2017, is at it again.

Newgard Development Group last week angered the residents of its latest Niido project when it informed them that their luxury apartment complex in Nashville would soon not only allow, but encourage, tenants to rent out their units on Airbnb.

"I would say to Niido, 'How can I trust you?'," Cailin Cassidy, a resident of the Olmsted in Nashville, told Skift. "You have taken my apartment home from me, and you are trying to turn it into a hotel to make some money and compete in any market you can sneak your way into."

out their units on Airbnb and, in return, their landlord — Niido/Newgard — collects a 25 percent commission whenever they do. These complexes also feature services that you might find in a hotel, such as a front desk concierge or agent.

While other apartment buildings around the world operate on similar models as part Airbnb's "Friendly Buildings" program, Niido was the first such landlord to have access to the Airbnb brand itself, and Niido has since collected \$220 million in institutional funding to grow its inventory to 14 different apartment complexes by 2019. The relationship between Niido and Airbnb is somewhat similar to how a hotel company lends its brand name to an individual hotel owner. Only in this case, Airbnb is extending its brand name to a multifamily housing developer.

And yet again, as was the case in Kissimmee, Florida, where Niido purchased an existing apartment community, the residents of Nashville's Olmsted have said they felt "blindsided" when they finally got confirmation that their home would soon become, essentially, a hotel.

That confirmation officially appeared in an email from Niido's chief marketing officer Cindy Diffenderfer on Friday, August 10.

An hour later, Niido gave an exclusive story to Conde Nast Traveler, which touted the Nashville property as the "first Airbnb-Niido apartment complex."

When Skift recently spoke to a current resident of Kissimmee's Domain Apartments, however, he told Skift that he has already seen a number of Airbnb guests staying there as far back as December and January, shortly after Niido bought the community.

"You could already tell people were visiting here back in December and January," Tony Kolodziej told Skift. "They would only be here for the weekend or a couple of days and that would be it."

Kolodziej and other residents weren't officially informed that their home was being changed to a Niido Powered by Airbnb until April. One of the first signs residents received about the change was when they were told that they needed to have brand-new doors with smart locks installed, and were invited to hour-long sessions with the new property manager to discuss the new doors and locks.

be the first opening, the timeline shifted a bit. However, it is still slated to open soon after Nashville.” She added that Domain “is currently in beta, so there have been trial [Airbnb] stays to date.”

While it appears that, at least in Nashville, Niido has been relatively more proactive in terms of informing residents of the Olmsted about the change than it was in Kissimmee, Niido’s communication and outreach strategy in both cities follows a similar pattern.

Both the Olmsted and Domain complexes are fairly new, having both opened within the last year, and both locations are located to major tourism attractions. Both Domain and the Olmsted also had a number of existing residents who signed leases to live in their respective communities that originally prohibited short-term rentals.

## **NIIDO’S BAIT-AND-SWITCH PATTERN**

What follows is a timeline of how the residents at the Olmsted slowly discovered that their home was being converted into a Niido Powered by Airbnb. Skift spoke to five Olmsted residents and reviewed communications from Niido in putting this timeline together.

Airbnb declined to comment on this story. Skift contacted Niido CMO Cindy Diffenderfer directly, but our emails were forwarded to the company’s spokespeople at public relations firm DKC.

**November/December 2017:** Atlanta-based CF Real Estate Services opens the Olmsted in Nashville’s up-and-coming SoBro neighborhood. It’s marketed as a luxury building with amenities geared toward the creative class and young professionals who work in and around the area.

Robert C. Piraino, the owner of the Music City Fencing Club who moved to the Olmsted in February, said he was drawn to the Olmsted because it was “marketed toward this unique maker, local Nashville, like-minded entrepreneurs and trendsetters who are already well established.”

The first residents begin to move in, even though the building remains under construction. The lease that all tenants sign expressly prohibits short-term rentals.

music executive at 12 South Entertainment and Olmsted resident since January, told Skift. "Their name is stated on our lease as prohibited. I was very thorough in my reading of the contract to try to avoid this. What's happening here is just shady."

**Late June/Early July 2018:** Residents begin to hear rumors that the building is going to allow Airbnb rentals, first through a mobile app for residents that is no longer functioning.

"I saw that someone posted in our building's app that an outgoing staff member told them that the building was sold and turning into an Airbnb complex," said Amber Weinberg, a self-employed web developer and resident of the Olmsted since April. "When I approached one of the staff members that knew me somewhat well, she confirmed the rumors that the building was indeed being sold, but couldn't confirm the Airbnb rumors."

Gonzalez and Piraino also saw the same posting in the Olmsted's app about the ownership change back in late June and early July. Gonzalez said that she saw at least three postings regarding the ownership change and that each one was subsequently erased from the app. That app, Piraino said, has also since been disconnected, as have the Olmsted's three official social media accounts (Facebook, Instagram, and Google Plus).

**Mid-July 2018:** Olmsted resident Sam Forcum starts a petition on Change.org to "stop Airbnbs (or any STRPs) in the Olmsted Nashville Complex." It has since received 196 signatures as of Tuesday night.

**August 9, 2018:** A slip of paper is placed under the doorstep of each resident's apartment at the Olmsted. It's from RAM Partners, the same management group Niido also hired to manage Domain Apartments in Kissimmee, and it's signed from the new community manager, Kandi Rice. There is no mention on this document of "Niido Powered by Airbnb" or of Newgard. The only thing residents are told is that their "rent process will change" and that RAM has now "taken over management responsibilities at the Olmsted as of Wednesday, August 9, 2018."

Services, to confirm exactly when the Olmsted was sold to Niido/Newgard. CF Real Estate Services vice president of marketing, Ryan Perez, told Skift on Monday: "We are formalizing our press release and it will go out tomorrow or Thursday to the wire. Until that time, I'm not at liberty to give details until our ownership and other partners approve the release."

The same Niido spokesperson told Skift on Monday, "The deal closed late last week."

A Nashville Business Journal article notes that the Olmsted was sold to Niido for \$90 million, setting a near record for one of the most expensive real estate sales in the city.

**August 10, 2018:** Residents receive an email from Niido CMO Diffenderfer at 3:46 p.m. The subject line is "Ownership Change at Olmsted Nashville" and it officially informs residents that the Olmsted "will be the first Niido | Powered by Airbnb community in the world to officially open."

"When I got that email on Friday afternoon, that was a shell shock for me that this is happening and this is how it's going to go," Gonzalez said.

The email assures residents that they will not have any rent increases and details how homesharing would work at the property; there's a 180-day cap and residents can only rent out their primary residence and "no one is required to share their home with travelers."

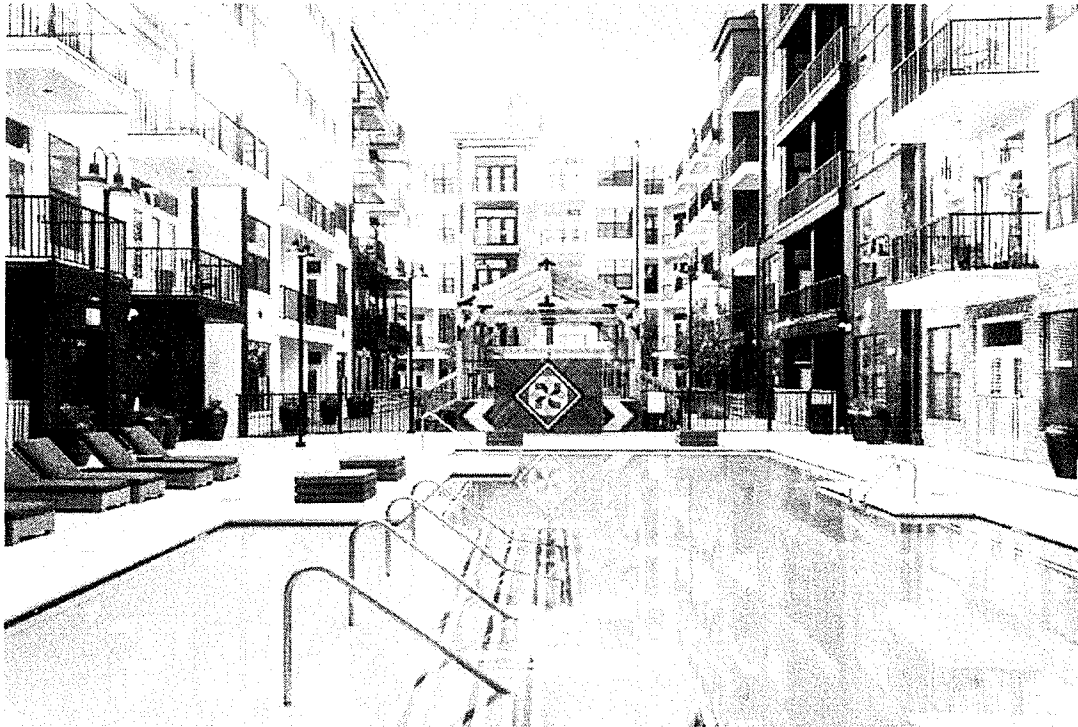
It also talks about how the building will undergo "a series of improvements that will make this building better for everyone" that includes a free coffee bar, complimentary bikeshares, free weekly happy hours and barbecues, and "enhanced common spaces."

Piraino and other residents, however, point out that the coffee bar was already promised long ago from the previous owners, and that the existing common spaces are already more than complete. These transformations are expected to take place over the next 60 days.

"We don't want 'renovations' to our brand-new building. We don't want an ugly neon front door," added Weinberg.

you and answer any questions you have” on Saturday the 11th and Sunday the 12th.

Gonzalez, however, would prefer that Diffenderfer communicate with residents in writing as well as in person. “That’s nice they want to answer our questions, but I want my correspondence to be in writing.” She, as well as Piraino, and another resident, Michelle Bellamóré, have directly emailed or attempted to message Diffenderfer with their questions, but have not yet gotten any response from her or anyone at Niido.



A rendering of the pool area at the Olmsted. The Olmsted was built and marketed as a luxury downtown Nashville apartment complex. Source: Niido Powered by Airbnb

## **RESIDENTS ARE CONCERNED**

Not surprisingly, as was the case with the residents of Domain Apartments in Kissimmee, the residents of Nashville’s Olmsted are genuinely concerned about their community becoming what Niido bills as “a life worth sharing” primarily because of safety concerns.

for me that this hybrid apartment-hotel that hasn't been tested is safe," Gonzalez said. "My safety concerns cannot be assuaged by a marketer. This is an untested hybrid model and I don't want to be the guinea pig for that. I don't want to pay my rent while they figure out how to make this model work."

"My concerns are mainly regarding the transient nature of my community that will likely occur through an influx of Airbnb units and, of course, safety," said Cassidy. "How am I expected to feel safe in my home while strangers rotate daily?"

Some, like Bellamóré, were expressly drawn to the Olmsted because it prohibited short-term rentals originally. "The whole reason I chose the Olmsted was because they had the complete opposite business model as Niido."

That Nashville has also become a popular tourism destination for bachelor and bachelorette parties also concerns residents.

"We already have problems with certain residents partying late and trashing the place and not it's only going to be multiplied," Weinberg said. "The building is directly across the street from a pedal tavern company, and the people who come to stay at Airbnbs downtown are likely bachelor and bachelorette parties, since that's what Nashville is famous for right now. I'm extremely concerned about my safety, about noise levels, and about not being able to use the building amenities anymore."

And although Diffenderfer assured residents in her August 10 email that their rents would not go up, many aren't so sure, and many feel like they'll eventually just be pushed out.

Piraino said a resident from Domain Apartments recently contacted him and told him that residents there were told they'd have to pay a penalty if they broke their leases and wanted to move.

Domain resident Kolodziej said that his monthly rent has gone up approximately \$100 since he moved in last year, and that he recently resigned his lease simply because he and his wife "have been hard pressed to find a new place."

Niido Powered by Airbnb would be welcomed.

A recent survey conducted by the National Multifamily Housing Council, for example, noted that more than half of its respondents, ages 25 to 34, and more than 60 percent of those under the age 25 are interested or very interested in the ability to participate in homesharing.

And prior to the announcement of Niido back in 2017, there have already been a number of apartment complexes that have signed onto Airbnb's Friendly Buildings program. In December, Airbnb said there were more than 10,000 listings on its platform associated with it.

A former Airbnb host himself, Piraino said, "I don't despise the idea or the business model idea, but I do despise the how [Niido] is going about it, taking over a building that already exists and pushing out residents instead of doing their own thing from the ground up. That seems like the opposite of what Airbnb's real plan was to be like." Piraino previously rented out his own private house that he lived in on Airbnb, prior to moving into the Olmsted.

Nashville and the state of Tennessee are also much more welcoming of short-term rentals than other municipalities in the U.S. In May, the state became the sixth in the U.S. to pass legislation that protects short-term rentals. So, even though some residents of the Olmsted are opposed to homesharing, the laws in Nashville don't necessarily prohibit it from taking place as long as someone has the right permits.

Whatever ultimately happens with the Olmsted and its transformation into the Niido Nashville, it's clear that Niido followed the same playbook it used for its upcoming Niido Orlando complex.

"It seems Niido didn't learn from their actions with the previous property, Domain, as we too were blindsided about these changes," said Weinberg.

Another Niido spokesperson told Skift, "Niido has plans to convert existing buildings, acquire newbuilds, and also build from the ground up in the future in new markets" as it aims to reach its goal of 14 properties by 2019.



Domain, have to consider whether they want to continue living in a soon-to-be apartment hotel, or to live elsewhere.

"They haven't just taken over a building," Bellamóré said. "They've taken people's lives into their hands now and disrupted a community. It's one thing to build or create a building with this model, but to go into an almost full community with the opposite business model is just so discouraging ... Had this been a Niido from the start, I would have never rented an apartment here."

Tags: airbnb, nashville, niido

Photo Credit: A rendering of the Olmsted in Nashville, which is set to become the latest Niido Powered by Airbnb complex. Niido Powered by Airbnb

## Paul Cramer

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**From:** Laura Lou <starmade311@yahoo.com>  
**Sent:** Sunday, September 9, 2018 3:25 PM  
**To:** CPCinfo  
**Subject:** Motion M-18-194 comments

In regard to the Short Term Rental Study being considered at the September 25, 2018 meeting I would like to offer the following comments:

Although short term rentals may be of value to visitors offering a home-like experience and the opportunity to immerse into the culture of our various neighborhoods throughout the city, I do not believe the City will gain benefit from the anticipated tax revenue. My reasons for this belief include:

- Despite any regulations in place requiring home owners to obtain permits for renting on a short term basis, there is currently no oversight and means of enforcement to assure proper reporting when homes are rented. For instance, if you rented your home to me say, during Jazz Fest and I liked your home, and took care of it, I would likely contact you directly when I wanted to rent again in the future. Any future rental will be negotiated between us. You would not list the rental nor report any revenue earned as a result and no tax dollars will be realized by the city. Is the City prepared to budget for adequate staffing, basically establishing a department, to do the oversight work?
- I agree the short term rental market could, if all enforcement mechanisms are in place, grant additional tax dollars for the City. At the same time it takes away business from the hotel industry. Hotel taxes help support the tourism industry as well as the Superdome and Convention Center. The hotel industry has already experienced significant decreases in occupancy, especially during special events, as a result of the short term rental market. Have there been any impact studies to gauge whether additional taxes have been realized from reported short term rental revenues? Or...does this revenue balance out due to lesser hotel occupancy?
- While the experience of renting a home or condo for a short stay can be lovely, appealing, and of value to visitors, it can also be disruptive to actual residents that neighbor the rented space. While we expect visitors to act responsibly while in a rented home we are in New Orleans, a city rich in culture, fun, and revelry. This atmosphere invites visitors to eat, drink and be merry, often into the wee hours of the morning causing the quality of life in our neighborhoods to diminish. It could also impact home values knowing the "house next door" has renters coming and going on a consistent basis.
- It's understandable a home owner can reap much needed income by renting their home and likely better income from renting short-term. However, we are shutting out working class families and individuals who work and pay taxes in the

city that need affordable housing in areas convenient to their jobs. Has there been any discussion on limiting the number of short term rental permits the city issues? Limiting short term permits could possibly help balance out the availability of affordable housing for longer term residents as well as maintain the integrity of our neighborhoods.

Thank you,  
Laura Cottingim  
New Orleans resident and home owner since 1978  
504-914-4114

**Paul Cramer**

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**From:** Rahlyn Gossen <rgossen@gmail.com>  
**Sent:** Thursday, September 13, 2018 5:37 PM  
**To:** CPCinfo  
**Cc:** Kristin G. Palmer  
**Subject:** My Support of Jane Place Ordinance for More Restrictions on Short Term Rentals

To Whom it May Concern:

I would like to voice my strong support for the Jane Place ordinance placing greater restrictions on short term rentals.

I became a resident of the Marigny in 2010, and since then I have lived and operated my business serving clients internationally out of this lovely neighborhood. During this time, I've seen the negative affect of short-term rentals firsthand. The Jane Place ordinance is a sensible, vetted approach to addressing the damage short-term rentals have done to this and other neighborhoods around New Orleans.

I urge the City Planning Commission to represent the interests of its voting constituents, rather than those of out-of-town investment interests, and support the Jane Place ordinance.

Sincerely,  
Rahlyn Gossen

## **Paul Cramer**

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**From:** Thomas Stoner <tommyleestoner@cox.net>  
**Sent:** Monday, August 20, 2018 2:56 PM  
**To:** CPCinfo  
**Subject:** My thoughts on revisions to the Short Term Rental Law

Dear Planning Commission Members

Here are some of my thoughts on reforms to the current Short Term Rental

### **Homestead Exemption**

Only resident owners with a homestead exemption should be allowed to host STRs.

### **Limit per block**

Currently bed & breakfasts are limited to one per block. Allowing one additional single STR per block would go a long way towards restoring the integrity of our neighborhoods. On blocks with more than one currently licensed STR with a homestead exemption, grandfather their status with these provisos – no renewal of lapsed licenses; licenses expire at act of sale or succession; licenses will be revoked for egregious violations of occupancy limits, neighborhood nuisance, etc

### **No grandfathering for multi unit operators**

Essentially there are only two classes of multi unit operators - those who were violating the law prior to the enactment of the current regulations and those who bought their units after passage.

The former were law breakers. The latter were warned by the former city council that the laws would be revisited after a year. Neither class deserves special dispensations

## **Transparency and accountability**

Hotels, bed & breakfasts and vacation rental operators can use a channel manager to manage reservations over multiple online distribution channels. Short term rental platforms should be required to use a channel manager to prevent more than 90 days of bookings regardless of which platforms a property is listed with.

## **Platform registration & licensing**

Airbnb, VRBO, Booking.com and all companies offering short term rentals should be required to have a city issued license to offer rentals in New Orleans. The license fees should be significant - perhaps based on the number of rooms available through that platform.

## **No Special Events**

To prevent neighborhood disturbances, special events – ie weddings, parties, receptions, product launches, etc should be prohibited at short term rentals.

## **No Rent Arbitrage**

Renting apartments, houses and condominiums to re-rent as short term rentals should be prohibited.

Thank you for your time and effort on this





## **New Orleans Analysis of Short-term Rental Regulation**

*Regulatory Analysis of Enforcement and Legal Challenges in Austin, Charleston, Nashville and Savannah*

Ensuring a formal and legal pathway for all types of short-term rentals is essential to creating a sound and enforceable regulatory framework for municipalities. The goal of this report is to ensure that the City Planning Commission (CPC), and ultimately the New Orleans City Council not only understand the current state of regulations in the cities it has requested the CPC to study, but also the challenges facing each municipality after passing these regulations. All municipalities are unique, and as such, context is essential in understanding and applying lessons learned from other localities.

Since 1998, The Travel Technology Association (“Travel Tech” or “the Association”) has been the voice of the travel technology industry, advocating for public policy that promotes transparency and competition in the marketplace to encourage innovation and preserve consumer choice. Travel Tech represents the leading innovators in travel technology, including global distribution systems, online travel agencies and metasearch companies, and short-term rental platforms

Travel Tech’s familiarity with the history of short-term rental regulation in these municipalities, combined with the Association’s expertise in addressing the challenges of regulating short-term rentals nationwide, make it uniquely positioned to provide an in-depth analysis of the current short-term rental regulation landscape in the four cities as well as the historical backdrop that led to the current regulations being adopted in these municipalities.

Our review of regulations in Austin, Charleston, Savannah and Nashville found there are significant challenges facing municipalities who have implemented restrictive rules limiting short-term rentals to primary residences. These issues include lower compliance rates and costly legal challenges. Further, restrictive rules and bans on short-term rentals have led some states to pass preemption legislation to ensure all residents have the opportunity to share their properties with short-term renters. Policies that allow all types of short-term rentals, while incorporating common sense measures to protect neighborhoods, lead to higher compliance rates and more benefits to local economies.

### **Compliance rates higher in cities with inclusive STR regulations**

Austin, Nashville, and Savannah initially adopted a regulatory framework that included formalizing and legalizing all types of short-term rentals. Under ordinances that included pathways for the utilization of all types of homes for short-term



renting, these cities benefited from compliance rates that far exceeded those in cities around the country that had previously enacted bans or policies severely limiting regulations for owners, operators and hosts. For example, shortly after passage and implementation of the original ordinance allowing multiple types of STRs, Austin city staff estimated compliance rates in the range of 73-79 percent, noting that Type 2 rental compliance was better than 90 percent. Prior to the passage of the moratorium, New Orleans city staff estimated they had the highest permit compliance rate in the country.

### **Significant STR restrictions lead to costly legal challenges**

In 2016, Austin's City Council voted to phase out certain types of STRs, replacing a successful ordinance with a regulation that satisfies a few residents at great cost to many. In doing so, the City ignored both the financial investments in homes made by residents who planned to utilize the properties as short-term rentals. In the wake of Austin's phase out plan, the city faces lawsuits from both residents and the state itself.

- **Zaatari et. al v. City of Austin, et al.:** With that in mind, a group of homeowners has brought litigation against the City, on among other things, the grounds that Austin's ordinance infringes on their private property rights. The suit is compelling enough that it has also attracted the support of the Texas Attorney General.
- **Tarr vs Timberwood:** Further bolstering the validity of that suit, earlier this year a unanimous decision out of the Texas Supreme Court recognized short-term renting as a "residential use," despite claims by a San Antonio-area homeowners association. Ruling in favor of a property owner, who had rented out a property through Airbnb, Justice Jeff Brown wrote in his decision, "So long as the occupants to whom Tarr (homeowner) rents his single-family residence use the home for a 'residential purpose,' no matter how short-lived, neither their on-property use nor Tarr's off- property use violates the restrictive covenants in the Timberwood deeds."

### **Significant local STR restrictions embolden state lawmakers**

At this juncture, states are increasingly taking steps to protect the availability of short-term rentals, recognizing the massive economic benefits to residents and communities of getting regulations right. States including Arizona, Indiana, Florida, and Tennessee have passed STR preemption laws to ensure there are reasonable frameworks in place at a state level to allow all residents to participate in home sharing, while ensuring local governments can tailor the law to meet the needs of their communities. In the case of Tennessee, the state legislature passed a preemption law after the City of Nashville enacted heavy-handed regulations that would have severely limited short-term rentals. In short, the Tennessee's preemption legislation empowered anyone lawfully and legally operating a short-term rental under Nashville's initial 2015 guidelines to continue to offer their home



as a short-term rental as long as no other violations of the ordinance were committed.

## **In Summary**

Prior to enacting the moratorium on new and renewed Type T licenses, the City of New Orleans had one of the highest permit compliance rates in the country, by staff estimates. The City also benefited from additional hotel tax revenue and a new stream of funding for affordable housing; the City's budget office has estimated it will lose hundreds of thousands of dollars as a result of the moratorium.

Banning non-owner occupied short-term rentals would be a step in the wrong direction and may open the city to challenges.

Instead, Travel Tech encourages the CPC and the City Council to consider common sense solutions that will protect the city's historic neighborhoods, while allowing short-term rental owners and visitors to support the local tourism economy. For example, the City of Seattle's new law allows short-term rental operators to obtain permits for their primary residence, and up to one additional property, while grandfathering in existing short-term rentals in the downtown hotel zone.

Travel Tech cautions the City to enact fair, streamlined regulations that don't limit homeowners' ability to share their properties, and to continue their work facilitating a robust discussion, with input from all stakeholders

## **APPENDIX I: Summary of Travel Tech's Analysis of Short-Term Rental Regulations**

### **Savannah**

Savannah's short-term rental regulations ensure all types of rentals remain an option for travelers, though the city confines them to the Historic Downtown area and surrounding neighborhoods. Non-owner occupied STRs are capped in these areas at 20% or less per ward, while owner-occupied STRs are not capped at all. By legalizing and encouraging short-term rentals in areas where travelers already want to stay, Savannah has embraced alternative accommodations and is poised to reap the economic benefits of a robust short-term rental tourism economy.

### **Charleston**

Charleston's short-term rentals are confined to primary residences in which the owner must be present during the stay, with only the exception of a small overlay in one neighborhood where secondary residences may be used as STR in commercial zones. It represents a lack of forethought with respect to the city's tourist economy, as well as an assault on the property rights of the city's residents. The city's attitude toward short-term rentals has largely been driven by a small set of Charleston residents and local special interest groups who would rather not see the city continue to grow in popularity as a travel destination.

