

From: Robert D. Rivers
Sent: Tuesday, May 15, 2018 10:07 AM
To: Paul Cramer; Brooke Perry
Subject: FW: CPC Short-Term Rental Study: Observations and Recommendations from the Short-Term Rental Committee Team
Attachments: Thank you to CPC Rivers.docx; Observations and Recommendations from 2018-05-10 CPC Mtg.docx; links to STR articles.docx

From: brfurness@aol.com [<mailto:brfurness@aol.com>]
Sent: Monday, May 14, 2018 5:02 PM
To: Robert D. Rivers <rdrivers@nola.gov>
Cc: sawicki.bill@gmail.com; slandrieu@bellsouth.net; meglousteau@vcpora.org; cgniady@louisianalandmarks.org; hajohnson@cox.net
Subject: CPC Short-Term Rental Study: Observations and Recommendations from the Short-Term Rental Committee Team

Short-Term Rental Committee

New Orleans, Louisiana

May 15, 2018

Robert D. Rivers
Executive Director, City Planning Commission
New Orleans

EMAIL ONLY

Dear Bob:

Re: City Planning Commission Short-Term Rental Study
Mandated by City Council Motion M-18-73

The Short-Term Rental Committee thanks you very much for the opportunity to share our concerns, suggestions and recommendations with you and your staff last Thursday.

From you and the staff, we took away a better appreciation of the challenges faced in the preparation of the study and accompanying recommendations. The challenges, of course, include working with a new Mayor and City Council — and we were pleased to hear that you've taken note of concerns regarding short-term rentals expressed by the candidates for public office.

For our part, we have put together a first cut (attached) of largely personal observations and recommendations broached by team members during the meeting. This list is, of course, neither exclusive nor exhaustive, and does not necessarily represent the views of any organization.

We've taken special note of your request that we help identify and forward links reporting on STR developments elsewhere. An initial list, put together by team member Carol Gniady, is also attached.

Once again, our thanks for giving us an opportunity to provide our suggestions and concerns. We found it useful, and very much hope that you did as well. Please do not hesitate to be in contact if we can be of further help.

Best regards,

Brian Furness, Chair, STRC (French Quarter)
Carol Gniady, Executive Director, Louisiana Landmarks (Marigny)
Allen Johnson, President, Faubourg Marigny Improvement Association (Marigny)
Shelley Landrieu, Executive Director, Garden District Association (Garden District)
Meg Lousteau, Executive Director, VCPORA (Treme)
Bill Sawicki, President, Irish Channel Neighborhood Association (Irish Channel)

(Note. Titles are for identification only; home neighborhoods are in ()).

Atts: As noted.

Bcc: STRC

From: Pamela Kennedy [<mailto:Pamela.Kennedy.114602385@p2a.co>]

Sent: Tuesday, May 15, 2018 9:24 AM

To: Robert D. Rivers <rdrivers@nola.gov>

Subject: Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,
Pamela Kennedy
627 Atlantic Ave
New Orleans, LA 70114

From: Kurt Klebe [<mailto:Kurt.Klebe.114734163@p2a.co>]

Sent: Tuesday, May 15, 2018 9:30 AM

To: Robert D. Rivers <rdrivers@nola.gov>

Subject: Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

Congratulations on your City Council seat. I am writing today in support of all types of short term rentals. (other than the bad actors). The regulations other than the day count are working. Bad operators have had to shut down or drastically change their model. There are very few remaining "party" houses that advertise 3 or 4 bedrooms, sleeps 15. I truly believe that the only way the city can get the results it wants is to ensure that the good actors remain able to rent out whole houses and collect taxes while focusing enforcement on the remaining nuisance properties. There is huge demand for vacation rentals in New Orleans. Groups are increasingly visiting for weddings, anniversaries, birthday parties, etc... and they are doing so because of the ability to rent an entire house. I wish you all could come see our houses and read our reviews and see the requests for rentals. Our average age of renter is probably 50 and these folks are spending huge dollars in neighborhoods. I personally have fixed 6 blighted, huge homes that are now vacation rentals. In each case it has helped spark further revitalization in the immediate area. If whole home rentals were not allowed or a homestead exemption required thousands of people would lose their jobs. I personally would have to lay off 6 people. Entire cleaning companies would fail. Entire property management companies would fail. Private chefs would lose their livelihoods. Corner restaurants and coffee shops would go out of business and New Orleans would suffer a severe economic shock. I really don't understand why people believe the hotel lobby's talking points. There are no facts there only made up "concepts". I hope the new City Council can see the opportunity we have to embrace STRS and make them a part of our tourism strategy. Regulate the bad actors and promote the folks that are doing it right and who are providing jobs and bringing significant revenue into the city. Thank you and we look forward to working with you.

Sincerely,

Kurt Klebe

PS if any council members would like to tour our homes, I would be thrilled to show them to you. It is amazing to see the transformation. Call me at 303 505 3387 and we can set up a time.

Regards,

Kurt Klebe

1321 Coliseum St

New Orleans, LA 70130

From: Charles Marts [<mailto:Charles.Marts.116092498@p2a.co>]
Sent: Tuesday, May 15, 2018 10:58 AM
To: Robert D. Rivers <rdrivers@nola.gov>
Subject: Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,
Charles Marts
5000 Perrier St
New Orleans, LA 70115

From: Bryan McMinn [<mailto:Bryan.McMinn.116073110@p2a.co>]

Sent: Monday, May 14, 2018 10:03 PM

To: Robert D. Rivers <rdrivers@nola.gov>

Subject: Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

If you take away any short term rental work you will be taking food out of a disadvantaged child's mouth. I help manage some STR's and I can tell you we employ multiple people from people from poor backgrounds and give them more than a living wage. Much more than they could even make cleaning for the hotel industry. STR's provide high paying jobs, no college degree necessary, for hundreds of residents in New Orleans. That is just a fact.

Regards,

Bryan McMinn

5518 Freret St

New Orleans, LA 70115

From: Michael Nugent [<mailto:Michael.Nugent.42767419@p2a.co>]
Sent: Tuesday, May 15, 2018 11:09 PM
To: CPCinfo
Subject: Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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Sincerely,

Regards,
Michael Nugent
144 Elk Pl
New Orleans, LA 70112 ▪

From: Samara Poche [<mailto:Samara.Poche.116092092@p2a.co>]

Sent: Tuesday, May 15, 2018 10:48 AM

To: Robert D. Rivers <rdrivers@nola.gov>

Subject: Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

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Sincerely,

Regards,
Samara Poche
87 Flamingo St
New Orleans, LA 70124

From: Lindsey Steffeck [<mailto:Lindsey.Steffeck.116134707@p2a.co>]
Sent: Wednesday, May 16, 2018 9:48 AM
To: CPCinfo
Subject: Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

Welcome you to your new term on City Council!

I wanted to share a little information about myself. My husband and I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). We have 5 rental units that are classified as affordable housing and/or section 8, we fix up our properties to be amazing-better than our own home-and are proud to offer these options to people who would typically only be able to afford less than desirable homes. With that, we barely break even at the end of the year. We are ok with that because we know long term we are at least paying off the mortgages and more importantly we are helping people live better lives. However, in the short term the only thing getting us by and allowing us to keep food on our family's table is our short term rental. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,
Lindsey

Regards,
Lindsey Steffeck

New Orleans, LA 70114 ▪

From: Steve Thompson [<mailto:Steve.Thompson.114737737@p2a.co>]
Sent: Tuesday, May 15, 2018 12:37 PM
To: Robert D. Rivers <rdrivers@nola.gov>
Subject: Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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Sincerely,

Regards,
Steve Thompson
535 Seguin St
New Orleans, LA 70114

From: Jimmie Taylor [<mailto:Jimmie.Taylor.114637990@p2a.co>]

Sent: Monday, May 14, 2018 10:16 PM

To: Robert D. Rivers <rdrivers@nola.gov>

Subject: Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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Sincerely,

Regards,
Jimmie Taylor
5821 S Claiborne Ave
New Orleans, LA 70125

From: Kelly Thompson [<mailto:Kelly.Thompson.42755061@p2a.co>]

Sent: Tuesday, May 15, 2018 10:31 AM

To: Robert D. Rivers <rdrivers@nola.gov>

Subject: Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,
Kelly Thompson
535 Seguin St
New Orleans, LA 70114

From: Scott Veazey [<mailto:Scott.Veazey.99469463@p2a.co>]
Sent: Wednesday, May 16, 2018 7:51 AM
To: CPCinfo
Subject: Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,
Scott Veazey
1231 Marais St
New Orleans, LA 70116 ▪

From: Teresa Vernon [<mailto:Teresa.Vernon.116093460@p2a.co>]

Sent: Tuesday, May 15, 2018 11:22 AM

To: Robert D. Rivers <rdrivers@nola.gov>

Subject: Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council

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Sincerely,

Regards,

Teresa Vernon

232 Bermuda St

New Orleans, LA 70114

From: Aubrey wainwright [<mailto:Aubrey.wainwright.116109859@p2a.co>]

Sent: Tuesday, May 15, 2018 4:55 PM

To: Robert D. Rivers <rdrivers@nola.gov>

Subject: Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

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Sincerely,

Regards,
Aubrey wainwright
2216 Joliet St
New Orleans, LA 70118

From: CPCinfo
Sent: Wednesday, May 16, 2018 10:16 AM
To: Paul Cramer
Subject: FW: Welcome to City Hall from ANP!

From: Lindsey Steffek [<mailto:Lindsey.Steffek.116134707@p2a.co>]
Sent: Wednesday, May 16, 2018 9:48 AM
To: CPCinfo
Subject: Welcome to City Hall from ANP!

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Sincerely,
Lindsey

Regards,
Lindsey Steffek

New Orleans, LA 70114. ▀

Larry W. Massey Jr.

From: CPCinfo
Sent: Thursday, May 17, 2018 2:12 PM
To: Paul Cramer
Subject: FW: Short Term Rentals

From: Leah Bailey [mailto:LBailey@unitehere.org]
Sent: Thursday, May 17, 2018 1:20 PM
To: CPCinfo
Subject: Short Term Rentals

Hello,

My name is Leah Bailey and I would like to know the timeline for deciding on the short term rental/zoning ordinances. Is there a deadline to submit public statements and where? When is the next time that the public can speak? When will the final decision be made?