### **Nashville**

All types of short-term rentals are currently able to operate in Nashville, but the city can phase out non-owner occupied home rentals under its new 2018 ordinance. Nashville's new ordinance was egregious enough that the state has preempted the city from phasing out second homes with existing STR permits in the city; as a result, all existing non-owner occupied STRs will be grandfathered in. The city's failure to enforce its own initial short-term rental laws, particularly with respect to noise, parking and trash, failed responsible owners, operators and hosts and prompted the change to the existing law.

### **Austin**

Short-term rentals are currently allowed in owner-occupied, non-owner occupied and some multi-family buildings in Austin. The city's new ordinance calls for a phase out of "Type 2" or non-owner occupied rentals in residential zones by 2022. This newest ordinance is an affront to the property rights of Austin owners, operators and hosts, particularly those who acted in good faith under the city's original ordinance. The phase out plan for "Type 2" rentals is currently being challenged in court by a group of owners and the Texas Attorney General's office has weighed in in support of their claim.

## **Appendix II: Summary and Historical Timeline of Short-Term Rental Regulations**

Enclosed in Appendix II is a historical timeline of short-term regulations in Austin, Charleston, Nashville and Savannah. Any viable review of the existing ordinances in these cities, particularly Austin and Nashville, hinges on understanding the historical context under which their present regulations were developed. While Savannah has made minor adjustments to its regulations in recent years, they remain largely consistent with what the city initially passed in 2014. Charleston's framework remains very similar to the regulations it started with in 2015 in that it results in an effective ban. The same cannot be said for Austin or Nashville. Both cities were among the first to pass dedicated short-term rental ordinances with reasonable, effective policies that enjoyed some of the highest compliance rates among municipalities of their size. In Austin, long-standing opponents of short-term rentals, empowered by a small group of vocal residents, worked to undermine one of the nation's most effective ordinances. Similarly, in Nashville, the council replaced what had been one of the country's most reasonable and well-followed ordinances, with restrictive regulations, rather than a compromise ordinance that would have provided enforcement tools to address community impacts.

### **Savannah, Georgia**

#### **Summary of Current Regulations**

Savannah's short-term rental regulations were predicated on ensuring short-term rentals remained a viable option for travelers in the areas of the city where they had become most popular. The City presently allows all types of short-term rentals, but confines STRs to the Historic Downtown area and surrounding neighborhoods. Non-owner occupied STRs are capped in these areas at 20% per ward, while owner-occupied STRs are not capped. Those looking to offer their homes as short-term rentals must obtain a certificate, a local business license, and collect and remit the proper taxes under state and city law.

From identifying and embracing STRs in the neighborhoods in which they were popular prior to regulation, to collaborating with stakeholders, to seeking opportunities to educate the public, Savannah is a city that has approached short-term rental regulation in a fact-based, data-driven way.

#### **Historical Timeline of Regulation**

Adopting a short-term rental regulatory framework in late 2014, Savannah was one of the first cities to proactively address short-term rental regulation when its ordinance went into effect in January of the following year. But it was the city's efforts leading up to both the adoption and implementation of the ordinance that should be considered as best practices for municipalities seeking to create a short-term rental regulation framework.

First and foremost, Savannah's starting point for regulations was unique. While many cities have taken inventory of the short-term rental footprint throughout their municipality, it has often been with an eye toward limiting or banning the activity in the most concentrated neighborhoods, or in seeking ways to redistribute that footprint throughout the city. Instead, Savannah recognized that certain neighborhoods or areas, in this case the Downtown Historic district, were draws for travelers utilizing short-term rentals. With that in mind the city looked to understand why these neighborhoods enjoyed such popularity, and then attempted to craft regulations that preserved the existing popularity, but also helped balance the needs of the community.

To understand the context through which the city approached its initial foray into regulating short-term rentals, we need look no further than the intent and purpose cited in Sec. 8-10010 of the original ordinance:

*It is the purpose of this chapter to protect the public health, safety and general welfare of individuals and the community at large; to monitor and provide reasonable means for citizens to mitigate impacts created by occupancy of short-term vacation units; and to implement rationally based, reasonably tailored regulations to protect the integrity of the city's neighborhoods.*

When the time came for the city to craft regulations, the focus was on the areas in Savannah where short-term rentals were already a popular accommodations option. For Savannah, that meant the mixed-use zoning districts in its downtown area, including the Historic District and additional surrounding areas where lodging accommodations were already allowed. Conversely, the city established bans across a number of residential zones, seeking to limit the activity to the Downtown and surrounding area.

When it passed in November of 2014, the ordinance established short-term residential rentals as a "land use" in the zoning ordinances and included a definition of the zoning districts where short-term rentals would be permitted, as well as use conditions and parking standards-a concern in downtown Savannah. Those seeking to rent their homes needed to obtain a short-term rental certificate and a business license to operate.

Prior to passing the ordinance, city staff and the Metro Planning Commission spent nearly a year meeting with short-term rental owners, property managers, the Tourism Leadership Council and representatives of the Downtown Neighborhood



Association and the Victorian District Neighborhood Association (the most popular neighborhoods for short-term rentals) with the goal of collaborating on a workable solution for all stakeholders. The ultimate solution represented a true compromise.

Of note in Savannah is the way in which the city rolled out its short-term rental ordinance for owners, operators and hosts. Once the ordinance had passed, city staff hosted workshops and open houses geared at educating those wanting to offer their homes as short-term rentals. Permitting, licenses and tax collection responsibilities were all topics the city sought to proactively address prior to the ordinance going into effect.

As the popularity of short-term rentals continued to grow in Savannah, the city began discussing amendments to the existing regulations in mid-2016.

Ultimately, the city chose to move forward with amendments that installed a 20% per ward cap on non-owner occupied homes in the Historic District within the Conservation and Residential zoning district, as well as the Victorian District in R-1, R-2 and R-3 zones. To date, there is no cap on owner-occupied properties in the areas where short-term rentals are legal.

## **Charleston, South Carolina**

### **Summary of Current Regulations**

Charleston allows non-owner occupied STRs in one small overlay district within the city, and only in commercial zones. Beyond that, short-term rentals are limited almost entirely to primary residences in Charleston, and the owner must be present during the stay. Owners, operators and hosts are responsible for obtaining a permit, as well as collecting and remitting local taxes.

However, to address concerns about equitability and enforceability of the ordinance, the City Council voted to create a working group to develop a framework allowing non-owner occupied short-term rentals. Recommendations from the work group are expected in September 2018.

### **Historical Timeline of Regulation**

As one of the most popular tourist destinations in the country, the city of Charleston created an overlay district for short-term rentals in 2014. In addition, bed and breakfast laws were interpreted to apply to short-term rentals in primary residences. STR operators in the commercial zones of Cannonborough-

Elliotborough neighborhoods could obtain a business license and operate an STR under the bed and breakfast laws because that overlay included commercial zones in the Cannonborough-Elliotborough neighborhoods.

Prior to taking office in January of 2016, newly elected Mayor Tecklenburg, had promised to bring a strong framework for STR regulation to the city. Early in his tenure, Tecklenburg and the City Council tried to hire a short-term rental “consultant,” but budget issues ultimately led to their soliciting an 18-member Short Term Rental Task Force in mid-2016 to examine ways the city could address “increases in tourism, changes in the short-term rental industry, growth of illegal short-term rentals and difficulties in enforcing current regulation.”

Unfortunately, the 18-member STR task force was made up of influential, anti-STR stakeholders. None of the traditional non-owner occupied STR owners, operators and hosts who filed applications were granted spots on the task force.

Charleston’s STR Task Force met on a regular basis for nearly a year, from late 2016 into the fall of 2017. While initially characterized as public meetings in which the Task Force would accept public input, actual collaboration between the public and the Task Force was limited. In September of 2017, as the Task Force was scheduled to conclude and report its findings, members of the Task Force requested more time from the Mayor and staff as they sought to finalize their recommendations. That request was denied. Instead, the Task Force voted on a set of recommendations, many of which ran contrary to the public input they had gathered over nearly a year of meetings.

In October of 2017, the Planning Commission met to hear recommendations from the Task Force, including many anti-STR provisions. To the Planning Commission’s credit, there were plenty of questions about the impetus and feasibility of the recommendations, and they took exception with some of the Task Force’s findings, particularly those that seemed to be unsupported by data.

At this point, the Planning Commission set about creating its own draft ordinance, one that included separate concepts for owner-occupied and non-owner occupied homes, caps on the number of nights a home could be rented in a calendar year, parking requirements and limits to the number of short-term rental listings a single owner could have at any given time.

In February of 2018, the City Council met to hear the recommendations from the Planning Commission, as well as public testimony, much of which supported legalizing short-term rentals. When those hearings had concluded, the City Council tabled the Planning Commission’s ordinance without discussion and voted instead to pass a version of the original Task Force recommendations, which essentially maintained the status quo and legalized only certain “hosted” short-term rentals. However, upon passage of the final ordinance after concerns from the City Council and residents about the equitability and enforceability of the ordinance, the City

Council voted to create a working group, comprised of four Councilmembers and city staff, to develop a framework within which non-owner occupied vacation rentals could legally participate. City staff is expected to present their recommendations to the City Council in September 2018.

As of August 2018, the City of Charleston only allows short-term rentals in primary homes where the host is present at the time of rental and among other extreme limitations and bans short-term rentals of all other kinds throughout the city.

## **Nashville, Tennessee**

### **Summary of Current Regulations**

All types of short-term rentals are legal in Nashville, but the city's current ordinance called for phasing out of non-owner occupied short-term rentals in residential zones by 2021. Despite a high rate of permit compliance, the City of Nashville was prompted to revisit their original ordinance from 2014, in part, due to concerns raised about noise, trash and quality of life issues. However, it is important to note that rules governing these issues were part of the original ordinance and were largely unenforced by city staff.

Since the city's passage of a revised ordinance in January 2018, the state, in May 2018, preempted the city from phasing out homes with existing STR permits in Nashville, as well as other cities throughout the state of Tennessee, grandfathering in existing operators.

Nashville requires owners, operators and hosts to obtain STR permits and collect and remit the proper taxes.

### **Historical Timeline of Regulation**

In the spring of 2014, Nashville was gaining traction as one of the top travel destinations in the country. At the same time, the number of short-term rentals began growing to accommodate the growing demand for lodging.

In October of 2014, Councilwoman Burkley Allen introduced legislation at the Nashville Metro City Council that consisted of two ordinances. The first recognized and defined short-term rentals, and the second created pathways for the renting of a primary residence (defined in Nashville as "homesharing"), as well as the more traditional vacation rental or second home model. Prior to introducing these pieces of legislation, Councilwoman Allen spent considerable time and energy engaging



residents, community groups, industry stakeholders, and even officials in other cities on best practices for creating a workable short-term rental regulation for Nashville.

The ordinances, which both passed in February of 2015, provided a strong framework for the City to regulate, monitor and tax short-term rental activity. Most importantly, they created a pathway for all types of short-term rentals.

The first ordinance recognized in code that short-term rentals are an allowable residential use in the City of Nashville and recognized the renting of a primary residence should be treated as a right of use that simply required an easily obtainable permit from the city, as well as for owners/operators to collect and remit the proper taxes. The second ordinance also created a framework for regulating non-owner occupied or traditional vacation rentals by allowing owners/operators to secure an STR permit from the zoning administrator.

Nashville's short-term rental law also included a census block cap of 3% for non-owner occupied homes in residential areas, meant to address community concerns related to clustering or the potential for excessive numbers of STRs in small areas. The concept was adopted from Austin.

With Nashville's law taking effect on July 1st of 2015, the City had achieved a permitted compliance rate approaching 65% in just one year. In August of 2016, the *Tennessean* reported that 1,891 STR permits had been issued in Nashville between March 2015, when permits first became available, and July 2016. Estimates placed the number of short-term rentals operating in Nashville at around 3,000. At the time, only Austin could claim a higher level of compliance, while cities like Portland, Oregon, which had taken a primary residence only approach to STRs were struggling to reach 15%.

Over the first two years of the ordinance, the Metro Council adopted changes related to occupancy levels, signage and contact persons. In the meantime, in an October 2016 ruling after a lawsuit related to the 3% cap, Judge Kelvin Jones declared that while the cap imposed by the Metro government of Nashville was legal, the ordinance itself was simply too vague for an ordinary person to understand and was therefore overturned.

In late 2016, it became clear the portions of the ordinance dealing with noise, parking, trash and quality of life issues were going unenforced. The original ordinance clearly states:

*R. Denial or Revocation of Permit.*

*1. Upon the filing of three or more complaints within a calendar year regarding a STRP permit, the department of codes administration shall notify the permit holder in writing of such complaints.*

2. *If the department of codes administration determines that violations of this section or any other ordinance or law relating to STRPs have occurred, the permit to operate a STRP may be revoked.*
3. *Before revoking any permit, the department of codes administration shall give the permit holder fifteen days written notice of the alleged violation(s) against him/her.*
4. *Any denial or revocation of a STRP permit may be appealed to the board of zoning appeals as an administrative appeal pursuant to section 17.40.180.A. of the metropolitan zoning code.*

Nashville City Code enforcement was not enforcing the existing ordinances, which prompted numerous conversations about shifting the burden for compliance and enforcement from Codes to the Metro Police Department, which the department opposed. At a hearing in 2016, Councilman Bob Mendes remarked, “It is clear that our codes department is having a hard time with enforcement. We just don’t have a good way to enforce the rules. These are designed to try to come up with common sense tools to tighten up places where we’re having problems.”

In 2017, the Vice Mayor created a special committee charged with making recommendations on new short-term rental regulations for the city. The committee met throughout the summer, hearing from numerous city departments and stakeholders. Ultimately, the Committee’s chair offered a new compromise solution in the form of Bill 937, with increased restrictions and limitations for short-term rentals in Nashville. While the compromise legislation did not ban or prohibit the activity, it would have made the process more onerous and expensive for owners, operators and hosts. Simultaneously, the Council was also debating Bill 608, a full phase out of non-owner occupied rentals in Nashville by 2021.

Ultimately, [Bill 608](#) passed Metro Council. Bill 608 called for the phase out of all non-owner occupied STRs in residential zones by 2021. There was no grandfathering clause and permits issued under the prior regulations could only be renewed up until June 28, 2019.

After the phase out ordinance passed, the Tennessee legislature moved swiftly to enact a preemptive measure that spring. The state’s preemption legislation empowered anyone lawfully and legally operating a short-term rental under Nashville’s initial 2015 guidelines to continue to offer their home as a short-term rental as long as no other violations of the ordinance were committed.

## **Austin, Texas**

## **Summary of Current Regulations**

Operating a residential short-term rental has been legal in Austin since 2012. STR operators can apply for a Type 1, 2 or 3 permit. Type 1 permits apply to primary residences and Type 3 permits apply to multi-unit buildings and some areas that are commercially zoned. Type 2 permits are for non-owner occupied, or traditional vacation rentals. Owners, operators and hosts must obtain an STR permit to operate, as well as collect and remit the applicable local taxes. In 2016, Austin City Council voted to phase out Type 2 permits by 2020. The phase out plan for Type 2 rentals is currently being challenged in court.

## **Historical Timeline of Regulation**

The City of Austin passed its first short-term rental ordinance in October of 2012, requiring the registration and licensing of short-term rentals under the city code. Austin's initial law grouped properties into three types:

- Type 1 Rentals: Owner-occupied or associated with an owner occupied principal residential unit.
- Type 2 Rentals: These are single-family or two-family properties that are not owner-occupied or associated with an owner occupied principal residential unit. This type of rental includes the rental of an entire dwelling unit, but the total number of Type 2 rentals cannot exceed 3% of the single family or two-family detached residential units within the census tract where the rental is located.
- Type 3 Rentals: These are part of a multifamily use (apartments, condos, etc.), and include the rental of an entire dwelling unit.

Shortly after passage and implementation of the ordinance, city staff estimated compliance rates in the range of 73%-79% according to multiple audits performed by the city, noting that Type 2 rental compliance was better than 90%. At the time, Austin's ordinance was lauded both by the City and the short-term rental industry as a model for other municipalities. Austin Mayor Lee Leffingwell even introduced a resolution based on the City's ordinance at the United States Conference of Mayors later that year. The resolution was passed by the Conference and recognized the value of short-term rentals, largely predicated on the success of Austin's efforts to embrace short-term rentals as a flexible housing stock for accommodations.

Austin's successful 2012 ordinance engendered high compliance rates, achieved through simple and reasonable regulations that encouraged voluntary compliance through the following:

- Simple and easily obtained explanations of the new regulatory landscape for STRs

- An easy to understand and online accessible registration system without an onerous bureaucratic process or excessive fees
- A simple tax remittance structure

Additionally, the initial 2012 ordinance, and subsequent amendments to the ordinance in 2013, provided the City with the authority to initiate administrative hearings for the purpose of confiscating STR licenses from STR owners and operators who received multiple nuisance complaints. During the entirety of the period in which the City attempted to validate the negative impact of STRs in Austin through its various studies, the City failed to initiate any hearings to remove the license of an STR owner/operator due to nuisance complaints.

However, when a handful of residents in 2015 began complaining about having short-term rentals in their communities, the newly elected City Council began to look at additional restrictions.

By November of 2015, the Austin City Council voted to approve a temporary moratorium on any new licenses for Type 2 rentals.

Despite numerous repeated attempts to validate the disproportional harm STRs were doing to Austin's residential neighborhoods and in turn, Austinites, no hard data supported the merely anecdotal testimony that repeatedly found its way into Austin City Council hearings.

With all of this in mind, the City Council continued to push forward despite strong opposition from many residents and small businesses, including STR owners and operators. Despite repeated attempts by STR owners/operators, as well as industry stakeholders, to negotiate a compromise solution for a workable STR framework, the City Council sought to adopt a new STR Ordinance in 2016. Its reasoning for the action: The desire to "preserve neighborhood character by reducing public disturbances." The City planned to act in 2016 to curb a problem it unsuccessfully and repeatedly failed to prove existed. Further, the City had the tools in its initial 2012 ordinance to solve the nuisance issues it cited as the impetus for its actions, but instead took direction from a vocal minority and eliminated non-owner occupied STRs.

Early in 2016, the City Council voted 9-2 to enact a permanent moratorium on Type 2 rentals in residential areas, eliminating non-owner occupied short-term rentals in the vast majority of the City. Additionally, the ordinance phased out Type 2 rentals through the following means:

- Failure to renew a Type 2 license, triggering permanent expiration on the listed expiration date
- No Type 2 licenses will be renewed after April 1, 2022, effectively eliminating Type 2 rentals in Austin permanently

Other new regulations implemented in the 2016 ordinance included administrative citations for non-compliance STR advertising as well as additional noise, occupancy, and assembly time restrictions.

With that in mind, a group of Austin homeowners has brought litigation against the City, on among other things, the grounds that Austin's ordinance infringes on their private property rights. The suit also has the support of the Texas Attorney General.

The following is an excerpt from the Plaintiff's Appellate Brief filed in The Court of Appeals for the Third Judicial District in response to Austin's revised 2016 ordinance. This section of the brief handily summarizes the Council's desire to create new restrictions on STRs, despite the City's inability to corroborate many of the claims being made by STR opponents across the City and on the Council:

*After the 2012 Ordinance was passed, members of the City Council pushed for more regulation. To inform future discussion of the issue, the City conducted a study comparing the public disturbance complaints called in to 311 and 911 against STRs with those of their long-term neighbors. The results of the study were clear—STRs actually produce fewer neighborhood disturbance complaints per-capita than their long-term neighbors.*

*Despite this hard data, the push for STR regulation continued. The reasons given for additional regulation varied from basic protectionism—like protecting hotels from competition, or keeping Californians out of the City—to thinly veiled racism. For example, one speaker argued in favor of STR regulations because the neighborhood was “diverse already” and he didn't want it turning into “the east side of Austin.” Enough said.*

*In 2015, the City conducted a second study. This time, code enforcement would investigate complaints against STRs to see if there was a difference in severity between STR complaints and non-STR complaints. The study failed to return any data because no complaints were called against STRs during the weekend-long study period.*

*In response, Councilwoman Gallo announced to a group of citizens favoring further STR regulation that a third study of STR complaints would be conducted in the followings weeks. But despite priming the pump, this third study likewise failed to produce evidence that STRs were generating more complaints than their neighbors. During the 5-week study period, the Code Department investigated a total of 19 disturbance complaints against alleged*

*STRs. But when investigated, these disturbances were solely at long-term residential properties, not STRs. Indeed, none of the parties or other disturbances investigated turned out to be licensed STRs.*

*In late 2015, the City conducted another study of STR complaints. This study compiled all 311 complaints received against licensed STRs during the three-year period of October 2012, through August 2015. During that period, there were only 31 noise complaints against licensed STRs. Only 13 of those complaints were against Type 2s. During that same three-year period, only 40 complaints were recorded against licensed STRs for alleged parking violations. Only 10 of those complaints were against Type 2s.*

*(This compares to the approximately 17,000 complaints against traditional residential properties received by the City in a year.)*

*Moreover, from 2012-2015, the City issued zero citations against licensed STRs or their guests for violating city noise, trash, or parking ordinances, and only 10 notices of violation for trash or occupancy related violations.*

Further bolstering the validity of the suit, earlier this year a unanimous decision out of the Texas Supreme Court recognized short-terming renting as a “residential use,” despite claims by the San Antonio area Timberwood homeowners association that one of their owners, who had been renting out a property through Airbnb, was in violation of the association’s deed restrictions.

“So long as the occupants to whom Tarr (homeowner) rents his single-family residence use the home for a ‘residential purpose,’ no matter how short-lived, neither their on-property use nor Tarr’s off- property use violates the restrictive covenants in the Timberwood deeds,” wrote Justice Jeff Brown in the decision.

Regardless of the outcome, the lawsuit against the City of Austin will cost the city millions of dollars in legal fees. The 2016 ordinance, which replaced successful, data-driven compromise regulations, satisfies few residents at a great cost. Legal challenges and the potential for state level legislative action may change Austin’s regulatory landscape in 2019.

## Paul Cramer

---

**From:** nanchris2@comcast.net  
**Sent:** Monday, September 10, 2018 11:54 AM  
**To:** CPCinfo  
**Subject:** Nola Resident

Dear Council Members

We are Nancy and Dave Christensen. Like many persons from all over the Country, were horrified and shocked by the devastation hurricane Katrina brought to the citizens of New Orleans and the Gulf Coast. We were part of the rebuilding of New Orleans in the aftermath. We invested time and money to the cause and did what we could do to help out. We were a part of a group with Rebuilding Together that came from Minneapolis Minnesota. We had been to New Orleans as tourists prior to Katrina. We also participated in various conferences and events in New Orleans after the rebuilding efforts.

During our time in the area, we began to fall in love with New Orleans and decided to make it our goal to retire there and become part of the fabric of the City. We started planning and within a few years of our decision, we were able to find a property and swing a down payment to purchase it. Part of our plan was to legally rent the home out as a short term rental when we are not residing in the home.

We are not full time residents. We spend about 3 months there spread out over the year. We visit as often as we can. When we are there, we actively volunteer our remodeling skills to our neighbors and volunteer organizations. We also have continued to improve the property and maintain it very well. Our neighbors are very happy with us and would love to talk to any of you directly about us as neighbors and our short term rental days when we are not there.

We need the short term rental income in order to own and maintain the residence. We have followed all of the rules and regulations that have been stipulated by the City. These have changed and evolved as you know. Now it appears that the ability to rent the property as a short term rental may be in jeopardy. The anti STR momentum looks to be very strong from what we can see. It also appears that we are the target group for the ban sentiment, non-resident owners.

We just want to point out that we strongly feel that we should not be lumped into the investor groups and corporations that purchase and run multiple properties. We are just average people that decided to invest in a wonderful City and want to be part of it. If you change the rules and stop us from being able to rent out the property, we will have no choice but to put the property on the market and not end up in New Orleans.

In conclusion, we would ask you to please consider people like us in your thinking. We are just average people that do not have unlimited resources and can't absorb the effects of a short term rental ban. We know there are many like us that have ONE property in New Orleans and use it as often as they can and intend to become permanent residents. Please try to see things from this perspective. We are also your constituents. We pay higher property tax than residents and we have no voting power. Our goal is for one day to be full participants in the City. We encourage you to contact us for any discussion. We would also be able to put you in touch with our neighbors.