Leah Bailey
UNITE HERE!
935 Gravier Street ste. 1150
New Orleans, LA
(205)441-6136

Larry W. Massey Jr.

From: CPCinfo
Sent: Friday, May 18, 2018 12:32 PM
To: Paul Cramer
Subject: FW: Welcome to City Hall from ANP!

From: Daniel Gibbons [mailto:Daniel.Gibbons.116292748@p2a.co]
Sent: Friday, May 18, 2018 12:13 PM
To: CPCinfo
Subject: Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

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Sincerely,

Regards,
Daniel Gibbons
17 Thrasher St
New Orleans, LA 70124 ■

Larry W. Massey Jr.

From: CPCinfo
Sent: Friday, May 18, 2018 10:55 AM
To: Paul Cramer
Subject: FW: Welcome to City Hall from ANP!

From: Mary Kean [mailto:Mary.Kean.116268916@p2a.co]
Sent: Thursday, May 17, 2018 11:04 PM
To: CPCinfo
Subject: Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,
Mary Kean
1110 Henriette Delille St
New Orleans, LA 70116 ■

Larry W. Massey Jr.

From: CPCinfo
Sent: Thursday, May 17, 2018 2:12 PM
To: Paul Cramer
Subject: FW: Welcome to City Hall from ANP!

From: Julian Landry [mailto:Julian.Landry.42727288@p2a.co]
Sent: Thursday, May 17, 2018 12:59 PM
To: CPCinfo
Subject: Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

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Sincerely,

Regards,
Julian Landry
4416 Wellington Ave
New Orleans, LA 70122 ■

Larry W. Massey Jr.

From: CPCinfo
Sent: Friday, May 18, 2018 3:05 PM
To: Paul Cramer
Subject: FW: Welcome to City Hall from ANP!

From: Tiff Oglethorpe [mailto:Tiff.Oglethorpe.116294025@p2a.co]
Sent: Friday, May 18, 2018 12:50 PM
To: CPCinfo
Subject: Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,
Tiff Oglethorpe
9821 Zephyr Dr
Tickfaw, LA 70466 ■

2505 Dauphine Street
New Orleans, LA 70117

City Planning Commission Office
1300 Perdido St, 7th Floor
New Orleans, LA 70112

May 6, 2018

Dear Commissioner Steeg:

Thank you again for conducting your study into short-term rentals and providing an opportunity for stakeholders to provide input and share our perspectives at the meeting on April 24th.

I don't think there can be any question that the unchecked proliferation of short-term rentals is exacerbating the affordable housing crisis, destroying the quality of life in our neighborhoods, and sacrificing the New Orleans' long-term health by prioritizing the desires of tourists and opportunistic property owners over the interests of residents. As I remarked at the meeting, I believe this is a case where something that may have seemed good in theory has been disastrous in practice, primarily due to the short-sightedness surrounding its implementation and the lack of any regulation to ensure balance.

No question, it is exciting when a new service or business model offers an opportunity that was previously unavailable. Services like Airbnb tapped into an unmet need/desire by creating the opportunity for visitors to find a cheaper alternative to hotels and experience a city differently by "embedding" themselves in neighborhoods. But Airbnb's and VRBO's lobbying arm sold the city a false bill of goods by touting "neighborhood prosperity" and deliberately misrepresenting STRs as an opportunity for New Orleans residents to share their culture and supplement their income by renting out spare rooms and units in their home. While that is a reasonable use of short-term rentals (and one that the regulations I propose later in this letter would continue to allow), the reality is that a disproportionate number of STRs are owned by people who live out-of-state and landlords/management companies that are operating multiple properties as de facto hotels. As a result of New Orleans' laissez-faire legislation, neighborhoods like the Marigny have become completely saturated with STRs; residents are being forced out by escalating housing prices and noise; and the culture and character of our city are under threat.

I am not anti-tourist, anti-progress, or anti-change. But the first rule of any initiative is "do no harm." Short-term rentals have done real harm to this city, and particularly in my neighborhood. If you lived in the Marigny, you would see firsthand how much this neighborhood has changed in a short time with the proliferation of short-term rentals. In the past few years, I've seen home prices sky rocket well beyond the means of the average New Orleanian, inflated by out-of-town buyers (from cities with much higher average salaries than here in New Orleans) who are cashing in on the Airbnb trend and this city's lax regulations. I've seen real-estate taxes surge to the point where people who bought houses well within their means and have made the Marigny their home for years are now struggling to afford their monthly mortgage payments. (My own real-estate taxes increased more than 60% this year, and while I can "afford" my mortgage payments, that disproportionate increase still packed a punch.) I have seen countless friends and neighbors move out of the Marigny/Bywater because they can no longer afford to live here, and some who have moved out of New Orleans altogether because they could not get back and forth to their jobs from the areas of the city that they could still afford. I