Sincerely

Nancy & Dave Christensen, Hudson Wisconsin

Nancy, 612-669-8484

Dave, 715-2203499



Randy & Ann Ostrom r-o@cox.net  
225-773-3683

- My name is Randy Ostrom. My wife, Ann, and I reside at 2742 St Charles Avenue @ Washington.
- Our homestead exemption and voter's registration are tied to this licensed STR property.
- We risked about \$600,000 on a property that nobody would buy as it was blighted and in total shambles with structural, cosmetic and environmental issues.
- Upon renovation, residents hugged and thanked us for making such a dramatic improvement to the beauty of the Garden District since that intersection was a disaster, until our family invested.
- Today we're featured on travel blogs globally by thousands.
- This home is far too expensive for a renter. A property on the opposite corner sat vacant for over 12 months and is now up for sale as nobody could afford the monthly rent.
- The last 12 months, we hosted STR guests 57 nights. All fees and taxes-paid on time and in full.
- Our family hosts amazing guests. Here are some examples:
  1. A Lake Charles father and his 2 young kids while the mother endured challenging cancer treatment so she could see her babies.
  2. A Wisconsin family whose matriarch fulfilled a dream of visiting New Orleans before she passed away a month after her visit.
  3. A retired US Army colonel in his 70's along with 3 other lifelong friends that were cadets at the same time enjoyed laughs and tears while at our home. His daughter a Tulane professor was able to see and hear the passion of these 4 men in a privacy.
  4. Parents and a brother spent quality time privately while visiting their daughter in physician residency at Tulane medical as it was impossible for her to travel.
  5. A couple considering retirement to New Orleans wanting to immerse themselves into the Garden District neighborhood to see what life was like living here so they would know if buying a home in this area appealed to them as their long term settlement.
  6. A very loving family stayed with us for the sole purpose of finalizing an adopted New Orleans orphan and giving that child hope and an amazing future.
- These are the types of guests my wife and I host. So why are we not renewing licenses?
- Zero neighborhood disruption and zero wild parties.
- To my knowledge, the Garden District security, the city police department nor the short term rental office have not had a single complaint filed with our property or any other STR in the Garden District. NOT A SINGLE ONE.
- Hearing a resident state-too many tourists in the Garden District cannot be taken seriously. Tell that to the small business owners who embrace our STR guests.
- Advertising, marketing and other investment dollars were purchased for significant lengths of time and long before we learned there was a freeze on our license renewal. I relied on that license we were awarded and intend to see it renewed year after year.
- The only people complaining are those who are complaining to each other and those who want to control everything regardless of logic.
- All of you should read these emails from guests and inquiries before casting your vote.
- Our neighbors and Garden District association have no idea if I've got family, business colleagues or STR guests in our home. And they shouldn't as it is none of their business who I invite to stay in our home.

## Paul Cramer

---

**From:** Andrew Bizer <andrew@bizerlaw.com>  
**Sent:** Thursday, August 23, 2018 10:34 AM  
**To:** CPCinfo  
**Subject:** Please BAN Short Term Rentals

Hello:

I live at 3155 Burgundy Street in the Bywater with my wife and two young daughters. In the past 5-7 years I've seen dozens of neighbors forced to leave the neighborhood as house after house has been converted from conventional rental properties to STRs.

**You cannot have a neighborhood without neighbors!**

I get it: I live just a few miles from the French Quarter. I understand why tourists want to visit my neighborhood. But this neighborhood is for residents, not tourists. The tourists are free to stay at the licensed, taxed hotels downtown and then visit the Bywater. STRs have gotten way out of hand. I am sick of seeing my neighbors forced out of their homes. **Please BAN STRs in the Bywater, just like you've done for the French Quarter.**

This city will not be able to survive long term if short term rentals are not stopped.

Thanks----Andrew

Andrew D. Bizer  
Bizer & DeReus  
3319 St. Claude Avenue  
New Orleans. LA 70117  
P: 504.619.9999  
F: 504.948.9996



## PRESERVATION RESOURCE CENTER

— of NEW ORLEANS —

September 12, 2018

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Dear New Orleans City Planning Commission and Staff,

In effort to protect the historic architecture of this city and to promote the livability and cultural integrity of all New Orleans neighborhoods, the Preservation Resource Center (PRC) offers the following policy recommendations on regulating Short-Term Rentals.

The PRC opposes non-owner occupied, whole-home rentals in residential areas, and we believe all other forms of short-term rentals are a commercial use and must be regulated as such.

To ensure effective regulation and enforcement, all platforms allowing hosts to rent their properties on a short-term basis must obtain business licenses for that privilege. Furthermore, the requirements for obtaining and maintaining these licenses should include full agreements for timely and specific data sharing with the city, remittance of approved taxes and fines and/or other punitive measures for non-compliance.

To curtail the trend of oversaturation leading to deleterious effects on housing supply, affordability and quality of life, a Homestead Exemption requirement for the Temporary and Accessory permits will still allow property owners to realize the financial benefits of sharing their homes. An increase in fees will provide a more meaningful contribution to the direct development of affordable housing, which we believe is integral to maintaining the livability and authenticity of historic neighborhoods.

Regarding commercial permits, spacing and density requirements can be imposed to mitigate the full conversion of multi-unit buildings, thus preserving the intent to provide additional dwelling units to the city's long-term housing market. Spot-zoning requests that serve to reduce housing availability through commercial conversion should be prohibited through the City Planning Commission process. The complicated issues of unfettered commercial permits can be mitigated through a creative mixture of zoning measures that recognizes the defining residential characteristics of the variety of commercial and mixed use zoning designations.

Thank you for your consideration.

Sincerely,

Danielle Del Sol  
Executive Director

Erin Holmes  
Advocacy Coordinator

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

## Paul Cramer

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**From:** elizabeth cook <yocandra42@hotmail.com>  
**Sent:** Monday, August 20, 2018 8:46 PM  
**To:** quigley77@gmail.com; piratefish@yahoo.com  
**Cc:** Mike Howells; Anthony Brown; aw2333@hotmail.com; andmoreagain1@yahoo.com; aray@utno.org; Aaron Jordan; bilal alibey; kimford.kimford@gmail.com; henri\_andre\_48@hotmail.com; Jimmy Foti; fox@antigravitymagazine.com; ben gordon; gnosismastet616@gmail.com; lugine.gray@yahoo.com; gemgavriel@yahoo.com; georgettemims@gmail.com; Joe Grieco; gmerrick@suno.edu; michael howells; Heather Larson; hello@dsaneworleans.org; haley.saucier@gmail.com; Inna Lempert; prehnra@gmail.com; paxchristino@yahoogroups.comnew; Acquanette Bornes; jonathan becnel; shawonbernard@yahoo.com; bradott@bellsouth.net; clday@uno.edu; delavarde@gmail.com; sharonmarieclsw@gmail.com; David A. Capasso; CPCinfo; contactme@utno.org; ctnesheiwar@gmail.com; Desmarais Sullivan; Ethan Ellestad; Dud ogden; Daniel Faust; d.wright04@yahoo.com; dbaker@louisianaweekly.com; ehbj44@yahoo.com; piratefish@yahoo.com; edmundlewis@louisianaweekly.com; malcolm.sbr1@gmail.com; Steve Price; nola\_c3\_discussion@yahoogroups.com; nazorai@aol.com; neworleansbare@gmail.com; tquant@aol.com; davida.finger@gmail.com  
**Subject:** Public airbnb meetings begin tomorrow (Tuesday, August 21st.)

<https://www.facebook.com/events/245646459424601/>

From Jane Place Neighborhood Sustainability Initiative: “The Alliance for Neighborhood Prosperity, the local pro-short term rental organization, is hosting a series of neighborhood meetings on STRs. They're doing this in partnership with HomeAway, a nationwide corporate platform that books STRs. It's pretty funny that their bullet points for policies sound a lot like what the reforms that Jane Place is pushing for with our advocacy work- it's almost like they're admitting that STRs are having a negative effect on our neighborhoods and our housing stock!

But don't be fooled by their talking points- HomeAway wants to INCREASE the number of STRs operating in the city, supports NO LIMITS ON THE NUMBER OF PERMITS that residents of the city have, and think that having a PROPERTY MANGER WHO LIVES IN AN ADJACENT PARISH is enough oversight for whole home rentals run by absentee speculators. The Alliance for Neighborhood Prosperity wants every currently operating STR to get grandfathered into permanent legal status, meaning that block with 10 absentee-owned STRs currently on them stay blocks with 10 absentee-owned STRs PERMANENTLY.

If you're concerned about STRs in New Orleans, please turn out to these meetings. It's a rare chance to get face-to-face time with a corporation that's not based in New Orleans and is yet making beaucoup dollars off of displacing New Orleanians in the eye and tell them to give it a REST cuz we see right through you!”

Go to the link below for specific info on the location of each event. There are public meetings this Tuesday, August 21, 2018, Wednesday Aug. 22 and Thursday, August 23, all events starting at 5:30pm and ending at 7:30pm.

<https://www.facebook.com/ANPNOLA/posts/2162473927096371>

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**From:** elizabeth cook <yocandra42@hotmail.com>

**Sent:** Wednesday, July 18, 2018 4:25 PM

**To:** quigley77@gmail.com; piratefish@yahoo.com

**Cc:** Mike Howells; Anthony Brown; aw2333@hotmail.com; andmoreagain1@yahoo.com; aray@utno.org; Aaron Jordan; bilal alibey; kimford.kimford@gmail.com; henri\_andre\_48@hotmail.com; Jimmy Foti; fox@antigravitymagazine.com; ben gordon; gnosismastet616@gmail.com; lugine.gray@yahoo.com; gemgavriel@yahoo.com; georgettemims@gmail.com; Joe Grieco; gmerrick@suno.edu; michael howells; Heather Larson; hello@dsaneworleans.org; haley.saucier@gmail.com; Inna Lempert; prehnra@gmail.com; paxchristino@yahoogroups.comnew; Acquanette Bornes; jonathan becnel; shawonbernard@yahoo.com; bradott@bellsouth.net; clday@uno.edu; delavarde@gmail.com; sharonmarielcsw@gmail.com; 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; piratefish@yahoo.com; edmundlewis@louisianaweekly.com; malcolm.sbr1@gmail.com; Steve Price; nola\_c3\_discussion@yahoogroups.com; nazorai@aol.com; neworleansbare@gmail.com; tquant@aol.com; davida.finger@gmail.com

**Subject:** Press Conference: No to S@WB water shutoffs! Monday, July 23rd

Press Conference: No to S@WB inflated water bills! No to water shutoffs!

When: Monday, July 23rd, 3-4pm,

Where: On the steps of City Hall, 1300 Perdido St., New Orleans, La.

Recently, the S@WB, apparently with the blessings of the city government, has threatened to cut off water to 17,000 residents of New Orleans with delinquent bills, who have not yet contested their bills. The city has given

them until August 1st to contest the bills to avoid water service cutoffs, yet there is no guarantee everyone will hear about this new policy.

The Morning Advocate recently reported that the S@WB is 10% below in revenue to what it has budgeted out. S@WB officials have blamed the dwindling revenue on the lack of payment of water bills by New Orleans residents. However, residents aren't paying their bills because in many cases the bills are inaccurate and/or inflated.

Millions of dollars have been wasted by the S@WB to refurbish existing turbines rather than replacing them. Over \$26 million has been spent on the out of town consultant firm CH2M, inflated fees that FEMA stopped reimbursing because they were so inflated. The S@WB has failed to execute costly new software adequately, software that is used to assess and collect S@WB bills.

The list goes on and on and is well documented by local media.

Given all of these missteps, how can residents trust the S@WB to adequately assess anyone's water bill?

When will the S@WB and city government take responsibility for its own mismanagement, and not place the cost and blame on the backs of working people and those on fixed incomes?

Given the ongoing crisis of confidence and mismanagement in the S@WB, we make the following demands:

1. We demand that no water be shut off. Shutting off water endangers the lives of children and the elderly in particular and those with medical conditions and special needs, and to do this or threaten to do this in the heat of summer months, is particularly cruel. Water is a human right and should never be withheld.
2. We demand that all "delinquent" bills be automatically declared "contested". This should not have to be a request, given the level of mismanagement and overspending by the S@WB.
3. Our final demand is that all delinquent water bills held by people of low income, near or below the poverty line, be forgiven.

For more information, please contact Elizabeth Cook, 504-644-7221.

Sent from my iPad

On Jun 20, 2018, at 4:18 PM, bill quigley <[quigley77@gmail.com](mailto:quigley77@gmail.com)> wrote:

These are great questions friends.

I am happy to join in any public discussion of these.

However, I am not an expert in immigration law.

I suggest inviting representatives of the Congress of Day Laborers, Professor Laila Hlass of Tulane Law (longtime immigration lawyer/advocate) and others members of the immigrant advocacy community.

I am in GA right now visiting nuclear weapons resisters who are in jail awaiting trial for damage to Kings Bay Naval base here, so I cannot join you all right away.

I will help anyone who is wants to organize this to connect them with people who have legal knowledge about what are the next steps.

Bill Quigley

On Wed, Jun 20, 2018 at 1:43 PM, elizabeth cook <[yocandra42@hotmail.com](mailto:yocandra42@hotmail.com)> wrote:

To Bill Quigley,

I know of many folks, including myself, with numerous questions regarding the zero tolerance policy treatment of immigrants, and as a part of that, the separation of children from parents. I know that Trump will sign an executive order today supposedly ending the separation of children from parents. However, likely this will mean the detention of whole families.

Numerous questions include: how is it that border officials can arrest those who are requesting asylum? How is it that ICE and border officials can separate children from families without violating laws on the books regarding child kidnapping? Are immigrants being held in local jails such as in OPP and Jefferson Parish detention centers? How can we advocate and assist with uniting children with their families? I would like to request an open public meeting with Bill Quigley and any other informed persons who can attend to answer questions and help inform the public as to how immigrants are being treated in our communities, and what are some answers in regard to national questions on the issue. Thanks.-- Elizabeth Cook

**From:** Mike Howells <[howellnow1958@gmail.com](mailto:howellnow1958@gmail.com)>

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

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

**Cc:** Acquanette Bornes; jonathan becnel; Shawon Bernard; [bradott@bellsouth.net](mailto:bradott@bellsouth.net); elizabeth cook; [clday@uno.edu](mailto:clday@uno.edu); Christophe Delavarde; Sharon Marie Chester; David A. Capasso; [cpcinfo@nola.gov](mailto:cpcinfo@nola.gov); [contactme@utno.org](mailto:contactme@utno.org); [ctnesheiwar@gmail.com](mailto:ctnesheiwar@gmail.com); Desmarais Sullivan; Ethan Ellestad; Dud ogden; Daniel Faust; [d.wright04@yahoo.com](mailto:d.wright04@yahoo.com); [dbaker@louisianaweekly.com](mailto:dbaker@louisianaweekly.com); [ehpj44@yahoo.com](mailto:ehpj44@yahoo.com); les evenchick; [edmundlewis@louisianaweekly.com](mailto:edmundlewis@louisianaweekly.com); [malcolm.sbr1@gmail.com](mailto:malcolm.sbr1@gmail.com); Steve Price; [nola\\_c3\\_discussion@yahoogroups.com](mailto:nola_c3_discussion@yahoogroups.com); [nazorai@aol.com](mailto:nazorai@aol.com); [neworleansbare@gmail.com](mailto:neworleansbare@gmail.com); [tquant@aol.com](mailto: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

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**From:** donya knudsen <ibudonya@hotmail.com>  
**Sent:** Thursday, August 16, 2018 9:39 PM  
**To:** CPCinfo  
**Subject:** Public Comment With Respect ro May 24, 2018 City Council Meeting and Short Term Rental Motion 18-195

Good day to all.

I will begin by offering some comments on the May 24, 2018 City Council Meeting which included Motion 18-195. The Passing of the motion created and put into rule an Interim Zoning District (IZD) for the purpose of placing a moratorium on new and renewal licensing of Temporary Short Term Rentals and first the first floor properties of Commercial Short Term Rentals.

First let me express how disturbing and even shocking it was to have Jane's Place Neighborhood Sustainability Initiative (JPNSI; Breonne Dedecker) be given the opportunity to present formally for thirty minutes in front of Council. The presence of this group as a presenter in the format they were given suggests bias and pre-disposition by members of the Council. I am not in anyway attempting to discredit the content of the presentation that was made. I actually believe that some of what she (Ms. Dedecker) presented is true. I also believe that a little of what she presented is inaccurate. Finally, I believe that some of what she presented was done as editorial (using fact to forward an argument favoring a specific set of beliefs). Given that the City Planning Commission conducted studies in 2012 and 2015; that Loyolla University conducted a study in 2014; and that the University of New Orleans conducted a study in 2018 and that none of those were given an equal podium on this occasion leads me to believe that the City Council enters into the public exercise on 18-195 with severe paradigms. These would be paradigms so rooted that it may be impossible to influence their vote regardless of the public comment offered. Finally, it should be noted that Ms. Dedecker though introduced as representing JPNSI, the organization she works for, was not introduced as a paid presenter. This should have been made clear to the gallery by Councilman Williams when he offered over the podium to accommodate her presentation.

Please note that the studies referenced above have in the past led to an environment that allowed Short Term Rentals to operate in the city. The studies address all of the issues pro and contra Short Term Rentals. These include issues such as rental prices, property prices, availability of rental units, density of Short Term Rentals, size of rental population, economic capability of the renter population, blighted properties. All of the studies recognize that Short Term Rentals have some impact on all of those issues. None of the studies are willing to declare that Short Term Rentals represent the driver of those issues.

Additionally be aware that Breonne Dedecker represents an organization that has strong Socialist leanings towards equalizing the property availability landscape. In December 2016 writing for Antigravity Magazine she says:

"Our country has always fetishized property ownership, and we have nourished a system through which the fastest path to wealth and stability is tied to housing and ownership."

"The mortgage interest deduction adds up to a whopping \$131 billion per year."

"In comparison, the Department of Housing and Urban Development's (HUD) *entire budget* for public housing, Section 8 housing vouchers, and project-based housing vouchers is just \$38 billion per year."

"Thinking about buying a house? Start researching what a shared equity model of homeownership could look like, wherein you purchase property collectively with friends and allies in order to share the burden and the benefits of homeownership equally. Already own and have roommates? Start thinking about ways to include your roommates in the equity accumulating in your house. By paying rent, your roommates are helping you purchase an asset. Maybe it's time to think about sharing the wealth."

In fairness to her there is much more to her article. Some of it is very interesting and at the least merits consideration especially as how ethnicity plays a factor in the American dream of home ownership. Regardless take a step back and decide if you truly believe in the concept of equal housing opportunities as proposed by people such as Ms. Dedecker. If property rights are of any interest to you at all, you may find that your support of her ideas may not be merited.

At three hours and fifty-nine minutes (3:59) into the May 24, 1981 meeting City Councilman Jason Williams offered confirmation that he had supported negotiations and agreements with Sonder with respect to properties in the Central Business District. Sonder renovated some buildings on Canal Street for the purpose of offering a portion of the apartments as Short Term Rentals. The success of the business plan depended on this being possible. Restrictions or moratoriums on licensing of such would fail the economics of the project. Past efforts to bring retail stores and/or hotels into these buildings had failed. The properties had been vacant for an extended period of time. The president of the current City Council who also holds the "at-large" seat in his statement (3:59) recognized the value of Short Term Rentals as being used by Sonder on Canal Street. This example was one of the reasons why Commercial STR permits were excluded from the moratorium on new or renewal licensing. The exclusion of such was actually an amendment to 18-195 that was not made clear until the motion was introduced at the City Council meeting.

Additionally in reference to the above, during the JPNSI presentation period Councilwoman Helena Moreno quizzed Ms. Dedecker on similar developments in the warehouse district, the Saratoga Building, and the Maritime Building. All of these projects are renovations of existing buildings. All of them have a significant number of Short Term Rental units with-in. The units based on the current permitting environment are legal. Ms. Dedecker and her organization believe that the development basis for at least one of these projects does not allow the apartments within the building to be used in this manner because funding from the project includes HUD money. With respect to the other two (Saratoga and Maritime) the expectation was that they were being built for the upscale long term rental market. The target group was young professionals. The hope was that when these individuals contracted living space in these buildings that it would free up space in other parts of town. This free space was then available to renters with more restrictions on their income. Because the newly available spaces were numerous, the market would become favorable to lower income renters as prices went down. The use of the Saratoga and the Maritime as Short Term Rental deviated from all of this and to date has failed the expectation. Ms. Moreno's final comment to what Ms. Dedecker has said was "incredible". It was evident that she was not pleased with what she had heard. Even with this as a reality, a known reality to members of the City Council, 18-195 as passed later in the day excluded Commercial STR licensing from the moratorium.

Given the two examples above, the differing levels of support (Williams on one side and Moreno on the other), and the final vote (unanimous in favor of the moratorium), it is difficult to understand where the

consistency is. It is clear that the Commercial Short Term License is fine with the City Council. At present this type of license represents only 15% of the market. It is however not specifically that much different from the Temporary Short Term rental market and its associated license. It can be argued that these units (Commercial) are not in residential neighborhoods. Some however are. It can be argued that they are not eliminating rental inventory. In the case of the Saratoga and Maritime it appears that they are. Finally, it can be noted that none of the Commercial STR licenses are being offered as "affordable housing" which is also the case with the Temporary STR properties. The point is that all that is being objected to with respect to Temporary type units is not being objected to with respect to Commercial type units. The favoring of large business owners in the CBD or other commercial areas vs. small business owners in residential areas is not immediately understandable. Excluding one, but not the other does not address affordable housing, housing in proximity to work, available housing inventory, uncontrolled growth of the number of Short Term Rental units, non-owner occupied issues, etc. These are all part of what lead people to oppose Temporary Short Term Rentals. Again one group is excluded and the other is not. What is really going on here?

I will now shift comment to other aspects of the City Council meeting that struck me as strange. Once again the behavior of the Council is strange. Both Eric Bay and Carly Self speaking at 4:12 and 4:16 hours into the meeting respectively brought up the topic of a potential conflict of interest by Kristin Gisleson Palmer. I will start by saying that in the end it is unlikely that a conflict exists. I believe Ms. Gisleson Palmer when she states that she withdrew her application and does not have the referenced unit as a licensed Short Term Rental. I do however believe that it is possible that a license for that property existed at one time. Ms. Gisleson Palmer insists that it never went beyond the application phase and was withdrawn prior to it becoming an officially sanctioned property. Regardless of what the distinguished Councilwoman believes, she has been challenged on this in a credible manner as presented by Mr. Bay and Ms. Self. Given this, it not up to the Council in a public forum to just dismiss this. A formal investigation should have been done. If Ms. Gisleson-Palmer did indeed have a license withdrawn or inactive or whatever then it is possible that a conflict exists by the Council's own rules of engagement. Understood that her position as the author of 18-195 conflicts with the idea of conflict of interest, but the manner in which this has been handled is unprofessional. The very unprofessionalness of it again leads me to ask what is really going on here?

Finally, I shift to statements made during the public comment portion of the City Council meeting prior to the vote on 18-195. Special attention should be given to Captain (USN ret.) Joseph Grace (4:00), Jonathan Parrow (4:10), Jason Steerman (4:26), and LLOYD Kelly (4:30).

Grace, Parrow, and Kelly were correct in their offering on the collateral damage of the moratorium. It should be understood that the penalty not only exists to the homeowner/landlord, but to the entire support system that helps this business run smoothly. Opponents like to present themselves as interested in protecting the working people of New Orleans in securing them a reasonable chance at a place to live. There is however the consideration of having a chance to have a job and on top of that one that pays above minimum wage. Having a means to make a living is just as important as having a place to live. Steerman was strong in his statement on his investment with respect to recovery of blighted properties that require the use of the Short Term Rental model to make the economics work. He is improving the infrastructure within the neighborhood which in turn opens other possibilities. Other than his efforts, the neighborhood has blight. There is no way that blight can be favored over the development of the neighborhood using his rental model. Parrow and Steerman both referenced Property Rights. Since the turn of the 20th century municipalities have restricted Property Rights through passage of rules with respect to land use. Courts have been consistent in their rulings in support of this. As time progresses, these restrictions have become more limiting. George Mason and James Madison who wrote the Bill of Rights created the 5th Amendment never imagining that we would reach levels of restriction that we have been subjected to today. It is recognized that the moratorium is legal, but it is

nasty. For the City to continue with increasingly restrictive zoning rules will lead to people interested in purchasing property to going elsewhere. Mr. Parrow used the idea that he was "afraid" for what might be occurring with respect to his property rights. Based on the behavior of this City Council in the name of the public welfare, it is understandable as to why he may have fear. Finally, Mr. Kelly was eloquent in his presentation on the racial aspects of the moratorium. He is very correct in stating that the collateral damage also referenced by Captain Grace most significantly impacts people of color. I have long suspected that complaints coming out of the Bywater and the Marigny and are directed to opposition of Short Term Rentals are being made by white people who gentrified those neighborhoods after Hurricane Katrina and are not pleased with the diversity the Short Term Rental market brings to the neighborhood. Mr. Kelly basically challenged the Council to consider this issue. I believe it is a fair challenge.