have seen friends struggle to find places to rent because the inventory of long-term rental properties has shrunk so dramatically, including some friends who had their long-term leases terminated by landlords eager to capitalize on the more lucrative opportunities with short-term renters. (And many of the people being forced out are our cultural workers – the musicians, artists, dancers, and other creatives who give this city its distinctive character and are also one of the primary draws for tourists!) I have seen my residential block turn into Bourbon Street on weekends when the numerous STRs fill with bachelor-party revelers. I have seen this same block turn into a ghost town during the week when the properties sit vacant, making the neighborhood not only less vibrant, but also less safe. I have seen neighborhood restaurants close or reduce their hours because they no longer have enough patrons to justify dinner hours, as tourists choose to dine at one of the city’s “notable” restaurants, while houses once occupied by former “regulars” now sit empty most of the week. I have seen a surge in antisocial behavior as neighbors are replaced by transients who treat the area as if it were disposable. I have seen my once diverse, eclectic neighbors replaced by predominantly young, affluent, white people. And I have seen house after house painted white by property “flippers” who want to ensure a fast sale and gardens paved over to reduce maintenance for absentee owners -- stripping the neighborhood of its personality as well as its people.

This is NOT routine gentrification with its complex combination of advantages and disadvantages. It is more like an aggressive, fast-moving cancer that has metastasized throughout our neighborhoods. But the City Council has the opportunity to act before the invasion is fatal. I implore you to urge them to implement common-sense regulations that limit the number and nature of short-term rentals and create a healthier balance between residents and visitors.

The Council should:

- Restrict licenses to people who have homestead exemptions and are registered to vote in the city of New Orleans. Homestead exemptions will help ensure that operators of STRs will be onsite and accountable, reducing the noise and other disruptions to our quality of life. Homestead exemptions will also help restore some balance to the affordable housing issue by reducing the number of out-of-town buyers who are snatching up investment properties, allowing prices to settle at a more sustainable level. However, homestead exemptions alone are not enough, since plenty of people abuse them and make fraudulent claims. Requiring that people are registered to vote narrows the loopholes, while helping to ensure that New Orleans is granting licenses to people who are invested in the future of our city, not just seizing an opportunity profit from it.
- Impose density restrictions limiting the number of short-term rentals to no more than one per block so that neighborhoods like the Marigny are not saturated by de facto hotels.
- Limit the number of allowable occupants in short-term rentals to two adults. This restriction would still allow STR operators to rent to individuals, couples, and families (allowing the use of STRs that most advocates cited at the April 24 meeting), while eliminating the problem of party houses and rowdy bachelor/bachelorette groups. (Note: While the existing “caps” were based on the size of the unit and may have seemed reasonable in theory, those numbers are a significant increase over the occupancy when those same properties are occupied by long-term tenants. Renting to large groups not only increases the congestion in our neighborhoods, it causes most of the problems that people regularly cite – i.e., the noise and other disruptive behavior resulting from packs of people here to party.)
- Create a more effective system for enforcing the regulations, reporting violations, and responding to disruptions such as loud noise and rowdiness. (Most of us do not want to strain our already overwhelmed police department with noise complaints when they already have difficulty responding quickly to violent crimes.)

Finally, in enacting these regulations, the City Council must resist the temptation and the pressure to “grandfather” the properties that have already been granted licenses. The proliferation has already gone too far. For example, on my short block, three properties that were sold and purchased in the past two years have already become STRs. Now the gentlemen on one side of me are planning on listing their home shortly. If that property is purchased by someone who turns it into an STR, my block will officially have more STRs than resident-occupied homes. That is not an acceptable situation or a healthy balance.

I’ll close by underscoring the fact that, although New Orleans is a tourist town, it cannot be only a tourist town. A vibrant resident population is necessary to thrive long term. When musicians and artists can no longer afford to live here, will New Orleans remain a cultural hub and one of America’s great cities? When participants are outnumbered by spectators, will Mardi Gras retain its joyful exuberance or be reduced to a Disney-version of itself? And what if there is another crisis that keeps tourists away for an extend period – another Katrina, an infrastructure failure, a terrorist attack, a Zika-like virus? Residents, not tourists, are the ones who invest in the city’s future and pull together after crises to rebuild. Most importantly, it is neighbors who give this city so much of its character, its soul, and its reputation for being friendly. And there is a big difference between neighbors and visitors. Neighbors look out for each other. We keep an eye on each other’s houses, take in each other’s packages, and alert each other if something out of the ordinary happens. We feed and walk each other’s pets, help mow each other’s lawns, and bring each other meals when one of us gets sick. We maintain our blocks by cleaning up graffiti, litter, and catch basins, and we beautify them by planting gardens and street trees. We strengthen our communities by supporting local businesses, patronizing neighborhood restaurants, and spaying/neutering our feral cats. And we ensure the sustainability of our city by voting, paying taxes, serving on juries, and being longtime supporters of local musicians, artists, and cultural institutions such as NOMA, the Ogden Museum, Le Petit Theatre, Southern Rep, the Marigny Opera House, City Park, the Audubon Institute, and more.

The fact that you are on the City Planning Commission tells me you care deeply about New Orleans and its culture. But cultures are perishable, as any anthropologist can tell you, and cities die, as Jane Jacobs has taught us. As a steward of one of American’s greatest cities, I hope you do part to ensure New Orleans’ long-term health by demanding tighter regulations on short-term rentals.