Randy & Anna Ostrom v-o@cox.net  
225-773-3683

- My name is Randy Ostrom. My wife, Ann, and I reside at 2742 St Charles Avenue @ Washington.
- Our homestead exemption and voter's registration are tied to this licensed STR property.
- We risked about \$600,000 on a property that nobody would buy as it was blighted and in total shambles with structural, cosmetic and environmental issues.
- Upon renovation, residents hugged and thanked us for making such a dramatic improvement to the beauty of the Garden District since that intersection was a disaster, until our family invested.
- Today we're featured on travel blogs globally by thousands.
- This home is far too expensive for a renter. A property on the opposite corner sat vacant for over 12 months and is now up for sale as nobody could afford the monthly rent.
- The last 12 months, we hosted STR guests 57 nights. All fees and taxes-paid on time and in full.
- Our family hosts amazing guests. Here are some examples:
  1. A Lake Charles father and his 2 young kids while the mother endured challenging cancer treatment so she could see her babies.
  2. A Wisconsin family whose matriarch fulfilled a dream of visiting New Orleans before she passed away a month after her visit.
  3. A retired US Army colonel in his 70's along with 3 other lifelong friends that were cadets at the same time enjoyed laughs and tears while at our home. His daughter a Tulane professor was able to see and hear the passion of these 4 men in a privacy.
  4. Parents and a brother spent quality time privately while visiting their daughter in physician residency at Tulane medical as it was impossible for her to travel.
  5. A couple considering retirement to New Orleans wanting to immerse themselves into the Garden District neighborhood to see what life was like living here so they would know if buying a home in this area appealed to them as their long term settlement.
  6. A very loving family stayed with us for the sole purpose of finalizing an adopted New Orleans orphan and giving that child hope and an amazing future.
- These are the types of guests my wife and I host. So why are we not renewing licenses?
- Zero neighborhood disruption and zero wild parties.
- To my knowledge, the Garden District security, the city police department nor the short term rental office have not had a single complaint filed with our property or any other STR in the Garden District. NOT A SINGLE ONE.
- Hearing a resident state-too many tourists in the Garden District cannot be taken seriously. Tell that to the small business owners who embrace our STR guests.
- Advertising, marketing and other investment dollars were purchased for significant lengths of time and long before we learned there was a freeze on our license renewal. I relied on that license we were awarded and intend to see it renewed year after year.
- The only people complaining are those who are complaining to each other and those who want to control everything regardless of logic.
- All of you should read these emails from guests and inquiries before casting your vote.
- Our neighbors and Garden District association have no idea if I've got family, business colleagues or STR guests in our home. And they shouldn't as it is none of their business who I invite to stay in our home.

**Paul Cramer**

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**From:** Jerry Embree <jazzman@jazzman.com>  
**Sent:** Wednesday, August 22, 2018 4:57 PM  
**To:** CPCinfo  
**Subject:** Re: Short Term Rental study

To whom it may concern ,

As long as STR transactions are being properly regulated and taxed, I believe they should be allowed in the French Quarter neighborhood. It is not fair to properly owners in our neighborhood to be excluded from this program.

Thank you for you time.

Ralph Embree  
929 Dumaine St #2  
New Orleans LA 70116

**Paul Cramer**

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**From:** Brian Horowitz <horowitz2@gmail.com>  
**Sent:** Wednesday, August 22, 2018 2:19 PM  
**To:** CPCinfo  
**Subject:** Re short term rentals

Dear Sirs,

There should be no limitations on short-term rentals as long as the owners of the buildings pay the same percent (or slightly more) of taxes to the city and state as do hotels and motels. These short-term rentals compete with hotels and that's fine. But no advantage from taxes should accrue to AirB&B or others who use similar on-line or non-on-line sites.

As long as the FULL taxes are paid, we should support the use of properties for short-term occupancy.

Neighborhoods are said to suffer, but that is a complicated question that I believe is independent of the short-term rental issue.

Sincerely,

Brian Horowitz  
7314 Spruce St.  
New Orleans, LA 70118

August 17, 2018

City Planning Commission  
1300 Perdido St. 7<sup>th</sup> Floor  
New Orleans, LA 70112  
cpcinfo@nola.gov  
BY EMAIL

RE: Comment on Short-term rentals

Dear Commission Members:

My name is Dylan Seitel and I have lived in New Orleans for nine years and in the 7<sup>th</sup> ward for the past four. I've worked at Harrah's as a cocktail server for the past year and a half and I am a member of UNITE HERE Local 23. First, I'd like to thank the New Orleans City Council and Planning Commission for adopting the current moratorium on short-term rental licenses while the effects on our neighborhoods are studied. Two years ago, I lived in an apartment on the 1200 block of Kerlerec Street in the Seventh Ward. At the end of my lease my landlord asked us to leave and converted my home on Kerlerec between Henriette Delille and Marais into an Airbnb. A few months prior to that, she had done the same with my neighbors on the other side of our double shotgun. According to the New Orleans Short Term Rental Registry there are currently 12 active STRs operating on this block.

In the past few years, the street went from being my favorite place in the city-- full of families, artists and working people, where everyone knew each other to a block full of out-of-towners. As it filled with STRs, I saw it transform into something resembling the rows of frat houses around Tulane. Leaving for work in the morning I'd see short term renters openly urinating on the sidewalk, tossing cans and bottles near trashcans and loudly disrupting our peace. I can't imagine they act the same way in their own neighborhoods.

I used to want to buy a home in the 7<sup>th</sup> ward and that also used to be an achievable goal for me. STRs have made the area less desirable for me, but the real nail in the coffin is that housing prices and rents have skyrocketed in the



neighborhood because of the STRs. This makes home ownership there well out of my grasp.

As an employee of Harrah's, I understand that my job is contingent on tourism. Visitors staying in hotels provides employment, and economic opportunities for our city. Union jobs provide an opportunity for health insurance, higher wages and greater job security. The rapid proliferation of Airbnb, in my experience, disrupts our neighborhoods and actively pulls money out of the hospitality industry that is fundamental to our city's well-being. As you study the effect of STRs on New Orleans, I hope that you will take in to consideration the experiences of hospitality workers like me who are the engine that makes our tourism economy work, but who are being pushed out of our homes by STR conversions and struggling to pay rents that are artificially inflated by STRs.

Thank You.

Testimony from Dylan Seitel- Harrah's New Orleans, Cocktail Server

New Orleans Short-Term Rental Public Hearing

July 10, 2018

September 17, 2018

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

**RE:STR Interim Zoning District appeal DR 131-18, 2326 Chartres Street**

Dear Mr. Rivers:

Under Article 26.6.A.ii of ordinance 27,209, New Orleans homeowners and residents with homestead exemptions are permitted to rent one unit of a two-family home under an accessory license. Within the existing set of short-term rental rules, certain residents are limited to the temporary licenses even though their activities are more aligned to the spirit of the accessory license. The article addresses only two-family homes but fails to address homeowner-occupied triplexes. Because of this clause, and because their situation is never addressed anywhere else within the ordinance, homeowners of triplexes are forced to seek a temporary license.

To respond to the regulation standards for our appeal we have responded accordingly:

- a. Is the requested appeal compatible with the surrounding land uses and Structures? Yes, our appeal is compatible with the surrounding land use and structures as our home is an existing tri-plex and there are other multi-family units in our neighborhood.
- b. Does the requested appeal provide for an efficient use of land? Yes, the appeal allows us to occupy and use the home as a tri-plex with two units for us to live in, a full-time tenant, and one unit for leasing as a STR. The income allows us to afford the house note and care of the historic home.
- c. Will granting the requested appeal increase traffic and safety hazards?  
No, granting of the appeal will not increase traffic or safety hazards because it will allow us to continue occupying and using the home as we did legally prior to the IZD.
- d. Does the requested appeal provide for an efficient parking layout? The home was built prior to motorized vehicles and therefore does not have off-street parking.
- e. Will the requested appeal increase community environmental impacts? No, the requested appeal will not increase community environmental impacts because nothing is changing to the building and the appeal is to allow the STR use.

We believe that the new regulations should allow an accessory license on any one unit of a multi-family homes and double that are homeowner occupied. Having one unit in a triplex, with the owner present, means a full two units for full-time residents versus only one unit for full-time residents in the case of a double.

Thank you for your and your staff's work on the short-term rental Interim Zoning District regulations. It is unfortunate that a handful of bad actors are spoiling what can be a positive for residents, tourists, and New Orleans' economy alike.

Thank you,  
Tim Lucas and Anna Thomas  
Homeowners of 2326 Chartres Street and STR IZD appellants

## Paul Cramer

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**From:** leonetta terrell <leonettaterrell@hotmail.com>  
**Sent:** Friday, August 24, 2018 11:59 PM  
**To:** CPCinfo  
**Subject:** short term rental

i hate them.

## Paul Cramer

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**From:** leonetta terrell <leonettaterrell@hotmail.com>  
**Sent:** Friday, August 24, 2018 11:59 PM  
**To:** CPCinfo  
**Subject:** short term rental

i hate them.

## Paul Cramer

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**From:** Rebecca Miller <rmiller@midrid.com>  
**Sent:** Monday, August 20, 2018 3:19 PM  
**To:** CPCinfo  
**Subject:** Short Term Rental Comment Submission

In non-residential districts where both multi-family residential dwellings and hotels are permitted uses, new construction condominium projects, commercial short term rental should also be a permitted use. Use as commercial STR should be subject to the project's condominium documents and require local or on-site professional management of the short term rental activities in said development.

Commercial short term rentals as described above promote new development, construction jobs, increased property taxes, short term rental taxes, and all of the benefits the City receives from the tourist industry, but do not cause in an increase in the intensity of use where multi-family residential and hotels are already permitted uses. Additionally, they do not displace residents from units currently utilized as long-term rental units. Moreover, commercial short term rentals in this instance decrease the incidence of vacant units which would otherwise only be used sporadically throughout the year as second homes and relieve demand for short term rentals in residential districts.

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## Paul Cramer

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**From:** Jan <jbsonnier@aol.com>  
**Sent:** Wednesday, August 22, 2018 7:38 PM  
**To:** CPCinfo  
**Subject:** Short Term Rental comments

I live on Annunciation near Toast, Whole Foods, etc. We have MANY short term rentals in the neighborhood. I have far more complaints about the dense long term apartment building down the block and the very poorly maintained long term rental shotguns across the street. The short terms in this neighborhood are well maintained and cause little disturbance, except for trash that needs to be put to the street on proper days and Uber drivers blocking the street on occasion.

I would like to see better regulation of ALL rental property. But I believe it is unjust to revoke the short term rental permits from anyone who has followed the policies, whether they live on premises or not. It is also unfair to draw lines around certain neighborhoods and allow it "here" but not "there". We are all taxpayers and many have purchased and or renovated for the sole purpose of short term rentals. If it was legal at that time they should not be disallowed.

Regulate them and slow down the rate at which they are growing. But honestly the many long term landlords that may or may not live here and do not maintain their properties are much more of a nuisance and threat to neighborhood quality where I live.

I am sad that rental prices are so high in New Orleans. My children find it very difficult to afford an apartment. But I am very disappointed in the manner in which the city planning commission makes decisions. I have seen many retroactive prohibitions that are just wrong. The city needs to move forward in a deliberate and cautious manner, not going BACK and taking punitive action against those who followed the law and invested in property here.

Jan Sonnier

Sent from my iPhone

## Paul Cramer

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**From:** gary <mrmimi@cox.net>  
**Sent:** Thursday, September 6, 2018 1:28 PM  
**To:** CPCinfo; Kristin G. Palmer  
**Subject:** Short Term Rental

Dear sir/madam, My name is Gary de Leumont and I am a native New Orleanian. I have lived in the Faubourg Marigny for almost 40 years. I am writing today in regards to the Short Term Rental Study. Back in the 90's I was on the committee that developed the Bed and Breakfast ordinance .We worked very hard to come up with an ordinance that adressed the issue of short term rentals especially in residential neighborhoods. This ordinance has served our City fairly well. Unfortunately many people usurped the ordinance and illegally began short term rental of their homes avoiding the taxes, restrictions ,licensing requirements ,etc.of the B and B ordinance. As usual ,instead of citing and fining these illegal short term rentals , the City rewarded the violators by creating a new ordinance to deal with what is now Air B & B throughout the city. This has created many problems which you should be aware of.

My suggestions for the new ordinance is to look at the old B & B ordinance and use it as the model/guide for the short term rental ordinance. We should limit licenses to owner occupied (homestead exemption) properties. We should not have any whole house short term rentals. We should limit the breakfast (continental only) as in the Current B & B ordinance . We should consider allowing only one per block face so as not to overwhelm any particular block . We should require the applicant to show proof of valid insurance( most Home Owner policies do not cover short term rental usage ). This last item, valid insurance ,should be a requirement for all B & B and other short term rentals as it puts our residents and visitors at risk ,and everyone should have the correct insurance.

I believe we really didn't need "another" short term ordinance since we already had a fairly good B & B ordinance that could have been tweaked but if we incorporate these suggestions into the new ordinance I believe it could benefit our neighborhoods and City. Thanks for your consideration

## Paul Cramer

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**From:** Lena L Williams <lw8589@yahoo.com>  
**Sent:** Wednesday, August 22, 2018 5:27 PM  
**To:** CPCinfo  
**Cc:** Lena L Williams  
**Subject:** Short Term Rental Dissatisfaction

Their are people that have Short Term Rentals at their house and Other property they (mortgage)purchase This is being selfish to persons in need of a place to rent as their home, also some people live in another State that have Short Term Rental property in New Orleans, La If more information is needed from me please don't hesitate to contact me

Lena L Williams  
Sent from my iPhone  
Do not wish to be anything except what  
you are and strive to be that well  
St. Francis De Sales



## Paul Cramer

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**From:** michele maso <sagmichele@yahoo.com>  
**Sent:** Saturday, August 18, 2018 1:20 PM  
**To:** CPCinfo; Moreno Council Shared; Jason R. Williams; Joseph I. Giarrusso; Jay H. Banks; Kristin G. Palmer; CouncilDistrictD; Cyndi Nguyen  
**Subject:** Short Term Rental Legislation

My wife and I own a 4-plex in Central City. We live in one unit and rent out the other 3 short term. The inability to obtain Accessory Permits has hurt us financially, so much so that we are now considering moving away from the city we love. The local people we hired to help with cleaning, maintenance, and landscaping have also suffered significant financial hits. Since we are limited to 90 days we can no longer afford to hire them and now try to do most of the work ourselves.

I'm a waiter and my wife is a tour guide. We worked our behinds off to save the money for a down payment on a very run-down old house in 2011. We have spent everything we've earned to renovate over the years. This was our retirement plan. I am now 50 years old and I can't work doubles in restaurants anymore. We invested our life savings in what we hoped would be a decent living for our later years.

Everyone on the City Council says they want our ordinary citizens to thrive. They want owner-occupied STR operators who will be responsive to the needs of the neighborhood. Well, we are owner-occupied but because of the way the law is written we are excluded. I do not believe that was the true spirit of the law. Why on earth would a double be allowed an Accessory Permit but a 3 or 4 plex can't even have a single Accessory Permit? It makes no sense.

Our neighbors love us. They have remarked that they prefer our short term renters to the previous bad neighbors. Our closest neighbor, Ms. Audrey Browder, has lived here since the 60s and she regularly tells us we are the best neighbors she's ever had. The feeling is mutual. We do everything to respect our neighbors. We are responsible, hands-on owners. We are ambassadors for our neighborhood and our city.

Tourists don't all want to stay in hotels. Many travel with their families and prefer to have a relaxing space where they can visit with each other in between activities. Boarding houses are a time honored tradition in this city, an acceptable and respectable way to earn a living. It would be wonderful if you could re-word the Bed & Breakfast laws to include multi-family dwellings. We would be very grateful if we were allowed to go through the legal process of obtaining B&B license. Our business model is popular the world over. Please write sensible legislation that allows us to use our largest (and only) investment responsibly.

Respectfully,  
Michele Maso  
1720 Washington Ave #4  
New Orleans, LA 70113

## Paul Cramer

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**From:** Christopher Anton <christopher\_anton@msn.com>  
**Sent:** Monday, September 17, 2018 3:26 PM  
**To:** CPCinfo  
**Subject:** Short Term Rental Permits

I appreciate all the negative drawbacks of Short Term Rentals and understand the need to further regulate them. However, using Homestead Exemptions as the basis for this is flawed. I live in a house in Mcdonogh (four blocks outside of Algiers Point), which I have lived in for over 10 years. I did not qualify for a traditional mortgage when I bought my house. I purchased it with a Bond for Deed. This type of mortgage does not qualify for a homestead exemption in New Orleans. Because I am unable to get a homestead exemption, I also pay far more in property taxes than other homeowners. The address of my house is on my driver's license and my vehicle registration, all of the utilities are in my name, as are the homeowner's insurance and tax bills, and it's the only house I've ever lived in here. I rent out my second bedroom on airbnb (while I live in the other). To tie future STR permits to homestead exemptions further penalizes people like me - those who are truly using airbnb as a means to close the gap in personal budgets. If I am unable to keep my STR permit, I will lose an important income stream that helps me keep and maintain my house. I have had an STR permit since the program began, and have never had any complaints from neighbors or negative incidents with my airbnb guests. I have an excellent guest rating on airbnb, and almost every one of my public airbnb reviews from guests indicates that I am living in the house while my guests are there.

While it's easy to see the negative impact short term rentals can have on neighborhoods, mine seems to be having the opposite: people who would never come into my neighborhood, or who might be frightened by the gritty look of parts of it, are suddenly immersed in it by the charm of the house and its affordability compared to hotels in the CBD or French Quarter. They're spending time exploring my neighborhood, spending money in the corner store, buying Lenten fish plates from the Masonic Lodge or the nearby bar, and drinking and dining in establishments in Algiers Point. They're learning about obscure jazz legends and riding the ferry. They're treating my house and property well and talking to neighbors from the chairs on my front porch. This is all because they're effectively my roommates for the weekend and not just renting some vacant house that they can use and abuse. There are no loud parties, no excess trash, and no impact at all on the cost of rent or availability of properties in my neighborhood. My guests are also leaving with a new perspective on New Orleans life that isn't Bourbon Street or Uptown or the CBD. They would likely never even see this side of the river if they simply stayed in a hotel in the Quarter. More importantly for me, they're giving me extra income that enables me to continue to maintain a house that's one of the crown jewels of a generally overlooked area of the city. I'm not sure why my neighborhood, lumped in with Algiers, and often ignored by most of the city of New Orleans, is suddenly being targeted with the same broad brush as the Treme or Algiers Point with regard to Short Term Rentals. Worth noting is that the same buildings on my block that were vacant ten years ago are still vacant - except for the two that have since fallen down. I spend my weekends picking up litter and cleaning the storm drain along the block and mowing the vacant lot next door as often as I mow my own.

Please consider locals like me in your decisions on the future of Short Term Rentals. We're not all nameless corporations from out of state. Some of us are honest, hard-working, contributing residents of NOLA who truly do use airbnb as a means to make life in an insanely expensive city more affordable. Every proposal I have heard on this topic mentions Homestead Exemptions and has the unfortunate side effect of punishing me along with those who are abusing the current system. The truth is, those corporations will likely find a loophole in any future proposal, and locals like me will suffer. Please be sure any permitting process somehow allows people like me to maintain our airbnb status legally, without a homestead exemption.

## Paul Cramer

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**From:** Lee Ali <leeali1@yahoo.com>  
**Sent:** Friday, August 17, 2018 8:13 AM  
**To:** CPCinfo; Robert D. Rivers  
**Subject:** Short Term Rental Policy French Quarter

I have lived in the French Quarter for over forty years, and my sister nearly thirty years. We finally saved enough to be able to buy a property in the Quarter, a Creole cottage double with a detached dependency. We are not wealthy and we need rental income to be able to offset the steep taxes, high insurance, significant cost of restoration, and the exorbitant maintenance costs required to preserve a property that is nearly 200 years old. Conventional sources of income have diminished appreciably since the rise of the Internet economy. We are in our early sixties and both feeling the impact of that economic shift. People are not participating in the sharing economy because they want to. It has become an economic necessity. We closed our retail store, Shop of the Two Sisters, in 2012. I am a free lance interior designer and my sister is in retail sales. Bricks and mortar stores have been decimated by online shopping. It has now filtered down to impact the design as well. You can go up and down Royal St. and talk to long established antique dealers who are struggling to remain open.

Permitting Short-term Rental on accessory use properties provides much needed income to allow us to be able to maintain our property and remain in the Quarter as full-time residents. People in the Quarter with homestead exemptions should be able to rent out their dependencies as short-term rentals to supplement their income and offset the high cost of maintaining these historic properties. To not be allowed to do so is highly discriminatory.

Though the rise in tourism is great for the city, it has made the Quarter much, much less desirable for full-time residents. The Quarter has become a mecca for tourists and is now overwhelmingly populated with ultra-wealthy very part-time owners, visiting on the occasional weekend. Many full-time inhabitants that were my neighbors were elderly and have since moved out of the Quarter or passed away. In case after case, those residences are now occupied as second homes. The resident population has been hollowed out, and lack of full time residents makes the Quarter less safe and compromises the voter base. The Quarter has lost its cachet as a neighborhood. I have lived in the Quarter for over four decades and have seen this has occur in waves over time. There are several factors contributing to the population of full-time residents in the Quarter.

The initial drain began in the late 80's/early 90's with the advent of the development of the Warehouse District after the World's Fair. Renters and buyers were able to live downtown in newly renovated property with all of the amenities: historical properties with open floor plans, new kitchens and baths. Young professionals began leaving the Quarter in droves for these chic lofts with all of the amenities. This resulted in a terrible slump in the French Quarter real estate market and prices plummeted. As properties are currently being dumped, we are experiencing another major slump in the market and prices are falling once again, which is bad for the city and bad for those of us who have invested in the Quarter. The value of property in the Quarter has decreased by between 28 and 35% in the past year or so. How is that good for the city or good for those of us who have made a substantial investment in the Quarter and made it our home?

In the mid to late 90's, developers were allowed to carve up properties that had been inhabitable rentals into small units for second homes. Part-time residences grew and grew, and that resulted in the further exodus of full-time residents. Many of those displaced people moved to the Bywater, Marigny and Tremé which acquired a young, hip, urban vibe.

The post-Katrina influx brought waves of young people who elected to live in what they saw as living, hip neighborhoods, Tremé, and the Marigny and Bywater with their vibrant young nightlife. Contrast that to the Quarter that is filled with tourists and the occasional weekend inhabitants. As tourism and second residences have taken over the Quarter, these other areas have achieved an incredible vitality. I have long witnessed this trend and it is thirty years in the making. The genie is not going back in that bottle. Many of these smaller French Quarter dependencies are ill-suited for full-time occupancy and are not competitive with what is currently on the market. They are, however, charmingly evocative of the Quarter and perfectly suited for guest cottages. I will forward an email from our Realtor depicting the situation. This policy has decimated the real estate market in the Quarter.

The total ban on short-term rental in the Quarter has caused an extensive proliferation of short term rentals in the Bywater and Marigny, areas that are locally populated neighborhoods. At the same time, the ban has choked off income for those of us that are long term residents of the Quarter and who have invested in French Quarter property. We need that income to maintain full-time residences and to be able to continue to live here. It is a double bind, as French Quarter properties have significantly depreciated in the past year. To sell now, would be to suffer devastating economic loss.

I am not in favor of unbridled extensive short-term rental in the Quarter. However, not allowing short term rental use of dependencies in owner occupied properties puts French Quarter property at a significant disadvantage. Furthermore, the French Quarter ban is driving up the prices in the neighborhoods where it is now legal and causing French Quarter properties to bottom out. As a buyer looking for a personal residence with supplemental short-term rental income, how can you sensibly opt for the Quarter vs. Marigny or the Bywater? French Quarter property has now simply become a bad investment. If you want to attract residents to the Quarter and stop the runaway increase in pricing in what were more affordable neighborhoods, level the playing field. Legalize owner occupied short-term rental in the Quarter. The first wave of licensing should be for those of us with a homestead exemption, city-wide. We are on-site and guests staying in our property have been of the highest caliber and have visited over and over. We have never had a complaint.

As accessory use is allowed throughout the City, it should also be allowed in the Quarter. Ours is a smaller modest property. We each have one-bedroom units. The dependency though lovely is not well suited for a full-time tenant. We have had it on the rental market for over ten months and have reduced the rate. Due to the glut of former short-term rental properties for rent and the number of large scale conversions of commercial properties (schools and former retail spaces) we have only had two showings. This is our guest cottage where our mother stays when she visits. Having a full-time resident makes that an impossibility. If the property were located in the Marigny, we would be allowed to have this both be an extension of our home and rent it out periodically for income. Not being able to do so, causes our property value to decline relative to those areas where accessory use is permitted. Declining property values and driving out even more long-term residents is not good for anyone. Lacking the income, we won't be able to maintain our properties to the degree that we have and we may be forced to sell at a drastically reduced price.

I moved here in the mid-seventies. The Quarter that we see today is not the same French Quarter. Yes, there were many, many renters. I was one for many, many years. When you elected to move, you had to paint, change carpeting, often put in new appliances, etc. (The fully restored warehouse conversions were a big part of the appeal of the new warehouse district.) A few people owned a lot of rental property in the Quarter that they did not maintain well. Prices were a fraction of the cost of what they are today and demolition by neglect was rampant. The proliferation of out of town buyers has been very good for the maintenance of the properties themselves. In the meantime, much of the housing stock itself has changed in terms of size. Reconfiguring these micro-sized properties would be cost-prohibitive. These part-time residences are here to stay. There are now many larger scale condo and apartment conversions in the Quarter in formerly commercial properties which are tailored for and marketed to part-time residences. Many of the larger scale more modern developments in the Quarter now look very much like those in the Warehouse District. Let's keep those of us that are long-term French Quarter owner/residents with smaller historically renovated properties in the Quarter by allowing us the revenue stream to be able to continue to maintain the properties, to live here, and to preserve our investment. The Quarter should

not be a playground for occasional use for the ultra-rich. The more of us that are driven out by economic necessity, the greater the chance of that occurring.

Tourism, crime, taxes, insurance and maintenance costs have gone through the roof. Since the prohibition of short term rentals in the Quarter, it is peppered with for sale and for rent signs. Some blocks have as many as eight. Properties that are finally selling, after months and months on the market are selling at 75% or less of their listed value. This is impacting not just the smaller properties that were formerly short-term rentals. This is impacting the upper end of the market as well. This makes French Quarter property appear to be a bad investment, which will only drive prices down further. What we have seen is a radical and alarming spiraling down of property values in a very, very short time.