Thank you for your time, your consideration, and your service.

Respectfully yours,

A handwritten signature in blue ink, appearing to read "Judith A. Navoy", with a long horizontal flourish extending to the right.

Judith A. Navoy

2505 Dauphine Street
New Orleans, LA 70117

City Planning Commission Office
1300 Perdido St, 7th Floor
New Orleans, LA 70112

May 6, 2018

Dear Commissioner Hughes:

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Thank you for your time, your consideration, and your service.

Respectfully yours,



Judith A. Navoy

From: Chris Cook [<mailto:mr.chris.cook@gmail.com>]

Sent: Thursday, May 03, 2018 10:56 AM

To: LaToya Cantrell; Jason R. Williams; James A. Gray; DistrictC; Susan G. Guidry; Mayor Mitchell J. Landrieu; CouncilDistrictD; Stacy S. Head; contact@jayhbanks.com; CPCinfo; Robert D. Rivers

Subject: Please restrict STRs

I've been getting more and more advertisements for condos in the CBD and Warehouse District being sold as STRs. Just look at how 1100 Annunciation is pitching it:

"We handle the details... Our on-site, seasoned management company offers this turnkey service so that Eleven Hundred owners can effortlessly add value to their investment."

What they are describing is a hotel. Condo owners are not residents but investors in an unlicensed hotel.

Big companies are cashing in on the loose restrictions we have on STRs, and they are lobbying to loosen the restrictions even more.

To preserve the livability of New Orleans for middle and working class residents, we need to further restrict STRs. Only allow them for owner-occupied houses with homestead exemptions, please, and keep them out of the Quarter!

Thank you for your time in reading this,

Chris Cook

Broadmoor

From: T. Gordon McLeod
Sent: Wednesday, May 09, 2018 12:34 PM
To: Mathilde Lemann
Cc: Helena N. Moreno; Jason R. Williams; Jennifer R. Cecil; Berrian Eno-Van-Fleet; William A. Morgan; Joseph I. Giarrusso; Robert D. Rivers; Stephen K. Kroll; Paul Cramer; Jared E. Munster; Tara G. Richard
Subject: Re: ordinance on STR
Attachments: image001.jpg; image003.jpg; image005.png; image006.jpg; image007.jpg; image009.jpg

Thank you. Looping in your District Councilmember, Joe Giarrusso. The Council and planning commission are currently looking at the existing laws to determine whether the existing regulations should be amended. I will ask the staff to take your example into consideration when analyzing the current regulations.

As stated previously, you have the right to appeal the decision through the appropriate channel.

Gordon McLeod
Chief of Staff
City Council, District A

Sent from my iPhone

On May 9, 2018, at 12:03 PM, Mathilde Lemann <mathildelemann@gmail.com> wrote:

Dear Ms. Mayor and Council Members,

Congratulations on your new endeavors and/or welcome back. I know you are all busy but hope you can take a few minutes to listen to the issue I am having with the Short Term Rental (STR) department.

A couple of weeks ago, I submitted my renewal for my STR license and increased the number of bedrooms and guests from 2 bedrooms & 4 guests to 3 bedrooms and 5 guests to reflect what I thought was allowed. I was including the living room as a bedroom as many people in shotgun apartments use one of the rooms in the double parlor as bedrooms.

On May 1, I received a very brief email from Mr. William Morgan stating I was out of compliance with the ordinance governing STRs. I contacted Mr. Morgan and was told I could not count the living room as a bedroom so I immediately complied and reduced the number of guests to 4. I thought that was the end of it, but when I looked at the STR database, I was horrified to see there was not 1 but 4 violations listed. Those violations were detailed in the letter I received the following day. In addition to the bedroom count, I had been issued a violation saying I did not have the permit number on the airbnb listing, which was false. I

had another that says I adversely affected the neighborhood, which is also false and another about advertising a non-bedroom as a bedroom.

I have a 2-bedroom shotgun apartment with 1 queen bed in 1 bedroom and a twin bed in the other. These beds only accommodate 3 people, but I am allowed to have up to 4 guests. The sofa bed in the living room will handle the 4th guests. The listing states the apartment has only 2 bedrooms and also says there is a sofa bed in the common area under sleeping arrangements. Mr. Morgan and Ms. Eno Van Fleet of the STR department say they do not have a problem with guests sleeping where they choose, but I cannot "advertise" the sofa bed under sleeping arrangements in the common area. Airbnb makes it easy for guests to see what the sleeping arrangements are by using graphics to depict what beds are in which rooms. My listing shows there are only 2 bedrooms and also sofa bed is in a common area. I believe this complies with the law and it is the best way to describe what guests have available to them. Removing the sofa bed makes it look like I can only accommodate 3 guests when I can allow 4. The staff at the STR department say I can note the sofa bed in the written description. I do not see what distinction they are drawing between an image showing it is there and where it is and a written description in the text. I do know that visual images are easier for people to see when they are deciding which apartment is going to accommodate their needs. Burying the sofa bed in the written description makes it less likely for the apartment to get booked.