Though property values have decreased appreciably, our tax rate increased again last year. As full-time residents of the Quarter with a homestead exemption, we should be able to rent our dependency for supplemental income, as we have in the past. The current economic situation makes this a must for us to be able to continue to live here. We love the Quarter and want to be able to continue to live here. Rental income is integral to our being able to afford to remain here and maintain our property.

Lee Ali

1010 St. Ann

[Leeali1@yahoo.com](mailto:Leeali1@yahoo.com)

504.813.4550

504.525.2747

Rose Ali

1012 St. Ann

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Interior Designer, ASID

Lee Ali Interiors  
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(504) 525-2747 | (504) 525-5544 Fax

<http://leealiinteriors.com/>

**Paul Cramer**

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**From:** Conrad Shelby <conradshelby@gmail.com>  
**Sent:** Monday, August 20, 2018 4:56 PM  
**To:** CPCinfo  
**Subject:** SHORT TERM RENTAL POLICY NOLA

To whom it may concern;

I am writing to voice my opinion, as a twenty year home owner and life-long resident of New Orleans, in **support** of legal, licensed, and regulated short term rentals as well as the general guidelines of the Alliance for Neighborhood Prosperity when revising the STR ordinance.

Thank you for your service, time, and consideration in this matter...

Conrad Shelby  
504-905-4669

**Paul Cramer**

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**From:** Todd Erickson <jte133@gmail.com>  
**Sent:** Monday, September 17, 2018 3:19 PM  
**To:** CPCinfo  
**Subject:** Short Term Rental Regulation

City Planning Commission and City Council,

I am a New Orleans resident and responsible Short Term Rental property owner. I live in and operate short term rental in Algiers Point. Despite having zero issues with any of my guests or complaints from any of my neighbors, I was denied a renewal of my short term rental license. I had a license for one of my units in the 4 unit building in which I live. I was told that if it was a 2 unit, I could get the license but since it's a 4 unit, I was not eligible. When I purchased this 4 unit property, the unit that is now a short term rental was vacant as was the unit I'm currently living in. The other 2 have been rented by long term renters, one of which has lived on the property for 32 years. His rent of \$525 per month is about \$225 under market value. I have not raised his rent because I have been able to make up the difference with my short term rental. Since my license expiration and non-renewal, I've taken a financial hit. Unfortunately, it looks like I'm going to have to raise this gentleman's rent to market value, which I don't believe he'll be able to afford. I also hire people from my neighborhood to clean for me, those people will take a financial hit as well. The city is also losing a good amount of potential tax revenue. I'm all for short term rentals being taxed at the same rates of hotels. Please reconsider this ban. I believe the legislation passed by the previous administration was a fair resolution. Thank you.

**Todd Erickson**  
(757) 285 - 5448 - Cell

## Paul Cramer

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**From:** Corinna Chaney <corrinnna@gmail.com>  
**Sent:** Saturday, August 18, 2018 12:00 PM  
**To:** CPCinfo  
**Subject:** Short Term Rental Regulations

I would like the Planning Commission to consider re-wording the current regulation stating only owner-occupied doubles are allowed to have an Accessory Permit. This is patently unfair to other owner occupied multi-family dwellings and I do not believe it is the actual spirit of the law.

We own a 4plex, live on the premises, and are well liked by our neighbors. We are exactly what everyone seems to want but we are limited to 90 days a year because of the way the law is written. Our house (and neighborhood) was not pretty when we purchased it in 2011. We have restored and renovated our 150 year old 4-plex and brought it back to its former beauty. Our neighborhood is now a little jewel in Central City. Both my husband and I work Service Industry jobs. Renting short term allowed us to finally get a small leg up in this city, such a difficult thing to do when your wages depend on tips and tourism.

We have had several long term renters in the past and without fail we have found very costly repairs were needed due to negligence and neglect. We have also had nuisance tenants who hosted loud parties, fought with neighbors, and destroyed property, We've poured our heart, soul, and every dime we make into this house. The heartbreak when long term renters destroy it was too much to bear. Living in the same building with loud tenants was also draining, costly, and difficult. The short term renters have been courteous and pleasant, loving our home and the neighborhood. The one or two that got too loud were immediately hushed with a phone call. They never clash with the neighbors. They patronize our corner store and corner bar, spreading their tourist dollars in Central City where they might not reach otherwise. Our neighbors have often told us they are happy that we now do short term rentals. They regularly send friends and family to us when they don't have room to host them.

Please do not throw the baby out with the bathwater because of some bad actors in the city. Please re-write the rules to include responsible owners with multi-family homes. We have been barely scrapping by now that we are limited to 90 days a year. We follow the rules. We care for our neighbors. We welcome tourists with open arms. We spread the wealth by hiring housekeepers and gardeners at \$25 and hour (far better than most jobs in this sector pay). What is wrong with our business model? Our home was built to house multiple families and we are doing it responsibly. We should be supported by City Hall, not shut out and financially harmed by these short sighted laws. We love New Orleans but it so often feels like this city does not love us back.

Regards,  
Corinna Chaney  
1720 Washington Ave  
New Orleans, 70113  
504.233.8057

2018 SHORT TERM RENTAL STUDY - Request by City Council Motion M-18-194 for the City Planning Commission to conduct a public hearing and study on the impact of Short Term Rentals (STRs), utilizing the City's existing regulations and STR data, to determine if amendments to existing laws are warranted or necessary, and if existing regulations should be modified to reduce any unintended secondary effects of STRs relative to the residential fabric of the city. ALL INTERESTED PARTIES ARE ENCOURAGED TO



ATTEND AND ALL RELEVANT COMMENTS CONCERNING EXISTING REGULATIONS OR PROPOSED CHANGES ARE ENCOURAGED. YOU MAY ALSO SUBMIT WRITTEN COMMENTS TO THE EXECUTIVE DIRECTOR IN ADVANCE BY MAIL (1300 PERDIDO STREET, 7TH FLOOR, NEW ORLEANS, LA 70112) OR EMAIL

## Paul Cramer

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**From:** sharon mcmanis <sharonmcmanis@gmail.com>  
**Sent:** Sunday, August 19, 2018 10:59 PM  
**To:** CPCinfo  
**Subject:** Short Term Rental Study

Hi,

I want to voice my opposition to Airbnbs in New Orleans and support for stronger rules and regulations if they are to continue in the city.

As a resident of Treme, I have seen firsthand how much of a negative impact these Airbnbs have had on a great neighborhood. There are complete blocks with only one or two homes with residents and the rest are for tourists. Residents of the city should come first.

Whole home rentals are going to destroy affordable housing and the culture of New Orleans. Many of the homes in my neighborhood are owned by one person - Ben Harwood, who's company Historic Getaways he jokingly calls "Historic Ghettoways" because of their location in Treme. His claims of supporting affordable housing and following the rules are false. He has a homestead exemption at one of his Treme properties even though he lives in the Lower Garden District. His properties are listed in his name and Nichole Doyle's and are posted on multiple platforms (airbnb, vrbo, and his own website) and rented throughout the year and, with multiple beds, house more people than the city allows. How many more are claiming to follow the rules and lying like this?

I support:

- Licensing STR platforms to ensure they share the responsibility of enforcement by deleting illegal listings and providing useable data to the City
- Restricting STR licenses to residents with homestead exemptions
- **Limiting one STR permit per resident**, allowing New Orleanians with homestead exemptions to rent out the other half of their double, a room in their home, or a unit in the multi-unit building as a year-round STR

Thank you,

Sharon McManis

## Paul Cramer

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**From:** Emily Mickley-Doyle <emily@sproutnola.org>  
**Sent:** Thursday, August 16, 2018 11:57 AM  
**To:** CPCinfo  
**Subject:** Short term rental study comments

Hello,

My name is Emily Mickley-Doyle and I would like to comment on the short term rental study.

I would like to see the following policy changes to protect neighbors from eviction and neighborhoods from becoming playgrounds for tourists and the wealthy:

- Licensing STR platforms (like Airbnb) to ensure they share the responsibility of enforcement by deleting illegal listings and providing useable data to the City
- Restricting STR licenses to residents with homestead exemptions, including in neighborhood commercial corridors
- Limiting one STR permit per resident, allowing New Orleanians with homestead exemptions to rent out the other half of their double, a room in their home, or a unit in the multi-unit building as a year-round STR
- Placing a \$20 fee per night on all STR transactions. The fee will be earmarked for the Neighborhood Housing Improvement Fund so New Orleans can build more affordable housing to address the ongoing housing crisis

--

Emily Mickley-Doyle  
740.504.1181  
3034 Paris Ave.  
NOLA, 70119

## Paul Cramer

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**From:** Cosima Clements <Cosima@partnerstitlela.com>  
**Sent:** Monday, September 17, 2018 4:42 PM  
**To:** CPCinfo  
**Subject:** Short Term Rental Study, Motion M-18-194

I would like to propose that small multi-family residences be included within the body of Section 21.6.II.2 of the CZO as properties that can be granted Accessory Short Term Rental (ASTR) licenses subject to certain requirements.

As currently written, Section 21.6.II.2 of the CZO is void of any requirement that necessitates only one to two-family dwellings may apply for the ASTR license.

In order to receive an ASTR license a property owner must be able to claim a Homestead Exemption. The ability to claim a Homestead Exemption signifies that the owner uses the property as his/her/their "primary residence". This, in turn, signifies that the ASTR applicant & property owner will be on the premise to personally monitor their ASTR license operations and have an interest in ensuring it is properly operated, not abused and does not negatively affect the neighborhood in which they reside.

In instances where a one-family or two-family residence is granted an ASTR, the property owner is using 50 – 100% of the property for ASTR purposes & has an interest in ensuring the license is properly operated, not abused and does not affect the neighborhood in which they reside. A small multi-family residence owner would share the same interest, while utilizing only 33%, at maximum, of the property for ASTR purposes. The owner also has an interest in ensuring his/her/their ASTR operations do not negatively affect the other long-term tenants on the property. Thus, the small multi-family applicant has an added interest that the one to two-family applicant does not.

The proposed multi-family residence ASTR addition to Section 21.6.II.2 could also be policed and curtailed by holding it subject to the provisions of Section 21.6.II.2 and in particular paragraph (e). Paragraph (e) would limit the number of guest to two people per bedroom in the same manner it does for one to two-family residences which would avoid adversely affect the neighborhood. It could further be policed by holding it subject to satisfying the current requirements of the imposed Interim Zoning District.

Taking in the above considerations, I would like to propose adding small multi-family residences to the body of Section 21.6.II.2 as properties that can be granted ASTR licenses as long as they can prove they fall within the circumstances spelled out above.

Thank you.



**Cosima Clements**  
**Attorney**

3530 Magazine Street, New Orleans, Louisiana 70115  
504.509.6866 Phone | 225.907.6806 Cell | 225.615.8430 Fax |

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## Paul Cramer

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**From:** Tyler Cashin <tylercashin@gmail.com>  
**Sent:** Monday, September 17, 2018 2:57 PM  
**To:** CPCinfo  
**Subject:** Short Term Rentals

I have a dedicated guest space in my home for my grown children and parents as none of them live here, but we have a two year old that requires lots of visits. We qualify for homestead exemption and hold it. We count on income from the guest space when it's not being used to help with everything from tuition to the increased cost of insurance in our fair city.

With all due respect, the citizens of this city that host visitors, hold homestead exemption and have been responsible hosts should be lawfully allowed to offer their space however they choose. We support others by paying a premium to clean the place, we buy groceries to stock the space, we hire local contractors to maintain the entire house because we can. We can because of host income. We also submit our fees to the city. These fees could be increased, by the way.

There are those that have taken hosting to an extreme, they have huge groups that come to party and treat our historic areas like they exist specifically to be their party zone. Bad actors in the STR space take all the air out of the room and prevent discussion of reasonable hosting by homestead exempted residents.

Thank you in advance for your consideration.

Tyler Cashin  
Bywater  
706-267-0153

--

**Tyler Cashin**



706-267-0153 Cell  
404-558-8585 Work  
[americanleakdetection.com](http://americanleakdetection.com)  
S. Atlanta, Athens, Macon, NE Georgia

## Paul Cramer

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**From:** Renee Dodge <rouxdauphine@gmail.com>  
**Sent:** Monday, September 17, 2018 4:53 PM  
**To:** CPCinfo  
**Subject:** Short term rentals

I want neighbors. When you come right down to it, is that too much to ask? Short Term Rental policies have allowed transient rental homes where neighbors once lived. Stoops and streets once filled with neighbors are empty. Neighborhood services are non-existent, except for bars. How is this benefiting actual New Orleanians? I have not seen any evidence of a solid revenue stream and even if there is some money coming in, is it worth it to create a ghost town?

My request is simple: limit these rentals to owner-occupied homes only. This is, after all, the definition of a "B&B," and one of the requirements imposed on those who operate these services legitimately. Legal bed and breakfasts are limited to a percentage of housing units in each neighborhood. Why not the same for those who are lining the pockets of a multinational corporation whose sole function is accumulating and manipulating data.

Why not encourage visitors to stay in the many, many hotels and licensed bed & breakfasts? It is so easy for guests to get to our neighborhoods by bike or walking or Uber if they want to "experience" them. There is no advantage to them staying in neighborhoods and they are a nuisance.

I understand that Air B&B has a lot of money to pay people to write and say how great it is to have unlimited short term rentals. I hope you have the sense to weed out these comments. I know there are people who are making a fortune from this, but.... it does not benefit the city as a whole. Many of the absentee owners do not even live in this state and probably don't pay any taxes.

Please do the right thing. Try to step up and champion those of us who still, despite all the bad stuff, live and love New Orleans.

Thank you,

Renee Dodge  
Bywater resident, formerly Marigny Triangle

## Paul Cramer

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**From:** michael@michaelpajon.com  
**Sent:** Thursday, August 16, 2018 11:45 AM  
**To:** CPCinfo  
**Subject:** short term rentals

Dear City Planning Commission,

The writing on the wall seems to be pretty clear on the Airbnb debate. Whole home rentals are destroying the culture of New Orleans and deeply effecting the available housing stock for locals, which in turn is feeding directly into the affordable housing crisis we find ourselves in. Str's are responsible for direct displacement through eviction of tenants/citizens in favor of guests/tourists. It has artificially driven up the cost of rents and home sales as Realtors speculate to homebuyers the value of STR's as investment properties and to justify the inflated values of Single Family Homes.

One host one home is the only acceptable form in which Airbnb should be allowed to operate in New Orleans if at all.

So much money is being poured in from outside of the City and State both by and on behalf of Airbnb.

As our city planning commission I hope you will prove to the City Council and the Mayor that the people of New Orleans deserve better and we won't let a single corporate interest have it's way with our City.

Thank you,

Michael Pajon

[www.michaelpajon.com](http://www.michaelpajon.com)

## Paul Cramer

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**From:** Robyn Halvorsen <robynreal@aol.com>  
**Sent:** Wednesday, August 22, 2018 1:48 PM  
**To:** CPCinfo  
**Subject:** Short term rentals.

I have lived in the Marigny/Bywater area since 1975. I own rentals and businesses and believe in thoughtful development. Short term rentals have gotten out of hand. The only way they work is for the house doing them to have a responsible person living on site. That means grant licenses only to properties with homestead exemptions. That way we can have a neighborhood again. Thank you.

**Robyn Halvorsen**  
**Realtor®**  
**504-494-3705**  
**504-948-3011**



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## Paul Cramer

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**From:** Paulitha Perkins <paulithaperkins75@gmail.com>  
**Sent:** Wednesday, August 22, 2018 2:23 PM  
**To:** CPCinfo  
**Subject:** Short-term rental

Considering the economy and the hardships we go through on our jobs, I think short-term rental is a "good thing."

I can't identify and faults. My neighbor has a short-term rental property and so far so good. I've had the opportunity to meet new people from different places and have also made restaurant recommendations. Due to the increase of short term rental the city needs to ensure that new orleanians have access to rent in any neighborhood one chooses to live, for example, mixed income housing and public assistance availability in highly profiled short term rental areas. We shouldn't be pushed to live in other areas of the city because of short term rental, for example, New Orleans East.

Thanks

Paulitha Perkins

**Paul Cramer**

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**From:** Sean LaRocca <seanpies@gmail.com>  
**Sent:** Thursday, August 23, 2018 9:26 AM  
**To:** CPCinfo  
**Subject:** Short-term rental comment

Please require a homestead exemption on all short-term rental properties. I am opposed to any and all short term rental licenses being issued for non-owner-occupied properties.

Thank you,  
Sean LaRocca  
70119

## Paul Cramer

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**From:** Sara Albee <sara@nolablissmassage.com>  
**Sent:** Monday, August 20, 2018 5:20 PM  
**To:** CPCinfo  
**Subject:** Short-term Rentals

----- Forwarded message -----

From: Sara Albee <[sara@nolablissmassage.com](mailto:sara@nolablissmassage.com)>

To: [cpcinfo@nola.com](mailto:cpcinfo@nola.com)

Cc:

Bcc:

Date: Mon, 20 Aug 2018 16:58:33 -0500

Subject: Short-term Rentals

I think the planning commission should end the short-term ban on whole home rental and create smarter regulation that allows the locals to benefit from STR's while ensuring they take care of them properly.

Most STR owners are locals whom, since the rise of online platforms, are benefitting from tourism while creating living wage jobs and supporting the city through taxes. I bought a foreclosure in the Marigny 10 years ago, it took me almost 7 years (I lived in it for most of that time) to fully rebuild 1870's double. I now rent it short-term. I meet all my guests face to face and have never had a complaint (all my neighbors have my cell and could text at any time if they were having an issue).

Affordable housing is an issue in New Orleans and we need to focus on fact-based policies that will effectively address this issue. The UNO Study found that STR's are not the problem but they are the easy political win. STR's can actually contribute to the solution of more affordable housing by - increasing wages (most str workers are paid a living wage or more), and by increasing the percentage that goes into the affordable housing fund. A true win win! I urge you to increase this contribution to affordable housing from STR's!

Also, there is an issue of out of state owners. I recommend having different rules for residents and non-residents as well as density restrictions and an overall cap. Thus allowing locals to still benefit from this thus enabling the city to benefit as we give back - through investments, philanthropy etc. We love our city and want to contribute in a big way, allow us to do so.

Thank you!

Sara Albee

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Chief Bliss Officer  
NOLA Bliss Massage  
[www.nolablissmassage.com](http://www.nolablissmassage.com)  
504-615-9414

## Paul Cramer

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**From:** Michael Jennings <mij.phys@gmail.com>  
**Sent:** Monday, August 20, 2018 3:15 PM  
**To:** CPCinfo  
**Subject:** Short-term rentals

To Whom It May Concern,

I wanted to write in to say I am in favor of strict STR regulations and penalties for STR owners found in violation of these regulations.

I live in the Treme neighborhood and despite what STR owners say, their presence leads to increased crime. They've effectively priced locals out of the neighborhood so normal people can't afford to purchase homes in the neighborhood. Since nobody stays in those houses long-term, drug addicts learn which houses are STRs and break into them.

I'm not against people making money, but this has clearly become predatory behavior by the STR owners in the absence of any kind of punishment for violating the rules. They drive up housing prices and drive out middle class and working class people from buying or renting. The reason I say predatory is because they're flouting the rules already in place for nobody's benefit but their own.

It's not hard to find STRs on multiple websites. It's not hard to find many STRs owned by the same person. It's not hard to find STRs where nobody lives in them when they have a homestead exemption. The owners do cheap-looking renovations and leave construction waste and fiberglass insulation out in the open. They'll keep breaking the rules for their own benefit, and at everyone else's expense unless the rules are enforced. There are STRs out there with literally a dozen or more violations but where are the penalties?

Thank you,  
Michael Jennings

## Paul Cramer

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**From:** gary hodes <trinitoid469@gmail.com>  
**Sent:** Friday, August 17, 2018 5:44 PM  
**To:** CPCinfo  
**Subject:** STR

Greetings,

I'm an operator of a small Airbnb in the Marigny. With respect I'm in favor of Airbnbs and all the revenues generated from the business. I'm sure you've done the due diligence and are aware of the monies generated for our city. Not only has it brought more revenues to peripheral businesses but it has also allowed for extra monies to upgrade and maintain our historic buildings.

Certainly I'm against investors from out of area purchasing properties solely with the intent of profiting without actually living here and obtaining a homestead exemption.

I'm hoping you can find a balance and I may continue to be able to afford taxes, insurances and upkeep of my historic home.

Thanks for your time in reviewing.

Happy Homeowner

## Paul Cramer

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**From:** nancy thacker <njthacker@gmail.com>  
**Sent:** Wednesday, August 22, 2018 3:25 PM  
**To:** CPCinfo  
**Subject:** STR

I live in Bywater.

I have lost all but 4 neighbors on the block - all other house's are now commercial full time whole home rentals.

Please - NO WHOLE HOME RENTALS - EVER -

When you put a day limit on it - it only means that the owner's are lying about their Homestead Exp.

I need neighbors. I'm tired of walking down the block to pour Clorox in fountains that are abandoned. Rats live in the back yards.

I'm not against renting out a guest apartment when you live there. 2 of the 4 remaining neighbors do that. Me being one of them. My guests have never thrown up on someone else's porch (happened twice now from a house just on the other side of me, because that whole home rental has a set back porch as well). They have never partied or made a lot of noise. It's not a business for me. Or my neighbors that do the same. It's a bit of Lagniappe for living in a great city that we love to share when friends and family are not using the space. We are careful who we rent to because we live in the same house that guest are using.

So - again - please - NO WHOLE HOME RENTALS EVER.

thank you

nancy thacker

3135 Royal - check the block out - just lost three homes - up for commercial whole home rental's - families kicked out. One corner home that recently sold is turning into a coffee shop, like we need another one of those. the other corner is a business - Markey's Bar is at the other end of the block. Three absentee landlords -two in california, one in new jersey.

## Paul Cramer

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**From:** C Tippy <ctippy@gmail.com>  
**Sent:** Monday, August 20, 2018 2:47 PM  
**To:** CPCinfo  
**Subject:** STR Comments

Dear members of the City Planning Commission,

I am writing to request you include the following changes in your report to city council regarding Short Term Rentals:

- License STR platforms to ensure they share the responsibility of enforcement by deleting illegal listings and providing useable data to the City
- Restrict STR licenses to residents with homestead exemptions
- Limit one STR permit per resident, allowing New Orleanians with homestead exemptions to rent out the other half of their double, a room in their home, or a unit in the multi-unit building as a year-round STR
- Place a \$20 fee per night on all STR transactions. Earmark this fee for the Neighborhood Housing Improvement Fund so New Orleans can build more affordable housing to address the ongoing housing crisis

My neighbor has had an illegal short term rental and I have seen action from the city after several complaints, however there needs to be a clear and easy to enforce system in place to ensure that our neighborhoods can include more neighbors and our city can see a relief from the exorbitant prices of property at this point.

The house on my block that is an Airbnb is at 3819 Marais Street. It was sold for \$425,000 within about a month of passing the Airbnb rules in 2016. It had previously been purchased for around \$170,000 that same year and it was sold for around \$79,000 prior to that. The owners (there are 5 of them) that bought the house in 2016 have rented it on Airbnb for \$575 per night and on VRBO for \$725 per night. The enforcement department has cited them for numerous violations of the STR code if you would like further information on this particular property. Prior to Katrina this house was rented by a family of 8 New Orleanians for around \$800 per month. IF they were to rent it out every night at the rate they charged on VRBO the monthly rent would add up to \$21,750 per month. The people of New Orleans cannot compete with these type of rental fees. Adding the above restrictions should help to ensure that property owners are not faced with the prospect of \$1000 per month versus \$21,750 per month. Houses in New Orleans should primarily house people who live in New Orleans.

I heard people at the hearing who own airbnbs talking about how they were unable to rent out their homes. I would be interested to understand how much they were trying to rent their homes for- we have an affordable housing crisis in this city and STRs exacerbates that crisis.

Thank you in advance for your consideration.

Sincerely  
Colette Tippy

September 16, 2018

To the City Council of New Orleans:

I am a 71 year old senior citizen and a resident of an Historic District in this city since 2000. I am currently supported financially by a short term rental. This letter is to address this Council regarding my experience as such. And to address the impact of STRs to myself personally and to my surrounding community.

While Short Terms Rentals are a fairly recent phenomenon in New Orleans, I am not. I will tell you briefly my story since it is relevant to this topic:

I didn't move to this city to rehabilitate blighted houses. I didn't even really know what they were. But, because of the the extraordinary beauty and singularity of the housing stock I discovered them. I bought a blighted house, took bank loans, gathered a crew and began rebuilding. One, then another, then another. I have never been a "flipper". These restorations became housing for those in need of rental properties to call home. I enlisted the help of a family member, and by 2005 had restored 12 units to proud use for the City. When Hurricane Katrina arrived, all were damaged or nearly destroyed. Insurance failed me so I took an SBA loan to restore them. And I did. Every one. I stayed to help rebuild the city.

I now live in the last of my properties—the one in this Historic District and the one that is both my home and a short term rental.

Why do I tell you this story? Because the hosts of STRs are not all interlopers looking for a quick and easy profit. I probably represent most hosts. I urge the Council to consider closely the demographic I represent.

Additionally, my guests have volunteered that they spend about \$1000.00 in neighborhood businesses during their stays. All spend considerable amounts of their vacation money in the City as a whole.