Additionally, on review of other listings, I found more than half have beds listed in the common areas under the sleeping arrangements. If the STR department interprets the ordinance as to not allow hosts to indicate beds in common areas, it is obviously not clear to the STR community. If this is what the city wants, I will comply. I believe I am entitled to a hearing on the matter. I have requested a hearing but was told by Ms. Van Fleet, I could not request, but only be summoned to a hearing. She also suggested I get a lawyer. She says the one who interprets the law and only way I can be heard is to be subject to a potential fine of \$500/day. Regardless, all rules and requirements should be made clear and should be easy to find on the STR page of nola.gov. and it should be enforced across the board.

I have searched for any information on this issue and have requested guidance to specific legislation dealing with this matter. Mr. Morgan sent me the definition of a bedroom, but I have never said the sofa bed was in a bedroom. Jennifer Cecil sent a memo regarding occupancy (see attached), which Mr. McLeod had also sent. However, there is nothing in it about indicating where a piece of furniture/sofa bed is in the apartment.

I could not find anything about advertising and no direction on where to find that information on the STR page

<https://nola.gov/short-term-rentals/>

or in the STR brochure

<https://nola.gov/nola/media/One-Stop-Shop/Safety%20and%20Permits/STR-Brochure-G.pdf>

or anything in what is called "a complete summary of the rules and regulations"

<https://nola.gov/short-term-rentals/str-zoning-restrictions/>

I would also like to note Chapter 6 of the City Code states notices of violations should include " the time, date and location of the administrative hearing whereby the alleged Code violation shall be adjudicated". There was no such information in the letter I received. Perhaps that is not the route I should take. In fact Ms. Eno Van Fleet suggested I should contact my council member(s) since she says I will have to change the law. So here I am.

This is a new program for the city and I am sure many issues will come up. I hope the city and the STR department are open to working out the kinks with those of us who are trying to do the right thing.

Please see additional details below. I will be grateful for any assistance you can provide on this issue.

Thank you,
Mathilde Lemann

----- Forwarded message -----

From: **Mathilde Lemann** <mathildelemann@gmail.com>

Date: Wed, May 9, 2018 at 10:02 AM

Subject: Re: FW: ordinance on STR

To: "Jennifer R. Cecil" <jrcecil@nola.gov>

Cc: Berrian Eno-Van-Fleet <abenovanfleet@nola.gov>, "Mary B. Cunningham" <mbcunningham@nola.gov>, "T. Gordon McLeod" <tgmcleod@nola.gov>, "William A. Morgan" <wamorgan@nola.gov>

Ms. Cecil,

Respectfully, this memo discusses the number of bedrooms and the maximum number of guests allowed. There is nothing in the memo about noting the existence of a sofa bed in a common area.

Thanks,
Mathilde Lemann

On Wed, May 9, 2018 at 9:03 AM, Jennifer R. Cecil <jrcecil@nola.gov> wrote:

Ms. Lemann,

To further clarify upon what Berrian and Gordon have both said:

- A determination of the Director of Safety and Permits can be appealed by filing with Board of Zoning Adjustments within 45days of its rendering.
- The determination attached called “Standards for compliant Short Term Rental advertising of multiple licensed dwellings” was issued on 12/20/17, and is past its appeal period.

I hope this clarifies.

Thanks,

Jen

Jennifer Cecil

Director, One Stop for Permits & Licenses

1300 Perdido St. | Rm 7E07 | New Orleans, LA | 70112

jrcecil@nola.gov | Work: (504) 658-8661 | Mobile: (504) 258-5515

From: Berrian Eno-Van-Fleet

Sent: Wednesday, May 09, 2018 8:58 AM

To: 'Mathilde Lemann' <mathildelemann@gmail.com>; Berrian Eno-Van-Fleet <abenovanfleet@nola.gov>

Cc: Mary B. Cunningham <mbcunningham@nola.gov>; T. Gordon McLeod <tgmcleod@nola.gov>; William A. Morgan <wamorgan@nola.gov>; Jennifer R. Cecil <jrcecil@nola.gov>

Subject: RE: FW: ordinance on STR

Ms. Lemann-

I am the person who determines if advertising a sofa bed in the living room is the same as advertising it as a bedroom. And it is. There is no flexibility on this point because this is how the law is written. A discussion will not provide any flexibility on this point and

my determination will not change. A hearing will not provide any flexibility on this point either. However, it will potentially subject you to fines for the months during which your listing was not compliant.

If your listing is compliant, then that is how the law requires it to remain. If you would like the law to change so that your listing can change, I am not the right person to speak to. If you would like the law to change, please speak to your councilperson.