Finally: My property, as many in New Orleans, consists of a double fronting the street and a cottage (outbuilding) in the back. This means that I have three (3) addresses—which, under current regulations, exempts me from licensure as a STR. I rent the other half of my double to three women (two graduate students at UNO and one musician) who are long-term tenants. A major objection to STRs is their reduction of rental opportunities for residents. I DON'T . Without interruption, my property has provided exactly that. It still does. The cottage is my STR. My guests are all responsible adults over the age of 25 and consist mostly of traveling retirees. I know that my situation is not unique and I implore you to reconsider the regulation that prohibits me from hosting a Short Term Rental under these circumstances.

Because of the above, I am the ideal Short Term Rental host.

1. I am long, established resident of New Orleans who has contributed my small part to her betterment and survival.
2. I supply long-term housing to those who need it.
3. A Short Term Rental is my primary income. I need it.



I urge the Council to take a closer look at all hosts and consider those such as myself. Please listen to ALL our stories. Eliminate the bad actors, please. But please allow the good actors to stay.

Should new regulations eliminate my ability to operate a STR, it will be necessary for me to sell my home (I am now too old to renovate blighted homes) and return to the Pacific North West and live with my family. My ability to remain an active participant in the continuing prosperity in the city I love will become impossible.

Sincerely,

A good Host

PS: I am sending this via a friend's email. It's a sad thing, but I am not confident that the City Counsel has my best interests at heart.

## Paul Cramer

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**From:** Robert Pell <robbypell@gmail.com>  
**Sent:** Monday, August 20, 2018 2:47 PM  
**To:** CPCinfo  
**Subject:** STR rental study

Good Morning,

I can't attend the upcoming meeting so I will submit written comments. Here are my suggestions for rule changes.

- 1) No whole home rentals period. They wipe out any sense of neighborhood because you get a new neighbor every few days. In a house that you would expect 3-5 residents, Airbnb will cram in 6-10 guests. This is an overuse of homes and should be stopped. For clarification, whole home should be defined as the entire space beneath a single roof, not half a double or a portion of a building.
- 2) All STRs in Residential districts should be owner-occupied with a valid homestead exemption. No exceptions.
- 3) Commercially zoned STRs should be limited to 4 per building with an on-site manager/occupant, no exceptions.
- 4) 3-strikes your out. If a property or building is found guilty of any code violations for STRs 3 times the entire address should be banned from any STR use for at least one year.

My bottom line is that I don't have an issue with STRs in commercial districts and residential districts as long as someone is there full time to help maintain and monitor properties. Mailbox STR landlords have become too common and the only person that interacts with these properties on a daily basis is a cleaning lady and the surrounding neighbors.

Thanks

Robert Pell

## Paul Cramer

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**From:** Vlad Ghelase mobile <android@ghelase.com>  
**Sent:** Monday, September 17, 2018 3:55 PM  
**To:** CPCinfo  
**Cc:** Vlad Ghelase  
**Subject:** STR studiu - public comment

Since the city's approach to regulating STRs is stated to derive from the housing affordability perspective, why would the housing advocates lobby to restrict a renter's ability to rent out his place, with landlord approval of course, temporarily, for example while on vacation or for events like Mardi gras, as a way to increase his ability to make ends meet?

I support the one short term rental per person restriction, limited to residents, but that proof of residency should not be the homestead exemption and it should apply in all zoning districts, including the commercial districts. Otherwise, this proposal is elitist and doesn't do as much as it should for rental affordability.

The results of this study should clearly make a difference between the local residents renting out space to tourists to make ends meet, a positive scenario, and developers using poorly written zoning laws and regulations to develop what is in essence a hotel occupancy while not contributing their fare share of taxes and employment opportunities.

Thank you

Radu Ghelase

337 Alix st, NO LA 70114

Sent from [BlueMail](#)

## Paul Cramer

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**From:** Lee Paul <unlerlee@yahoo.com>  
**Sent:** Monday, September 17, 2018 4:01 PM  
**To:** CPCinfo  
**Subject:** STR Study

Please limit the proliferation of short term rentals in New Orleans, I've been a homeowner in District B since 1984.

Lee Mullikin 4603 Annunciation 70115 808-372-5473 unlerlee@yahoo.com

## Paul Cramer

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**From:** Matthew Hendrickson <matt@rideneworleans.org>  
**Sent:** Monday, September 17, 2018 1:04 PM  
**To:** CPCinfo  
**Cc:** Alex Posorske; Maxwell Ciardullo  
**Subject:** STR study comments  
**Attachments:** CPC\_STR\_Extended\_Comments\_FINAL\_18.8.20.docx

ATTN: City Planning Commission

I am writing to you on behalf of Ride New Orleans in support of the general recommendations by our partners at the Greater New Orleans Fair Housing Action Center on the Short Term Rental Study. Especially to support their report recommendations regarding the importance of maintaining affordable housing near quality transit options.

STR's have adversely impacted the local housing market and we must provide protections that thwart residential displacement and maintain affordable housing. This is especially important in areas where affordability concerns overlap in dense, transit rich corridors.

The is even more important as the RTA has now identified high capacity transit corridors within their own Strategic Mobility Plan. We echo the sentiment from GNOFHAC to both provide better transit access and maintain affordability in and around these corridors.

GNOFHAC has outlined specific tools that should be considered and will have positive impacts for New Orleans residents. We support their efforts and recommendations for improved access, affordability, and to provide needed protections for all New Orleans residents.

As the City Planning Commission takes this study forward, we urge you to incorporate their recommendations for the long-term support and success of our residents.

Best,  
Matt

**Matthew Hendrickson**  
Policy Director  
Ride New Orleans



504-249-8419  
[www.rideneworleans.org](http://www.rideneworleans.org)

## Paul Cramer

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**From:** Pat O'Brien <pobrien1313@gmail.com>  
**Sent:** Sunday, August 19, 2018 3:26 PM  
**To:** CPCinfo  
**Cc:** Kristin Palmer  
**Subject:** STR's

PREMISE: STR'S CONTRIBUTE TO LACK OF AFFORDABLE HOUSING IN NEW ORLEANS. STR'S DISRUPT NEIGHBORHOOD.

GENERAL PROPOSAL: REMOVE A MAJORITY OF STR'S FROM THE NEW ORLEANS MARKET.

\*\*\*\*\*

PROPOSAL: 1. ALLOW ONE STR PER BLOCK FACE.

2. LIMIT NUMBER OF DAYS PER CALENDAR YEAR FOR RENTAL. I PERSONALLY HAVE NEVER RENTED FOR EVEN 90 DAYS PER YEAR, BUT I WOULD SUGGEST ALLOWING MORE RENTAL TIME – AND IMPOSE A HIGHER FEE FOR THE STR LICENSE.

3. OWNER MUST BE A RESIDENT OF NEW ORLEANS & BE ACCESSIBLE TO GUESTS ON A FULL TIME BASIS

I. NOT CONFINE OWNER OF STR PROPERTY TO HAVE HOMESTEAD EXEMPTION FOR THAT PROPERTY IF THE OWNER IS

a. owner of the house next door (in front of, beside, or across the street from the STR).

Accessibility to guests would mitigate many of the concerns about whole house rentals such as rowdy guests, frat parties, bachelor parties, and the like.

If holder of an STR allows for rowdiness and neighborhood disturbance, then the license holder would have license revoked and a fine levied, and a moratorium to reapply for license of 1 year from date of revocation.

4. MY PERSONAL SITUATION AS AN EXAMPLE:

I HAVE LIVED IN TREME FOR THE PAST 49 YEARS. DURING THAT TIME, I HAVE RENOVATED 35 BLIGHTED PROPERTIES, ALL OF WHICH ARE WITHIN 200 YARDS OF MY OWN RESIDENCE; ALL ARE OWNER MANAGED AND SUPERVISED. THE PRESENT PROPERTY THAT I RENT AS AN STR WILL **NEVER** BE A FULL TIME RENTAL – MAINLY BECAUSE IT IS THE ONLY AREA THAT I HAVE TO PARK MY CAR AND IT IS USED FOR FAMILY AND FRIENDS WHO VISIT FROM OUT OF TOWN.

5. POSITIVE ASPECT OF STR'S (WHOLE HOUSES, ROOMS, DOUBLES) :

Out of town guests to the City enjoy the unique comfort of a home environment with the opportunity to patronize area merchants and restaurants and to experience the unique charms of authentic neighborhoods, like mine in Treme

Thank you for your consideration.

PAT O'BRIEN, Ph.D.  
1717 KERLERE STREET  
NEW ORLEANS, LA., 70116

Sent from [Mail](#) for Windows 10

## Paul Cramer

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**From:** Thomas C. Lasher <lashert@gmail.com>  
**Sent:** Friday, August 17, 2018 3:10 PM  
**To:** CPCinfo; Robert D. Rivers  
**Subject:** SUPPORT For Whole Home Rentals

To whom it may concern - I am a New Orleans resident/property owner and writing to support the continued permitting of whole home rentals, particularly for people with homesteady exemption.

I'm particularly concerned with how a moratorium could affect the marketability of my traditional rentals. If a moratorium is passed on whole home rentals, it would likely lead to the flooding of the rental market with rentals in the "most impacted neighborhoods". In recent years, I have redeveloped three blighted structures in central city as traditional rentals that I own and manage - and have worked to stabilize that neighborhood. There is no reason why my tenants would want to live in a neighborhood like central city if suddenly hundreds of rentals become available in LGD, Marigny, or elsewhere. The investment I made to stabilize my neighborhood in central city was made under the pretense of a strong rental market that could support that investment. A moratorium as is proposed would have a very detrimental effect on the market I'm working in, and would absolutely lead to further blight.

Please consider that when you make your decision.

Thanks,

Tom Lasher  
1119 Terpsichore Street  
New Orleans, LA 70130

August 16, 2018

City Planning Commission  
1300 Perdido Street, 6<sup>th</sup> Floor  
New Orleans, La. 70112

Dear Planning Commission:

At the last City Council meeting I was the last speaker, with a map, before the committee voted to do a nine month study on Short Term Rentals (hereinafter STRs) and Air B&Bs which placed a moratorium on new permits and ostensibly those that come due during the moratorium. Presumably this was done in order to permit a study addressing our problems locally when posited against other urban areas that have undergone similar problems and their attempts at finding solutions to those problems. Other areas have handled these matters differently, such as Japan outlawing STRs from their country, the removal of STRs in Austin, Texas (which is a quasi similar culture), and Miami placing \$20,000.00 fines for illegal STRs to mention a few examples.

To that end this will be a recitative of my little vignette before the Council as well as additions now that I have experienced more and thought of the problem at some greater length.

When I bought me house in 1999 I spent two year rehabilitating and rebuilding it with the use of local contractors and laborers and put a lot of sweat equity into it myself, in terms of painting and refinishing floors and anything else I could do. All of my friends thought I was crazy because the house was such a dilapidated mess but the final outcome exceeded my expectations and I felt I had the most beautiful 1100 square foot house in the best mixed neighborhood in New Orleans, if not the country. All of the detractors were duly impressed and from 2001 until Hurricane Katrina I enjoyed living in my house in Treme, interacted and knew all my neighbors and contributed when and where I could.

Then came Hurricane Katrina. It took a while, but all the area neighbors banded together, got out our pitchforks and shovels, and did what we could and cleaned up our neighborhood and rebuilt what we had to with insurance and Road Home funds. My area of Treme was on the rebound before the storm and some two years after was essentially back to where it had been before the storm but still recuperating and doing well.

Never did I see Hurricane STR coming. It started gradually and some two or three years ago completely inundated my immediate area. It has destroyed this neighborhood far worse than Katrina. According to my map that I provided the Council if you go in any of the four directions from the intersection of Gov. Nicholls and Treme Streets you will find that 12 out of 18, what used to be residences, are now STRs with some 29 units, or a 66 2/3% hotel zone. Since the meeting I have to updated the map to include three more residences that are STRs with 5 more units, or in real terms, a 75% hotel zone or fifteen out of twenty one units are STSs. The deceptive and damaging part of these figures is that none, repeat NONE, of these STRs are owner occupied. Without any owner supervision these STR guests act in any way they choose which they would not able to do if they stayed in a hotel or Bed and Breakfasts. The



consequences have been felt by local residents who now feel like aliens in their neighborhoods which are unmonitored hotel zones. Some are akin to fraternity or sorority rows near college campuses with raucous parties till all hours of the night accompanied by leftover trash, vomit and property destruction.

Now STR owners will tell you they have rules that dictate the behavior that should be adhered to by their guests. The overwhelming problem is that no one is on site in order to enforce them or monitor guest behavior in any matter. It is like having laws without the police or courts to enforce them and the violators not go before anyone in order to pay for their bad or illegal behavior. In other words it is consequence free for both owners and guests to demo an area. The STR across the street and two doors down has no monitoring whatsoever and the results are loud and boisterous behavior until three and four in the morning. Come spend the weekend at my private home in Treme and you will not need convincing.

The end result of this STR debacle, which is a get rich scheme by 1% at the cost of the other 99%, is that I no longer have neighbors or a neighborhood. Now what we have is a constantly changing, disrespecting transient group of STR guest who have no appreciation of the history and culture of Treme but seem hell bent on partying all night, keeping up residents who are trying to sleep and trashing the area. Meanwhile owners of the STR who are incredulous that someone might deign to question what they consider their property rights will tell you their "guests" have a right to enjoy themselves. It is sort of like an out of control fraternity and sorority row with no supervision and no consequences for their bad behavior and who are you to question their right of having what they perceive to be a good time at the cost of others.

And herein lies the problem with one percent (1%) trying to dictate to the ninety nine percent (99%) property owners. The one percent are in it for a get rich scheme and feel they can do anything they want because they are property owners and pay taxes. They are coming to the rescue of blighted property. This is a rather new and novel approach to property ownership. I can do anything I want with my property despite the fact that I interrupt with my adjoining neighbor's peaceful possession of this property. In other words I, because I own property, can place a STR in relative juxtaposition to a private residence that has been there for decades enjoying the benefits and privacy of an established neighborhood. Because I own the property I can advertise and attract "fraternity parties" that include crawfish boils, kegs of beer and party buses where people come back from the French Quarter at 2:00 a.m. and party until 4-5:00 a.m. when that location is next door to affordable housing units. The STR argument is totally flawed as to property owner rights, city ordinances and quality of neighborhood life, both on a local and national level, and it would seem to me that the court system will deal with these matters in the near future. Louisiana law has a plethora of established laws in order to deal with this but because it is so new nothing has been judicially determined but I am relatively sure that STR will be on the losing end of the stick once the courts get involved. As it stands now there are no judicially determined decisions in this area but I can assure you they are coming and I will be at the forefront on this charge. And by the way I pay property taxes also and have saved a blighted property and find it unimaginable that these profit driven investors feel they are the self anointed saviors of our city. What a pathetic joke as well as a pathetic and non lasting argument.

There are the same stories here in Treme that they have in the Bywater, Marigny and other areas that used to be quiet residential neighborhoods that have been nightmarishly transformed into cheap hotel zones without any supervision or consequences for bad behavior to either to guests or owners. Private residential owners are just waking up to these issues as the growth of this neighborhood eating cancer has been slow but is reaching life threatening invasion at this point. As a matter of fact the private residents outnumbered the STR group at the last Council meeting whereas heretofore the STR always had stronger numbers. The tide is changing and doing so rapidly because private residents realized they by far outnumber the STRs and have to do something to preserve our city from STR get rich quick cancer.

If this does not stop or at least be logically curtailed then as I said in the Council meeting it will have to be put to a vote to the residents of Orleans Parish. Undoubtedly it would be voted down and STRs

will be put out of business. I will personally head up a committee to go to the residents to get signatures on a Petition in order to get it on the ballot and I don't feel that would be such a difficult endeavor. This of course is a last ditch effort and I applaud the Council's attempts to try and work this out for all resident affected.

The problem you will have is that all of the STR owners that are registered now and ones that are waiting in the future will wail and moan that they have invested money in these properties and now cannot do anything with them if they can't get rich quick at the cost of established New Orleans neighborhoods. All I can say about that is Cry me a River. I heard at the last meeting about rehabilitating properties that were dilapidated and now I am looking for a return on my money. Well now, due to the fact that 7,000 rental units have been taken off the market by STRs, New Orleans is now the 4<sup>th</sup> or 5<sup>th</sup> most expensive rental city in the country except we do not have the job market to support those kind of rents. So these property owners can to two things: return those rental units to the market as rentals or sell the property they have rehabbed at a profit. Sorry it's not a get rich quick scheme by the 1% at the cost to the 99%.

Now I have always believed that it is easy to just criticize and never give solutions to the problems. One person even suggested that I run for office. I will not do that as the Council person I strongly support, Ms. Kristen Palmer, has done exactly what she said she was going to and get this problem on the solving block. She is one of the few politicians who has done exactly what she promised to do and I will campaign for her once again because she had the fortitude to get this matter before the public.

The solution is in place right before our eyes in terms of established criterion of twenty or more years and in terms of limiting the number of STRs to be comfortable within the residential framework of the City of New Orleans. Follow the plan set up for the establishment of Bed and Breakfasts with the same framework of rules and regulations as follows:

- One STR per block face and it must be owner occupied with a homestead exemption;
- Instead of the negligible \$50.00 per year license have a \$700.00-800.00 annual licensing fee;
- Have a 50 cent per occupation night privilege fee plus 4% sales tax room fee that goes to the City of New Orleans;

- Annual interior property tax that goes to the City of New Orleans;

- Mandatory insurance for each STR as established by the City of New Orleans; and

- Inspection by Fire Marshals and the Board of Health.

In other words make STRs do what Bed and Breakfast have been doing for twenty years.

As a cultural entity the City of New Orleans is under siege from STRs with the unintended consequences of making us an economically disproportionate high rental market not supported by the job base pay, gutting our neighborhood cultural identity and neighbor friendly laissez faire warmth, STRs not paying their proportionate share of city services their weekend population taxes the city each and every weekend, loud and crude behavior that has invaded our heretofore quiet neighborhoods, shoddy and putting lipstick on a pig reconstruction in order to accomodate only the STR guests and not the neighborhood identity.

I just heard a story from a resident who lived here for ten years as a property owner of an investor from Lafayette having some four or five STRs and was upset about not getting his other licensed. This homeowner was complaining to the Lafayette man that they have lived there over ten years and didn't like the changes to the neighborhood. The Lafayette investor told him to move if he didn't like it. I rest my case.

In parting I will say that last Saturday (September 10) I spoke to our caseworker from Safety and Permits who I have been in contact since I was falsely accused of running an illegal STR. She was patrolling the areas and my neighbor and I were visiting with her watching the non-local nightlife. She told us that she has reported the worst offender in our area and they (the enforcers of the STR ordinances and rules) will not move forward with adjudication. We need to get on the stick with this and yank the licenses of

owners that are not in sync with the rules and are in violation of city ordinances or rules. Now this guy just keeps renting and making illegal money even though he is in clear violation and should be put out of business. He moves merrily along disrupting the neighborhood with his fraternity like parties while my neighbor and I have trouble sleeping some weekend nights.

Enough of my rambling but non-local persons should not be able to have an STR license and ownership to STRs should be limited to a finite number whether you have a Homestead Exemption or not.

Go with Bed and Breakfast rules and it will work in the long run. Unpopular with the STRs at first but those that make the cut will finish the race.

STR attitudes have changed from we are the apparent winners to now maybe we should work together and it will further morph into working with neighborhoods or they will be out of business.

My own personal view of Louisiana is that we are last on the bandwagon but first to over react so be careful STRs and Air B&Bs.

I remain

Respectfully yours,

---

Samuel C. Taggard  
1231 Gov. Nicholls St.  
New Orleans, La. 70116  
(504) 588-2734

Craig Brouillette  
226 Decatur, LLC  
New Orleans, LA 70130  
(504)| 881-3028 | brewlet@gmail.com

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July 16, 2018

Kelly Butler  
Principal City Planner  
City Planning Commission  
1300 Perdido St.  
New Orleans, LA, 70112


Dear Kelly Butler:

I own the building at 226 Decatur which is in a very small zoning district called VCE-1. This is a small targeted zoning district with a total of 44 property owners which is limited to the 200-300 blocks of Decatur Street and North Peters. This district is an offshoot of the larger VCE which spans 7 blocks along Bourbon Street. There is only a slight difference in the zoning laws with VCE-1 having the more restrictive covenants with its ban on adult entertainment where VCE allows it. Currently STRs are allowed in the VCE but not VCE-1.

I am writing to voice my support and the support of the property owners in the VCE-1 for matching the VCE STR rules. Of the 44 property owners 34 of them have signed a letter of support for allowing STRs within our district. The 10 remaining owners did not respond to our efforts to contact them so essentially every owner who responded to our outreach responded in support with no dissenters. Furthermore, there are only 2 homestead exemptions in this district with both of those owners signing the letter of support as well.

I ask you to hear the overwhelming support by property owners within the VCE-1 to match the STR rules in effect for the VCE. This is such a small and targeted district in a place where STR's make sense. Thank you.

Sincerely,



Craig Brouillette

**CORRECTIONS AS OF 2002**

KEY TO ZONING DISTRICTS	KEY TO CORRECTIONS
VCC - Vieux Carré Commercial	VCE - Vieux Carré Entertainment
VCR - Vieux Carré Residential	VCS - Vieux Carré Service
VCP - Vieux Carré Park	HMC - Historic Marigny/Hemis Commercial
	C - General Commercial
	HMB - Historic Marigny/Hemis Residential

## KEY TO ZONING DISTRICTS

**VCS - Vieux Carré Residential**

KRC - Historic Hartford/Trumbull Commercial

C. General Comments

CPBCU - Central Business Plaza and Community District (Central)

Note: Numbers after zoning designates VCC-1, VCC-2) distinguish allowable uses.

Map courtesy of UNO College of Urban and Public Affairs,  
Division of Community Planning

**PROPERTY OWNERS, BUSINESS OWNERS OF VCE-1**

Owner	Site Address	LLC Ownership	Type	Homestead Exemption	Signed In Support	Notes
200 Levee Street LLC	200 Decatur St 70130	CHANDRU V. MOTWANI (504) 400-4878	Old Spa & Sushi	No		
PZDA LLC	201 Decatur St 70130	LOUIS FAUST (504) 528-9242	Residential Apartment / Commercial	No	Done	
Decatur Live LLC	204 Decatur St 70130	RICHARD HUNTER WILLIAMS (504) 522-2258	Vacant Commercial : Apartments Above	No	Done	
Delacroix Corporation	206 Decatur St 70130	CHERYL VERLANDER (713) 942-2550	Commercial - Delacroix Flambeux Commercial below / Residential Apartment above	No		
Latval Investments LLC	209 Decatur St 70130	KISHORE V. MOTWANI (504) 400-4878	Under Construction; Condos Above; Vacant Commercial	No	Done	
Noah Grace LLC	210 Decatur St 70130	JEANNE DEMAREST (504)-200-0000	Commercial	No		
211 Decatur LLC	211 Decatur St 70130	MICHAEL B. KEHOE (504) 895-2514	Holy Smoke Tour Shop	No	Done	
215-225 Decatur LLC	215 Decatur St 70130	JACQUELINE TOLEDANO (504) 522-0227	House of Blues Condos	Yes	Done	
214 Decatur St Development LLC	220 Decatur St 70130	CHRISTIAN CANCELANE (504)-220-6558	Commercial	No	Done	
226 Decatur LLC	226 Decatur St 70130	CRAIG BROUILLETTE (504) 488-0707	Under Construction	No	Done	
Alton Cook	228 Decatur St 70130	ALLTON COOK (850) 455-8022	Book Store Commercial / Residential	No	Done	
House of Blues New Orleans	229 Decatur St 70130	MICHAEL ROWLES (310)-857-7000	Residential Apartments	No	Done	
240 Decatur St LLC	232 Decatur St 70130	JUDE MARILLO (504) 831-2822	Commercial with Condos Above	Yes	Done	
233 Decatur Real Estate LLC	233 Decatur St 70130	BILLIE KARNO (504) 525-2534	Residential Condos	No		
237 Realty LLC	237 Decatur St 70130	BARBARA STAVIS WOLF (985)-807-4034	Vacant	No	Done	
J & R Rental Properties LLC	239 Decatur St 70130	RICHARD M. CAHN (504) 486-6728	Commercial	No		
Klimov Properties LLC	241 Decatur St 70130	MICHAEL HUGHES (502) 822-5410	Ryan's Irish Pub; Storage Above	No	Done	
308 Decatur New Orleans LLC	300 Decatur St 70130	HARRY MAHONEY (618)-405-2020	Apartments Above	No	Done	
Royal Street Investments LLC	301 Decatur St 70130	AARON K. MOTWANI (504) 339-7273	Willie Chicken on ground floor, storage above	No	Done	
Revival Property Nola 108 LLC	305 Decatur St 70130	MICHAEL CRAVEN (504) 296-6242	Apt above : Farm clothing store below	No	Done	
309 Decatur Street LLC	309 Decatur St 70130	MARVIANIA AMMARI (504) 586-2074	Creole Cuisine offices above	No		Will support, have not received signature
Vieux Carre Ventures LLC	315 Decatur St 70130	KIRTH M. PACIERA (504) 486-5573	New Orleans Visitor Center - Residential	No	Done	
City of New Orleans	317 Decatur St 70130	FIRE STATION (504) 658-4700	FIRE STATION		N/A	
New Hotel Monteleone INC	320 Decatur St 70130	DAVID G. MONTELEONE (504) 481-2469	Residential (Bienville Hotel)	No		
329 Decatur Holdings LLC	329 Decatur St 70130	BEAU JAMES BOX, SR. (225) 383-6540	Evangeline Restaurant 1 Story Building	No	Done	
329 Decatur Holdings LLC	331 Decatur St 70130	BEAU JAMES BOX, SR. (225) 383-6540	Murphy Irish Pub below	No	Done	
Deca335 LLC	335 Decatur St 70130	SIMON CHO (504) 581-6905	Commercial - Shoe Store	No	Done	
Joseph Paciera	336 Decatur St 70130	KIRTH PACIERA (985) 845-8117	Empty Lot	No	Done	
Deca335 LLC	337 Decatur St 70130	SIMON CHO (504)581-6905	Commercial - Shoe Store	No	Done	
Charles C Foti	339 Decatur St 70130	DANAE COLUMBUS (504) 522-8777	New Orleans Visitor Center at Bottom; Single Family Above	No	Done	
Khan Sidiq	201 N Peter St 70130	KHAN SIDIQ (504) 455-0653	Mister Apple on Bottom; Storage Above	No		Will support, have not received signature
North Peters Riverfront Place	205-209 N Peters St 70130	PHILIP RIZZUTO (504) 581-6665	Sherwin Williams on bottom; Apartments Above	No	Done	
	213 N Peters St 70130		Fashion 4 You/Gift Shop (all one building)		Done	
	219 N Peters St 70130	PHILIP RIZZUTO (504) 581-6665	Bare Leather		Done	
219 N Peters LLC	223 N Peters St 70130	AHMEED SAMIR (504)-277-5381 or (504)-271-1080	St Lawrence Restaurant; Storage Above	No	Done	
Ahmed Samir	223 N Peters St 70130		5 Condos : Refresh Clothing store on bottom	No		
Apix N O LLC	225 N Peters St 70130	LILIANA LOVELL	Residential / Commercial Coyote Ugly	No		

**PROPERTY OWNERS, BUSINESS OWNERS OF VCE-1**

Owner	Site Address	LLC Ownership	Type	Homestead Exemption	Signed In Support	Notes
Rice Building LLC	233 N Peters St 70130	CAROLYN COUPLAND PAINTER (804) 435-1490	Residential Apartments; Commercial Ground Floor Vacant	No		
Carlo Dematteo LLC	235 N Peters St 70130	CARLO DEMATTEO (504) 812-8874	Commercial Vacant for Lease; possibly apartments above	No	Done	
Rahul Properties LLC	237 N Peters St 70130	SURESH S. SADHWANI (504) 242-3773	Subway on Bottom, 237 A - Residential / 237 B- Bed & Breakfast	No	Done	
Rahul Properties LLC	241 N Peters St 70130	SURESH S. SADHWANI (504) 242-3773	New Orleans Gift Shop; Apartments Above	No	Done	
BFSI LLC	303 N Peters St 70130	ROBERT J. STUNM, JR. (504) 891-8833	Condo Residential; Felipe's Below	No	Done	
Soconomo LLC	311 N Peters St 70130	AMANDA SEALE (504) 417-4676	4 Residential Apt; Impeccable Pig Clothes Store below; Decatur Envie Coffee Shop	No	Done	
DBC INC	335 N Peters St 70130	PETER TOMPKINS 504-523-0400	Commercial - Southern Candy; Storage Above	No		

DATE: April 10, 2018 (petition started)

學科教學與課程設計

[illegible]



FROM: Property owners, business owners and other interested parties in VCEI

DATE: April 10, 2018 (petition started)

DATE: April 10, 2018 (petition started)

世界銀行將成為世界發展最權威的機構，為亞洲的經濟發展提供資金，並為亞洲的經濟發展提供技術援助。

[illegible]

TO: New Orleans City Council

CC: City Planning Commission

RE: Short Term Rentals in VCE1

FROM: Property owners, business owners and other interested parties in VCE1

DATE: April 10, 2018 (petition started)

We, the undersigned, fully support allowing short terms rentals in VCE1.

SIGNATURE	PRINTED	CONTACT NUMBER	VCE1 ADDRESS
<i>Robin Deane</i>	Robin Deane	(504) 586-0703	209 Decatur St.
<i>Robin Deane</i>	Robin Deane	(504) 586-0703	211 Decatur St.
<i>Emilio</i>	Emilio Morales	(504) 586-0703	301 Decatur St.
<i>Christina Conner</i>	Christina Conner	(504) 220-6552	220 Decatur St.

TO: New Orleans City Council

CC: City Planning Commission

RE: Short Term Rentals in VCE1

FROM: Property owners, business owners and other interested parties in VCE1

DATE: April 10, 2018 (petition started)

We, the undersigned, fully support allowing short terms rentals in VCE1.

SIGNATURE	PRINTED	CONTACT NUMBER	VCE1 ADDRESS
<i>Jacqueline G. Toliano</i>	Jacqueline G. Toliano	(504) 525-2552	215 Decatur St. Unit 501
<i>Suzette Toliano</i>	Suzette Toliano	(504) 525-2552	215 Decatur St. Unit 502
<i>Jacqueline G. Toliano</i>	215-225 Decatur, LLC	(504) 525-2552	215 Decatur St. Unit 300
<i>Jacqueline G. Toliano</i>	215-225 Decatur, LLC	(504) 525-2552	225 Decatur St. Unit 100
<i>Robert Krzywicki</i>	House of Blues	(504) 310-4900	225 Decatur St. 70130

DATE: April 10, 2018 (petition started)

**We, the undersigned, fully support allowing short terms rentals in VCE1.**

[illegible]

DATE: April 10, 2018 (petition started)

**We, the undersigned, fully support allowing short term rentals in VCE1.**

[illegible]

DATE: April 10, 2018 (petition started)


**We, the undersigned, fully support allowing short terms rentals in VCE1.**

[illegible]



DATE: April 10, 2018 (petition started)

**We, the undersigned, fully support allowing short term rentals in VCE1.**

SIGNATURE	PRINTED	CONTACT NUMBER	VCEI ADDRESS
	Michael Lewis	935-882-8261	365 Duval St.



DATE: April 10, 2018 (petition started)

[illegible]

**We, the undersigned, fully support allowing short term rentals in VCE1.**

[illegible]

DATE: April 10, 2018 (petition started)

1

**We, the undersigned, fully support allowing short term rentals in VCE1.**

[illegible]

TO: New Orleans City Council

CC: City Planning Commission

RE: Short Term Rentals in VCE1

FROM: Property owners, business owners and other interested parties in VCE1

DATE: April 10, 2018 (petition started)

\*\*\*\*\*

We, the undersigned, fully support allowing short terms rentals in VCE1.

SIGNATURE	PRINTED	CONTACT NUMBER	VCE1 ADDRESS
<i>Ali Basiri</i>	Ali Basiri	504-256-0787	217 N. Peters
<i>Malik Asif</i>	MALIK ASIF	504-405-0550	213 N. Peters
<i>Eric Cho</i>	Eric Cho	504-453-1200	335 Decatur
<i>Winston Dumberry</i>	Winston Dumberry	504-587-3756	241 Decatur St
<i>Diana Canabucati</i>	Diana Canabucati		230 Decatur Street NOLA

DATE: April 10, 2018 (petition started)

**大英欽命駐劄廣東副領事官致函香港總督**

**We, the undersigned, fully support allowing short terms rentals in VCE1.**

[illegible]

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**We, the undersigned, fully support allowing short terms rentals in VCE1.**

[illegible]

DATE: April 10, 2018 (petition started)

**We, the undersigned, fully support allowing short term rentals in VCE1.**

[illegible]

## Paul Cramer

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**From:** Cara and Nick Smith <ncsmith1119@gmail.com>  
**Sent:** Monday, September 17, 2018 1:12 PM  
**To:** CPCinfo; Robert D. Rivers  
**Subject:** Whole Community

Hi - I wanted to register my comments about Short term Rentals in the city. Particularly economic impact and strong housing neighborhoods and property values. As a qualifier will start by saying I am trained in Economics and have two advanced degrees, one from the top ranked business school in the US. This only to qualify that I know about what I speak. My wife and I own a home in Mid-City in a greatly improved neighborhood, that wouldn't have been so much improved if not for the 15-25 rentals therein.

All economies are ultimately local in nature. New Orleans is a tourist economy. Regardless of what you want to think, and we love NOLA with all our hearts, New Orleans' number one export is tourist dollars. These hundreds of millions pour into the local community and supply a very large portion of Jobs. Also, of particular note, the hotel occupancy rate in NOLA is as strong as it has ever been, and is among the top in the nation. I think it was near 85% in 2016. Aside from this, many new hotels continue to come online. They seem undaunted by the several hundred short term beds available.

In effect, not everyone tours the same and during peak seasons, NOLA can't limit the supply to get more incremental money to come to NOLA to spend. When flights get too expensive or hotel rates are high, people don't come. Do not limit the supply for the hotel lobby. They profited over \$300million in 2015 that gain effectively leaves NOLA to shareholders and ownership not in the city, whereas the short term rental homes maybe make \$20million and I would guess 90% of it gets plowed back into the local economy. NOLA needs both hotels and short term rentals. KEEP THE ECONOMY GROWING. the product is NOLA, so you should never limit visitors, with there being no real problem.

As I am doing my taxes for the past two years, I have found I have spent over \$100,000 on local goods and services, energy, water and so forth in a 2 year period. We have a gardener, utility, pest, cleaning and other providers. Shouldn't they be able to continue to earn more as NOLA grows with higher velocity of capital in the local economy?

Lastly, if you think a very good percentage of the neighborhood improvements in housing and blight are not part of the impact of i) more dollars coming into the local economy, and (ii) people taking the risk to make a small business out of a short term rental or two then you simply don't understand logical decision making by people. Don't step NOLA back, don't restrain what you have in growth. Celebrate and share and get ever more people coming to NOLA. Its unique culture, flavor and zest are unparalleled anywhere and why people come from all over the world, many deciding to settle. You are only hurting the people on the lowest end of the economic spectrum when you meddle in commerce as a means to growth.

Believe me, the shareholders of the major hotel chains are not being hurt by this cottage \$20million industry (not including the multiplier effect of new dollars into a local system). And the very fewest of incidents where a short term renter has caused any disruption in the city of fun isn't enough to warrant more use of city resources on something that not only doesn't hurt NOLA, but actually helps the economy and jobs; as well as share NOLA with more of the world (especially in light of a big shiny new airport with international flights opening up soon)!

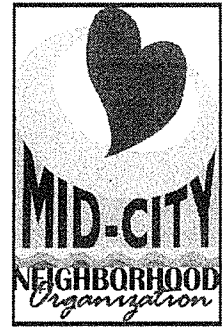
Please show me the negatives, because they just don't stack up to the positives.

Best,



September 10, 2018

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



RE: Short-Term Rentals 2018 Update

Good morning, Director Rivers,

The Mid-City Neighborhood Organization (MCNO) would like to enter into the record set of opinions regarding Short-Term Rentals in New Orleans. These opinions are based on MCNO review of our June 1, 2016 correspondence to CPC, input from the community since the short-term rental ordinance was enacted in 2017, and an online survey conducted in 2018 with 358 responses. Both the previous MCNO position, the survey questions, and the survey responses are included in our correspondence here.

**Regarding the types of short-term rentals:**

Accessory Short-Term Rentals: community feedback indicates widespread support for accessory short-term rentals if restricted to homeowners who live on the property (79.3% of responses, pg 5). While there is some opposition to this type, specifically regarding individual living units like a shotgun double, MCNO supports continued use of Accessory STR in the short-term rental ordinance. These are simply not the type of STR that have proven problematic for our community.

Temporary Short-Term Rentals: community feedback found only some support for Temporary STR under current rules (22.1%, pg 5), and more support for tightening these regulations (42.3%) if not ending this type entirely (28.6%). MCNO would support strong regulation of Temporary STR, especially in residential areas, including requiring the permit holder maintain an individual homestead exemption on the property.

Commercial Short-Term Rentals: these are the most confusing type of STR, mainly due to their existence in mixed-use zoning closely associated with mixed-use neighborhoods like Mid-City. There is strong opposition to this type of STR entirely (37.2%, pg 6), along with support for a variety of tighter regulations - taxing & regulating these STR's as commercial property like bed & breakfasts (23.4%), restricting this type to pure commercial zoning instead of mixed-use (18.9%). As a matter of fact, why do we need commercial STR at all when the City could simply amend rules for existing bed & breakfasts to cover both types of land use? MCNO will have to wait for CPC's specific proposals on commercial STR, but we would like to see significant advances in clarification, much stronger regulation and zoning restrictions, and far fewer CPC approvals of commercial rezoning in residential areas.

## **Regarding other Short-Term Rental factors:**

Multiple STR listings, whether Temporary or Commercial, are problematic (63.9% of respondents replied multiple listings should not be allowed. Pg 7). The most coherent regulatory regime would require an individual homestead exemption on all properties permitted for STR.

Rezoning for STR: While some neighborhoods are struggling to keep up with the number of STR allowed as conditional uses, Mid-City has seen several high-profile requests to rezone residential property as commercial or mixed-use in order to create more space for Commercial STR land use. While the CPC and City Council have denied several such requests that specifically cite STR expansion as their purpose, Mid-City has also seen several rezone requests that take commercial to residential without stating a clear purpose for future land use. Because the current STR ordinances are so permissive for Commercial STR within commercial and mixed-use zoning, we must view every such rezoning request as a potential STR expansion. (70.5% of respondents believe such zoning requests should not be allowed, with 18.5% believing they should be considered individually. pg 8)

STR Platform Regulations: More should be asked of short-term rental platforms such as AirBnB, Homeaway, and Vacation Rental By Owner (VRBO). The City should consider requiring licenses for each business to operate in Orleans Parish (71.5% responses pg 8), data sharing with the city (70.1% respondents pg 9), and reporting requirements for both guest and neighborhood complaints (72.8% respondents pg 10). Fines for violating local STR ordinances should be very high and enthusiastically enforced by the City of New Orleans (78.7% respondents pg 10).

Permit Transparency: MCNO continues to support a requirement of permit number associated with every online listing (74% respondents pg 9).

Taxing STR as Commercial: News jst broke today that the Assessor's Office is considering levying commercial taxes on STR properties. MCNO believes this is appropriate for Temporary and Commercial STR - pending tighter regulations - but that it is not appropriate for Accessory permits where a homestead exemption is present. Again, as with so many STR issues, an individual homestead exemption on the property permitted for STR would solve many of these issues, including taxation. This item was not included in the survey.

MCNO reserves the right to offer additional opinions to city agencies and City Council pending the results of CPC Staff draft ordinances and reports expected June 7, 2016.

Thank you for your consideration of our input.

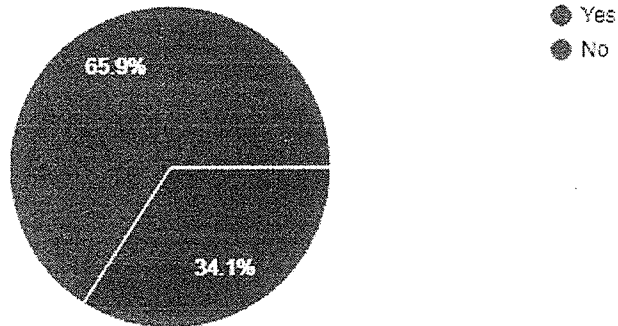
Sincerely,

Emily Leitzinger  
President, Mid-City Neighborhood Organization

CC: Joe Giarrusso, Jay Banks, Jason Williams, Helena Moreno

## Are you a member of the Mid-City Neighborhood Organization?

352 responses

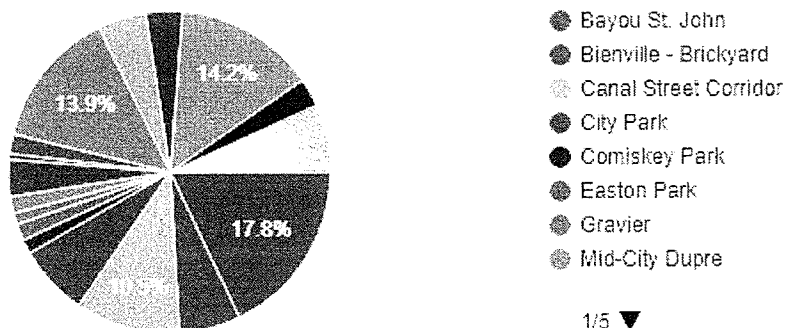


Yes: 120

No: 234

## Where do you live in or around Mid-City?

353 responses



Bayou St. John – 63

City Park – 25

Gravier – 4

Roosterville – 2

Tulane – Canal (Lower Mid-City) – 17

I don't live in Mid-City – 50

Other: 24

Bienville – Brickyard – 22

Comiskey Park – 5

Mid-City Dupre – 6

St. Patrick Park – 7

Canal Street Corridor – 37

Easton Park – 6

Parkview – 13

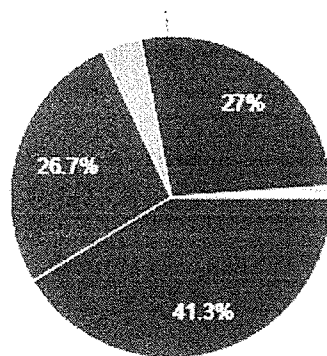
Tulane – Banks – 49

Zone B – 13

I used to live in Mid-City but I got priced out – 10

## Describe your housing situation:

355 responses



- Homeowner
- Homeowner & landlord
- Landlord living elsewhere with properties in Mid-City
- Long-term renter
- New renter
- Business Owner
- Renter
- Gently homeowner, own a MidCity business

Homeowner: 147

Homeowner & Landlord: 95

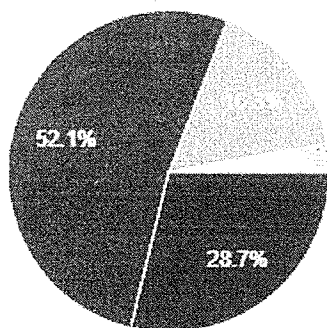
Landlord w properties in Mid-City: 14

Long-term renter: 96

Other: 4

## Describe the few blocks around your home:

355 responses



- A quiet residential neighborhood
- A mixed-use neighborhood with more commercial
- A home close to a major commercial area
- blocks from two major thoroughfares
- In the hood
- I live in the FQ. On St. Philip
- Formerly quiet residential neighborhood
- Mostly small businesses and a few...

1/2 ▼

Quiet residential neighborhood: 102

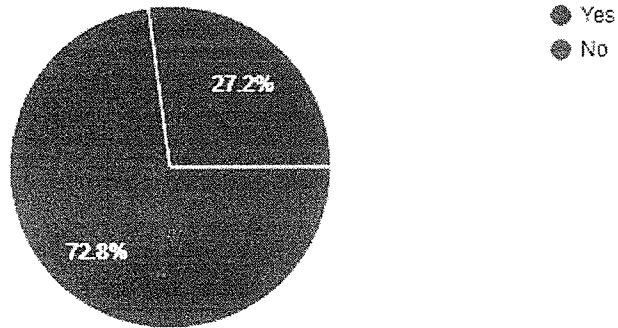
Mixed-use: 185

Close to major commercial: 58

Other: 10

Have you ever stayed in a short-term rental while on vacation?

357 responses

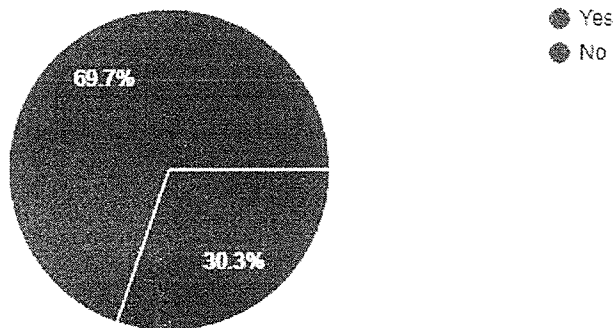


Yes: 260

No: 97

Have you ever been a short-term rental host?

357 responses

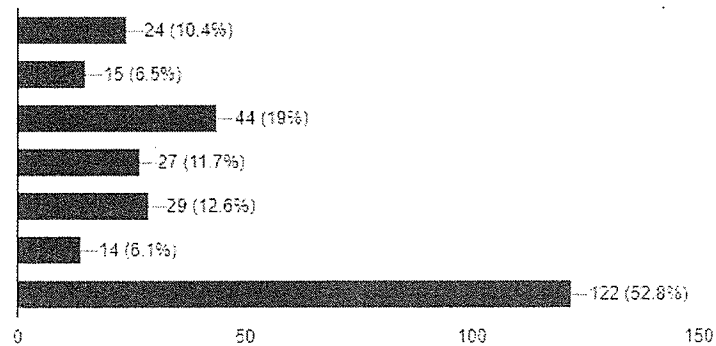


Yes: 108

No: 249

If you have been a short-term rental host, what type of unit did you rent?  
(Check all that apply)

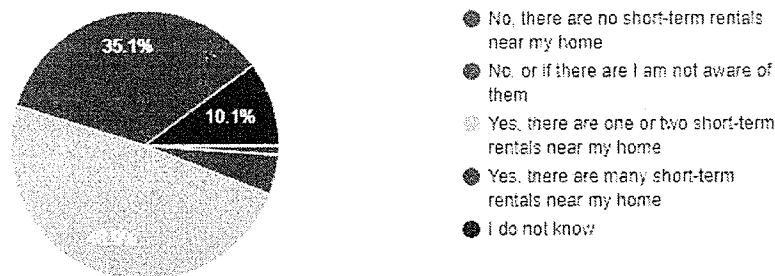
231 responses



- A spare bedroom in a home where I live: 24
- An accessory structure (mother in law suite, carriage house, etc): 15
- A unit of my home (shotgun double side, efficiency apartment): 44
- My whole home when I was out of town on vacation: 27
- A whole home/condo/unit I own as an investment: 29
- Multiple whole home/condos/units I own: 14
- I have not been a short-term rental host: 122

Are there short-term rentals within a block of the place where you live?

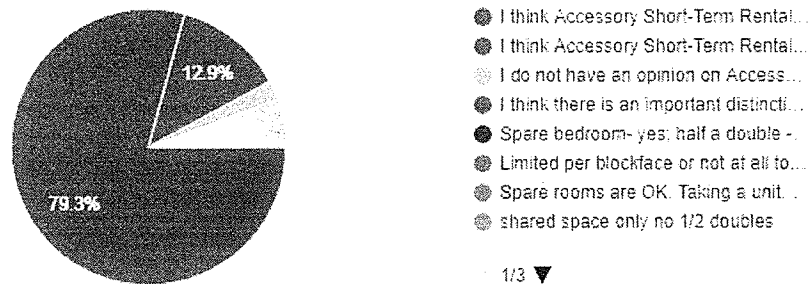
359 responses



- No, no short-term rentals near my home: 4
- No, or if there are I am not aware of them: 17
- Yes, there are one or two short-term rentals near my home: 174
- Yes, there are many short-term rentals near my home: 125
- I do not know: 36

## Accessory Short-Term Rentals: this permit allows homeowners to host visitors in spare bedrooms or half a d... about Accessory Short-Term Rentals?

357 responses



- I think accessory short-term rentals should be allowed: 283
- I think accessory short-term rentals should NOT be allowed: 46
- I do not have an opinion on accessory short-term rentals: 8
- Other: 20

## Temporary Short-Term Rentals: this permit allows a homeowner to host visitors in their whole house for up t...k about Temporary Short-Term Rentals?

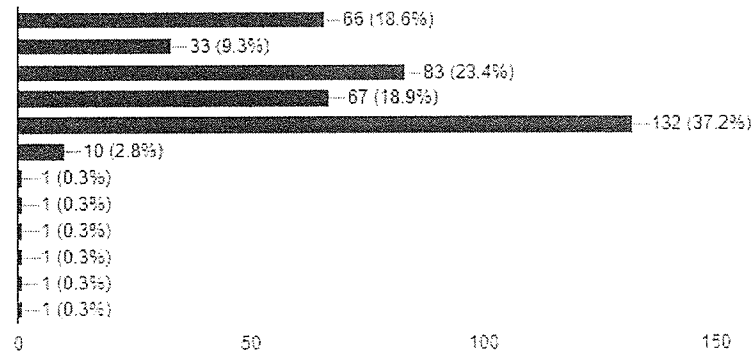
357 responses



- I think Temporary Short-Term Rentals should be allowed under the existing rules: 79
- I think Temporary Short-Term Rentals should be allowed, but only for owners with a Homestead Exemption who live in the home: 151
- I think Temporary Short-Term Rentals should NOT be allowed: 102
- I do not have an opinion on Temporary Short-Term Rentals: 8
- Other: 17

Commercial Short-Term Rentals: These permits allow short-term rentals up to 365 days a year and do not require...bout Commercial Short-Term Rentals?