Thank you,

Berrian

From: Mathilde Lemann [<mailto:mathildelemann@gmail.com>]

Sent: Wednesday, May 9, 2018 8:38 AM

To: Berrian Eno-Van-Fleet <abenovanfleet@nola.gov>

Cc: Mary B. Cunningham <mbcunningham@nola.gov>; Susan G. Guidry <sgguidry@nola.gov>; T. Gordon McLeod <tgmcleod@nola.gov>; William A. Morgan <wamorgan@nola.gov>; Jennifer R. Cecil <jrcecil@nola.gov>

Subject: Re: FW: ordinance on STR

Ms. Eno Van Fleet,

The listing reflects the current thinking of the STR department so it should not be subject to any fines. However, I want it to accurately reflect what the true accommodations are so that the appropriate groups will inquire and rent it. My goal is to discuss the issue with whomever has the authority to make a determination about whether indicating there is a sofa bed in a common area is the same as advertising it as a bedroom. Please let me know who that is and how to arrange a meeting/hearing with them without being subjected to any fines.

Mathilde Lemann

On Wed, May 9, 2018 at 8:20 AM, Berrian Eno-Van-Fleet <abenovanfleet@nola.gov> wrote:

Ms. Lemann-

To clarify, would you like me to schedule an adjudication of your STR violations which could make you liable for fines of \$500 per violation and/or \$100 per day OR would you like to appeal to the BZA by following the link I provided you?

Thank you,

Berrian

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

From: Mathilde Lemann <mathildelemann@gmail.com>

Date: 5/8/18 5:44 PM (GMT-06:00)

To: Berrian Eno-Van-Fleet <abenovanfleet@nola.gov>

Cc: "Mary B. Cunningham" <mbcunningham@nola.gov>, "Susan G. Guidry" <sgguidry@nola.gov>, "T. Gordon McLeod" <tgmcleod@nola.gov>, "William A. Morgan" <wamorgan@nola.gov>, "Jennifer R. Cecil" <jrcecil@nola.gov>

Subject: Re: FW: ordinance on STR

Ms Eno Van Fleet,

Mr. McLeod's email of 5-4 suggested I should appeal to the BZO. If an administrative hearing is the appropriate venue, that is what I would like to do. Please schedule a hearing date and send complete details of the entire process so that I can prepare appropriately.

Thank you,

Mathilde Lemann

On Tue, May 8, 2018 at 3:56 PM, Berrian Eno-Van-Fleet
<abenovanfleet@nola.gov> wrote:

Ms. Lemann-

Your request was unclear. You stated that you wanted to “request a hearing to present my side to the BZA” however, the hearing I referred to was an Administrative Hearing relative to the STR violations. Because you corrected those violations, it was my understanding that you did not want this matter to be adjudicated. If this is incorrect, please let me know and I would happily schedule you a hearing date.

The BZA is the Board of Zoning Adjustments and to my understanding, they do not hold hearings. What they do is accept applications for a variance. Please refer to <https://www.nola.gov/onestop/building/planning-project/variances/> for more information.

Thank you,

Berrian

From: Mathilde Lemann [mailto:mathildelemann@gmail.com]

Sent: Tuesday, May 8, 2018 1:00 PM

To: Berrian Eno-Van-Fleet <abenovanfleet@nola.gov>

Cc: Mary B. Cunningham <mbcunningham@nola.gov>; Susan G. Guidry <sgguidry@nola.gov>; T. Gordon McLeod <tgmcleod@nola.gov>; William A. Morgan <wamorgan@nola.gov>; Jennifer R. Cecil <jrcecil@nola.gov>

Subject: Re: FW: ordinance on STR

Ms. Eno Van Fleet,

I responded to your email on Friday that I would update the listing, but still disagree with your interpretation of the ordinance and want an administrative hearing. I requested information on how to start that process. Please advise.

Thank you,
Mathilde Lemann

On Tue, May 8, 2018 at 12:25 PM, Berrian Eno-Van-Fleet
<abenovanfleet@nola.gov> wrote:

Ms. Lemann-

Thank you for correcting your listing. It appears to be in compliance. We will now continue to process your Accessory license renewal. We will also continue to monitor your listings to ensure that you remain in compliance throughout this year. If you have any further questions, you know how to find us.

Thank you,

Berrian

Berrian Eno-Van Fleet

Short Term Rental Administrator

City of New Orleans

Department of Safety & Permits

[1300 Perdido Street](#), 7th Floor

New Orleans, LA 70112

abenovanfleet@nola.gov

(504) 658-7122

From: Mathilde Lemann [mailto:mathildelemann@gmail.com]
Sent: Friday, May 4, 2018 4:37 PM
To: Berrian Eno-Van-Fleet <abenovanfleet@nola.gov>
Cc: Mary B. Cunningham <mbcunningham@nola.gov>; Susan G. Guidry <sgguidry@nola.gov>; T. Gordon McLeod <tgmcleod@nola.gov>; William A. Morgan <wamorgan@nola.gov>; Jennifer R. Cecil <jrcecil@nola.gov>

Subject: Re: FW: ordinance on STR

Ms Eno Van Fleet,

What I would like to do is remove the sofa bed from the sleeping arrangements and have my renewal processed so I do not lose more business than necessary. I would also like to request a hearing to present my side to the BZA. If I am wrong, I can then consider making the investment in purchasing another real bed for the 2nd bedroom. Please advise.