355 responses

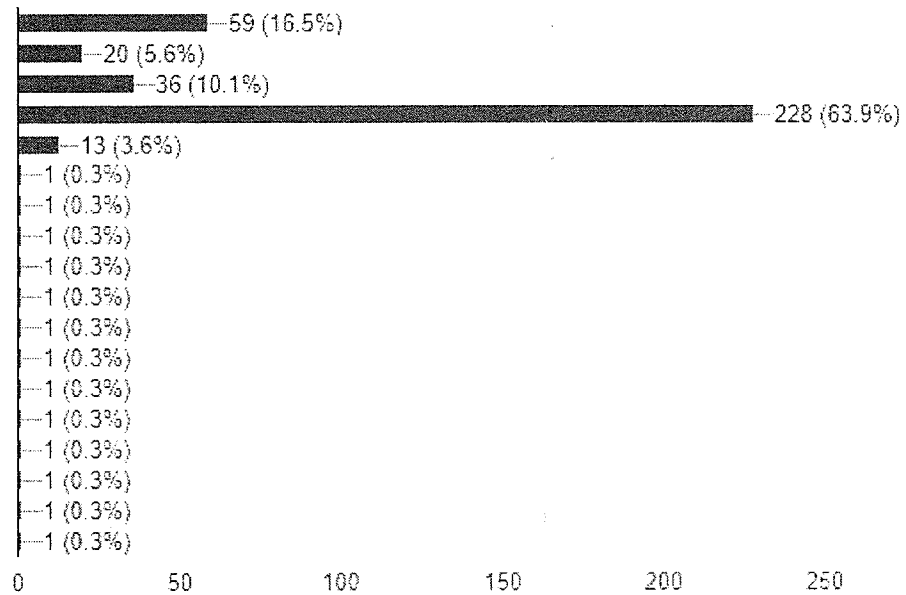


- I think Commercial Short-Term Rentals should be allowed under existing rules: 66
- I think Commercial Short-Term Rentals should be allowed, but only for owners with a homestead exemption who live in the home: 33
- I think Commercial Short-Term Rentals should be allowed, but only if they are taxed and regulated like commercial properties like bed and breakfasts: 83
- I think Commercial Short-Term Rentals should be allowed, but only in pure commercial zoning; they should NOT be allowed in mixed-use zoning: 67
- I think Commercial Short-Term Rentals should NOT be allowed: 132
- I do not have an opinion on Commercial Short-Term Rentals: 10
- Other: 6



## Multiple Listings: Because Temporary and Commercial Short-Term Rental permits do not require a homestead exemption...do you think about Multiple Listings?

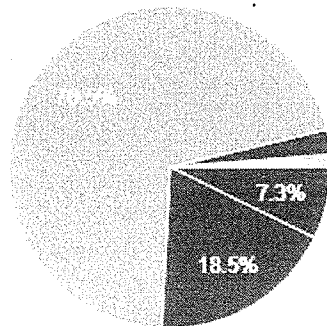
357 responses



- I think Multiple Listing should be allowed under current rules: 59
- I think Multiple Listings should be allowed, but only if Temporary Short-Term Rental rules are changed: 20
- I think Multiple Listings should be allowed, but only if Commercial Short-Term Rental rules are changed: 36
- I think Multiple Listings should NOT be allowed, every short-term rental must require the owner to have a homestead exemption and live on the property: 228
- I do not have an opinion on Multiple Listings: 13
- Other: 13

## Zoning Changes: Because Commercial Short-Term Rental permits allow unlimited short-term rentals for up to ...ghts on zoning changes of this nature?

356 responses



- I think zoning changes to increase short-term rentals should be allowed
- I think each zoning change should be considered individually
- I think zoning changes to increase s...
- I do not have an opinion on zoning...
- Zoning changed should be allowed...
- Should be considered individually b...
- some areas that resemble almost a...
- Zoning changes for the purpose of...

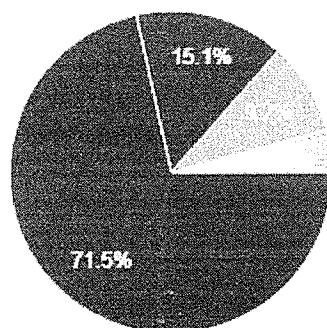
Allowed: 26  
No opinion: 9

Considered Individually: 66  
Other: 4

Not allowed: 251

## Do you think licenses should be required before a short-term rental platform can operate in New Orleans & list short-term rental vacancies in the City?

353 responses



- Yes
- No
- I do not know
- I do not think New Orleans should a...
- I do not approve of short term rentals
- I'm not sure but I think so, with the l...
- For everything other than accessory...
- There are many other ways to rent...

1/3 ▼

Yes: 256

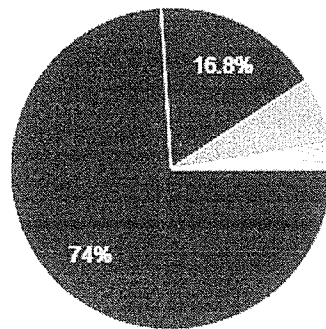
No: 54

Don't Know: 33

Other: 15

Do you think short-term rental platforms should require an official City permit before they can display a short-term rental listing on their website?

358 responses



- Yes
- No
- I do not know
- I do not think New Orleans should a...
- No short term rentals!
- Yes unless in case of a natural dista...
- Should not be allowed
- The permit application submitted/pe...

1/2 ▼

Yes: 256

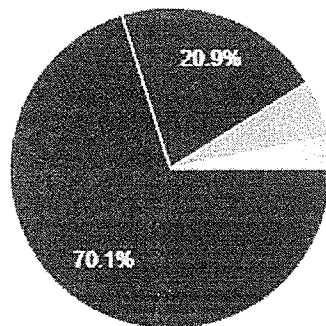
No: 60

Don't Know: 24

Other: 18

Do you think short-term rental platforms should provide the City with each short-term rental operator's name, address, and phone number for the short-term rental in New Orleans?

355 responses



- Yes
- No
- I do not know
- I do not think New Orleans should a...
- No short term rentals!
- Tied to permit
- With annual inspections for health s...
- Should not be allowed

1/2 ▼

Yes: 251

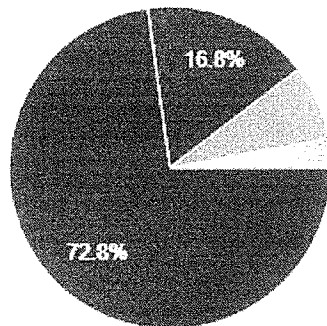
No: 75

Don't know: 21

Other: 11

Do you think short-term rental platforms should provide the City with any complaints lodged against the short-term rental location or operator?

357 responses



- Yes
- No
- I do not know
- I do not think New Orleans should a...
- If there are excessive complaints, b...
- No short term rentals!
- Should not be allowed
- This is tricky. Some guests have un...

1/2 ▼

Yes: 260

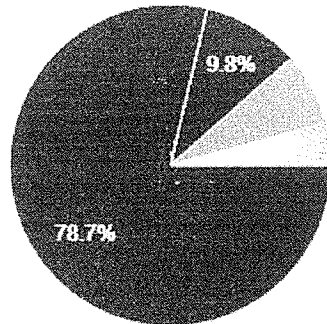
No: 60

Don't Know: 27

Other: 10

Do you think short-term rental platforms should face fines for violating City ordinances?

357 responses



- Yes
- No
- I do not know
- I do not think New Orleans should a...
- No short rentals!
- Should not be allowed
- Yes, and they should be major fines...
- I think they should face high fines u...

1/3 ▼

Yes: 281

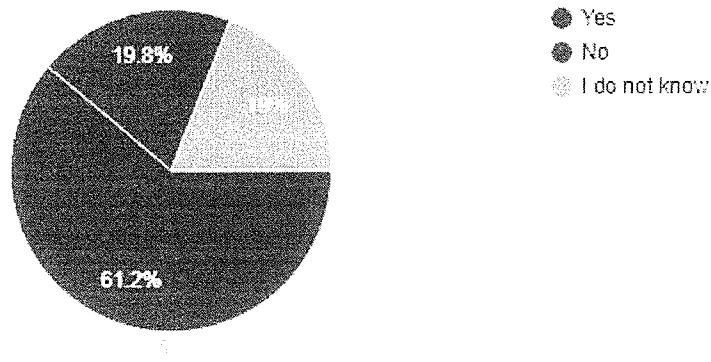
No: 35

Don't Know: 26

Other: 15

Do you think short-term rental operators are able to pay higher prices for investment properties in New Orleans?

358 responses



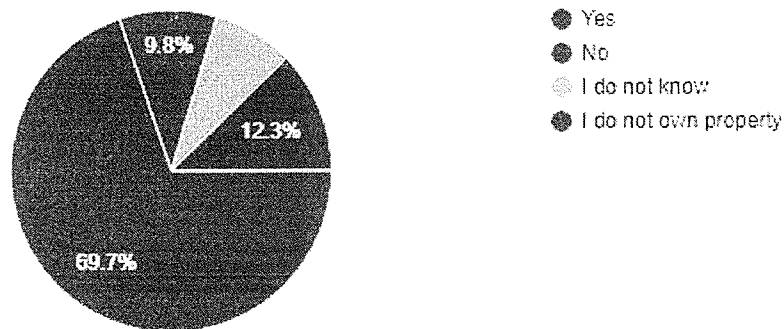
Yes: 219

No: 71

Don't know: 68

Do you think higher sale prices of nearby homes increase the value of your property, resulting in higher assessments and higher property taxes?

357 responses



Yes: 249

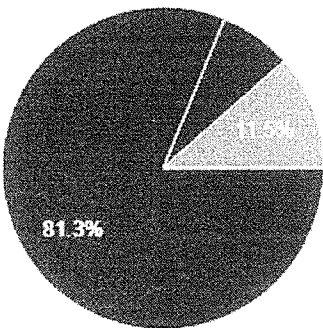
No: 35

Don't Know: 29

Don't own property: 44

Do you think short-term rentals can make more money per month than long term rentals?

358 responses



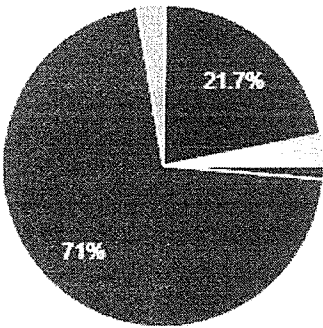
Yes: 291

No: 26

Don't know: 41

Have you ended a long-term lease so you could turn a unit into a short-term rental?

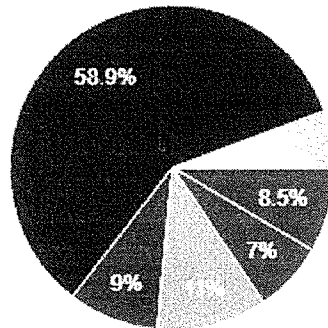
355 responses



- Yes: 5
- No: 252
- I have considered, but haven't made decision: 10
- I do not own property: 77
- Other: 11

## If your rent has gone up, do you think it is because:

355 responses



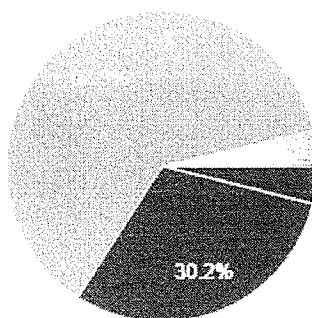
- Factors such as taxes, insurance, &...
- Short-term rentals make more mon...
- So many short-term rentals reduce t...
- My rent has not gone up
- I am not a renter
- I think it is both factors regarding in...
- Combination of all of the above - ST...
- I think there are many factors for rail...

1/4 ▼

- Taxes, insurance, maintenance: 30
- Short-term rentals make more money: 25
- Short-term rentals reduce number of units: 39
- My rent has not gone up: 32
- I am not a renter: 209
- Other: 20

## Has your lease not been renewed so your landlord can convert a unit into a short-term rental?

353 responses



- Yes
- No
- I am not a renter
- My lease was not ended due to str...
- Am in first lease
- He is playing coy with my current re...
- I don't know what they did with it
- After a year, my lease moved to bei...

1/2 ▼

Yes: 14

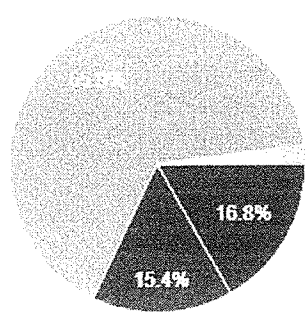
No: 108

Not a renter: 223

Other: 13

Do you worry that your long-term rental will converted into a short-term rental by your landlord in the future?

358 responses



- Yes
- No
- I am not a renter
- My landlord has told me they are co...
- Unsure.
- I have been priced out of New Orlea...
- This is a response to the general to...
- Did you guys get this directly from t...

1/2 ▼

Yes: 60      No: 55      Not a renter: 236      Other: 7



## 2018 Short-Term Rental Review - MCNO

The City of New Orleans is reviewing the short-term rental ordinance. The Mid-City Neighborhood Organization (MCNO) is surveying members and community residents on the policies. The City Planning Commission (CPC) will accept written comments from residents through July 2 at ([CPCInfo@nola.gov](mailto:CPCInfo@nola.gov)). Responses to this survey will be anonymous and will be considered if MCNO offers a comment to the CPC.

There are 4 sections of this survey. The first will ask a few things about you. The second will ask how you feel about Short-Term Rentals. Section 3 asks about regulating the short-term rental platforms themselves. Section 4 asks if short-term rentals have contributed to raising your property taxes or cost of living.

Please select the answer that best describes your thoughts.

### 1. Are you a member of the Mid-City Neighborhood Organization?

*Mark only one oval.*

- ☐ Yes
- ☐ No

### 2. Where do you live in or around Mid-City?

*Mark only one oval.*

- ☐ Bayou St. John
- ☐ Bienville - Brickyard
- ☐ Canal Street Corridor
- ☐ City Park
- ☐ Comiskey Park
- ☐ Easton Park
- ☐ Gravier
- ☐ Mid-City Dupre
- ☐ Parkview
- ☐ Roosterville
- ☐ St Patrick Park
- ☐ Tulane-Banks
- ☐ Tulane-Canal
- ☐ Zone B
- ☐ I don't live in Mid-City
- ☐ I used to live in Mid-City but I got priced out
- ☐ Other:

**3. Describe your housing situation:***Mark only one oval.*

- ☐ Homeowner
- ☐ Homeowner & landlord
- ☐ Landlord living elsewhere with properties in Mid-City
- ☐ Long-term renter
- ☐ Other: \_\_\_\_\_

**4. Describe the few blocks around your home:***Mark only one oval.*

- ☐ A quiet residential neighborhood
- ☐ A mixed-use neighborhood with mostly residences but a few small businesses
- ☐ A home close to a major commercial area with many businesses
- ☐ Other: \_\_\_\_\_

**5. Have you ever stayed in a short-term rental while on vacation?***Mark only one oval.*

- ☐ Yes
- ☐ No

**6. Have you ever been a short-term rental host?***Mark only one oval.*

- ☐ Yes
- ☐ No

**7. If you have been a short-term rental host, what type of unit did you rent? (Check all that apply)***Check all that apply.*

- ☐ A spare bedroom in a home where I live
- ☐ An accessory structure (mother-in-law suite, carriage house, etc) in a home where I live
- ☐ A unit of my home (double shotgun side, efficiency apartment)
- ☐ My whole home when I was out of town on vacation.
- ☐ A whole home/condo/unit I own as an investment property
- ☐ Multiple whole home/condos/units I own as investment property
- ☐ I have not been a short-term rental host
- ☐ Other: \_\_\_\_\_

**8. Are there short-term rentals within a block of the place where you live?***Mark only one oval.*

- ☐ No, there are no short-term rentals near my home
- ☐ No, or if there are I am not aware of them
- ☐ Yes, there are one or two short-term rentals near my home
- ☐ Yes, there are many short-term rentals near my home
- ☐ I do not know

**Types of Short-Term Rentals**

Current City ordinances allow for several types of short-term rental permits. Any updates the City makes to the short-term rental ordinance will address each one.

**9. Accessory Short-Term Rentals: this permit allows homeowners to host visitors in spare bedrooms or half a double, as long as they maintain a homestead exemption for and live in the property. What do you think about Accessory Short-Term Rentals?***Mark only one oval.*

- ☐ I think Accessory Short-Term Rentals should be allowed
- ☐ I think Accessory Short-Term Rentals should NOT be allowed
- ☐ I do not have an opinion on Accessory Short-Term Rentals
- ☐ Other: .....

**10. Temporary Short-Term Rentals: this permit allows a homeowner to host visitors in their whole house for up to 90 days per year. If the owner has a homestead exemption and regularly resides in the home, they get a discount on the permit. Temporary Short-Term Rentals are also available to owners who own investment properties and do not live in the home. What do you think about Temporary Short-Term Rentals?***Mark only one oval.*

- ☐ I think Temporary Short-Term Rentals should be allowed under the existing rules
- ☐ I think Temporary Short-Term Rentals should only be allowed, but only for owners with a homestead exemption who live in the home
- ☐ I think Temporary Short-Term Rentals should NOT be allowed
- ☐ I do not have an opinion on Temporary Short-Term Rentals
- ☐ Other: .....

- 11. Commercial Short-Term Rentals: These permits allow short-term rentals up to 365 days a year and do not require a homestead exemption. They are restricted to commercial and mixed-use zoning. Mixed-use zoning covers many areas residents believe are residential, especially in Mid-City. What do you think about Commercial Short-Term Rentals?**

*Check all that apply.*

- ☐ I think Commercial Short-Term Rentals should be allowed under existing rules
- ☐ I think Commercial Short-Term Rentals should be allowed, but only for owners with a homestead exemption who live in the home
- ☐ I think Commercial Short-Term Rentals should be allowed, but only if they are taxed and regulated like commercial properties like bed and breakfasts
- ☐ I think Commercial Short-Term Rentals should be allowed, but only in pure commercial zoning; they should NOT be allowed in mixed-use zoning
- ☐ I think Commercial Short-Term Rentals should NOT be allowed
- ☐ I do not have an opinion on Commercial Short-Term Rentals
- ☐ Other: \_\_\_\_\_

- 12. Multiple Listings: Because Temporary and Commercial Short-Term Rental permits do not require a homestead exemption, hosts can own and list multiple properties for short-term rentals. Hosts using these rules do not even have to live in New Orleans. What do you think about Multiple Listings?**

*Check all that apply.*

- ☐ I think Multiple Listings should be allowed under current rules.
- ☐ I think Multiple Listings should be allowed, but only if Temporary Short-Term rental rules are changed
- ☐ I think Multiple Listings should be allowed, but only if Commercial Short-Term rental rules are changed
- ☐ I think Multiple Listings should NOT be allowed, every short-term rental must require the owner to have a homestead exemption and live on the property
- ☐ I do not have an opinion on Multiple Listings
- ☐ Other: \_\_\_\_\_

- 13. Zoning Changes: Because Commercial Short-Term Rental permits allow unlimited short-term rentals for up to 365 days per year, many property owners have applied to change their property's zoning from "residential" to "commercial" or "mixed-use." These zoning changes fundamentally change the land use law covering the property, and will remain even if the owner later sells the property. What are your thoughts on zoning changes of this nature?**

*Mark only one oval.*

- ☐ I think zoning changes to increase short-term rentals should be allowed
- ☐ I think each zoning change should be considered individually
- ☐ I think zoning changes to increase short-term rentals should NOT be allowed
- ☐ I do not have an opinion on zoning changes
- ☐ Other: \_\_\_\_\_

## Regulating Short-Term Rental Platforms

The only way short-term rentals work is if they use an internet platform such as AirBnB, Home Away, or VRBO. Right now, these internet platforms are unregulated and unlicensed to operate in New Orleans.

14. **Do you think licenses should be required before a short-term rental platform can operate in New Orleans & list short-term rental vacancies in the City?**

*Mark only one oval.*

- ☐ Yes
- ☐ No
- ☐ I do not know
- ☐ Other: \_\_\_\_\_

15. **Do you think short-term rental platforms should require an official City permit before they can display a short-term rental listing on their website?**

*Mark only one oval.*

- ☐ Yes
- ☐ No
- ☐ I do not know
- ☐ Other: \_\_\_\_\_

16. **Do you think short-term rental platforms should provide the City with each short-term rental operator's name, address, and the location of the short-term rental in New Orleans?**

*Mark only one oval.*

- ☐ Yes
- ☐ No
- ☐ I do not know
- ☐ Other: \_\_\_\_\_

17. **Do you think short-term rental platforms should provide the City with any complaints lodged against the short-term rental location or operator?**

*Mark only one oval.*

- ☐ Yes
- ☐ No
- ☐ I do not know
- ☐ Other: \_\_\_\_\_

18. **Do you think short-term rental platforms should face fines for violating City ordinances?**

*Mark only one oval.*

- ☐ Yes
- ☐ No
- ☐ I do not know
- ☐ Other: \_\_\_\_\_

## **Increasing Property Taxes & Cost of Living**

Residential properties are taxed at a different rate than commercial properties because commercial properties actively make money for the owners. Because they can make more money, commercial properties can also sell for higher prices than residential properties. Concerns have been raised that buyers are willing to pay more for homes they intend to use for short-term rentals because short-term

rentals can make more money than long term rentals, and the resulting economic pressure is increasing the prices of homes, the assessment of nearby homes, and rent for long-term rentals.

**19. Do you think short-term rental operators are able to pay higher prices for investment properties in New Orleans?**

*Mark only one oval.*

- ☐ Yes
- ☐ No
- ☐ I do not know

**20. Do you think higher sale prices of nearby homes increase the value of your property, resulting in higher assessments and higher property taxes?**

*Mark only one oval.*

- ☐ Yes
- ☐ No
- ☐ I do not know
- ☐ I do not own property

**21. Do you think short-term rentals can make more money per month than long term rentals?**

*Mark only one oval.*

- ☐ Yes
- ☐ No
- ☐ I do not know

**22. Have you ended a long-term lease so you could turn a unit into a short-term rental?**

*Mark only one oval.*

- ☐ Yes
- ☐ No
- ☐ I have considered ending a long-term lease & turning it into a unit into a short-term rental, but have not made a decision
- ☐ I do not own property
- ☐ Other: .....

**23. If your rent has gone up, do you think it is because:**

*Mark only one oval.*

- ☐ Factors such as taxes, insurance, & maintenance
- ☐ Short-term rentals make more money per month than long-term rentals
- ☐ So many short-term rentals reduce the number of units for long-term rentals
- ☐ My rent has not gone up
- ☐ I am not a renter
- ☐ Other: .....

**24. Has your lease not been renewed so your landlord can convert a unit into a short-term rental?***Mark only one oval.*

- ☐ Yes
- ☐ No
- ☐ I am not a renter
- ☐ Other: \_\_\_\_\_

**25. Do you worry that your long-term rental will converted into a short-term rental by your landlord in the future?***Mark only one oval.*

- ☐ Yes
- ☐ No
- ☐ I am not a renter
- ☐ Other: \_\_\_\_\_

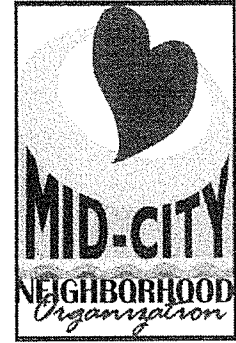
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June 1, 2016

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

RE: Short-Term Rentals Official Positions



Good morning, Director Rivers,

MCNO would like to enter into the record set of opinions regarding Short-Term Rentals in New Orleans. These opinions are based off the existing CPC study and recommendations from earlier in the year.

On the four types of Short-Term Rentals itemized in the existing CPC study:

- Accessory – allow only a permanent resident owner to rent out spare bedrooms, but not the full unit.
- Temporary – only a resident owner should be eligible for Temporary short term rentals, but this could include the full unit within the 4 times a year and 30 day (total) restrictions as the CPC study proposed.
- Principal Residential/"Whole House" – MCNO is in complete opposition to this type, and believes the CPC was right to remove this option from the earlier report.
- Commercial – MCNO believes CPC must identify types of commercial zones that will allow this use, not just all "Commerical or Mixed Use." Additionally, MCNO feels that if short term rentals are allowed in HU-MU (specifically) & other mixed use zoning (generally), the use should *only* be allowed as a Conditional.

Overall Short-Term Rental opinions:

- Require owner occupancy in every short-term rental for all Historic Urban Residential Districts.
- Limit 2 short term rentals per block, same as legally permitted Bed & Breakfast (B&B) uses.
- Prohibit Principal Short Term Rentals within ALL residential districts.
- Prohibit Commercial Short Term Rentals within ALL residential districts.
- MCNO supports a requirement of permit number associated with every online listing.



- Fines for enforcement or taxation violations will be “cost of doing business” if less than \$1000 per week. Penalties for breaking the law *must be very high to ensure compliance* with any new zoning uses and enforcement.
- MCNO prefers commercial short-term rentals be granted *only* as conditional uses in ALL commercial zones, and remain restricted by location of nearby legal B&B, hotels, motels. When reviewing a conditional use request, permitted, legal B&B’s should be preferred to short-term rentals on block faces & numbers should be cumulative (eg: 1 B&B + 1 STR = 2 total on block).

MCNO reserves the right to offer additional opinions to city agencies and City Council pending the results of CPC Staff draft ordinances and reports expected June 7, 2016.

Thank you for consideration of our input. For further information, please contact me at 504-235-2126.

Sincerely,

Graham Bosworth  
President, Mid-City Neighborhood Organization

CC:

Latoya Cantrell  
Susan Guidry  
Stacy Head  
Jason Williams  
James Gray II  
Jared Brossett  
Nadine Ramsey