Mathilde Lemann

On Fri, May 4, 2018 at 4:12 PM, Berrian Eno-Van-Fleet <abenovanfleet@nola.gov> wrote:

Ms. Lemann-

To reiterate from our previous conversations: where a "common space" appears in the "Sleeping Accommodations" section, the City considers that to be advertising a non-bedroom as a bedroom which is in contravention to the law. If you want to let your potential renters know that there is a sleeper sofa or blow up mattress or other beds in addition to the advertised and rentable bedrooms, you are welcome to put referential text in the description of your advertising. However what you may not do under the law is refer to those additional beds as bedrooms or to advertise anything that is not a bedroom as a bedroom. For your convenience, I have attached a document explaining how a bedroom is defined.

Please forgive me if I was not clear in our previous conversation. If you would like to request the adjudication of this issue at an Administrative Hearing, you are more

than welcome to do so. Be advised, however, that should you wish to go to adjudication, the issuance of your renewal (should it be approved) will not occur until after that adjudication takes place.

If you would like to request adjudication, please confirm by email. I will schedule the first available date and send you a Notice of Hearing. Please be advised that once you are the subject of an adjudication that is when you face the possibility of fines up to \$500 per violation.

If you have other questions, please feel free to be in touch.

Thank you,

Berrian

From: Mathilde Lemann [mailto:mathildelemann@gmail.com]

Sent: Friday, May 4, 2018 3:30 PM

To: Mary B. Cunningham <mbcunningham@nola.gov>

Cc: Susan G. Guidry <ssguidry@nola.gov>; T. Gordon McLeod <tgmcleod@nola.gov>; William A. Morgan <wamorgan@nola.gov>; Berrian Eno-Van-Fleet <abenovanfleet@nola.gov>

Subject: Re: FW: ordinance on STR

All,

Thank you for taking the time to listen to my concerns. I want to say no one is happier than I am that enforcement of STR rules has begun. However I do have concerns regarding the access to all restrictions and requirements and also the interpretation of how the advertisement of what is a bedroom vs sleeping arrangements. I also have concerns with what I was told by Ms. Eno Van Fleet that STR hosts are not entitled to request a hearing on violations and the only way I could get a hearing is by being summoned to one if I continued to violate the rules during which time I would be subjected to a potential fine of \$500/day.

The violation in question is that I am not allowed to advertise a bedroom that I do not have, which I am not doing. The listing clearly states there are 2

bedrooms.

ENTIRE APARTMENT

Live Like a Local in the Heart of NOLA! (Edit listing)

New Orleans



Mathilde

👤 4 guests 🛏 2 bedrooms 🛏 3 beds 🚿 1 bath

Live like a local in this "shotgun" style apartment 5 minutes by car to the French Quarter/Frenchmen St & 10 minutes to the Superdome. You'll have easy access to the city with the streetcar and bus line within blocks. The apartment is in a walkable village-like neighborhood w coffee houses & restaurants around the block. City Park, Bayou St John, the Fairgrounds & many other activities are just a short walk. Blue Bikes NOLA sharing stations are just a few block away. Best location in the city!

Mr. Morgan and Ms Eno Van Fleet agree that guests can sleep on the sofa bed in the living room, but they say it violates the requirement that I not advertise a a bedroom that I do not have, which I am not doing. I am simply giving guests all the information they need so they know what they are getting. I do not in any way say there is a bedroom that does not exist. Informing people that there is a sofa bed in a common area is not the same as advertising a bedroom. This is how it shows on the listing:
<image002.jpg>

When I requested a hearing, Ms. Eno Van Fleet said I could not request a hearing and she also suggested I get a lawyer. The idea that I am not allowed to have a hearing on this without being subjected to \$500/day fine plus court costs and/or hiring a lawyer is really shocking. This is a new program. It will certainly be subject to growing pains. I think it is reasonable that the people who are affected by it should have some input without fear of going broke while trying to get clarity when there is a dispute about the interpretation about the rules. I am not the only one who sees this differently from Mr. Morgan and Ms Eno Van Fleet. See the following screen shots of 6 of the 1st 10 listings I opened on airbnb today.

Sleeping arrangements



Bedroom 1
1 queen bed



Common spaces
1 sofa bed

<image004.png>

Sleeping arrangements



Bedroom 1
1 king bed



Common spaces
1 sofa bed

Sleeping arrangements



Bedroom 1
1 queen bed



Bedroom 2
1 queen bed



Common spaces
1 couch

Sleeping arrangements



Bedroom 3
2 queen beds



Bedroom 4
1 queen bed, 1
single bed



Common spaces
3 single beds

<image008.jpg>

Let me also state that if this is a requirement, it should be made clear to everyone through easily accessible information. In response to my questions, Mr. Morgan sent this from the CZO

CZO 21.6.II.1	Advertising Bedroom	Non-Bedroom	as	Bedroom: an enclosed room designed for and outfitted to be used for sleeping and/or lodging of guests. A bedroom shall not be a shared space or a space designed for or outfitted to be used for any purpose other than sleeping or lodging of guests (e.g. living rooms, parlors, attics, offices, game room, or utility room).
---------------	------------------------	-------------	----	--

But when I tried looked at what I think is the same ordinance (21.6.II.1), this is what I found

<image010.jpg>

It says nothing about advertising and/or the definition of bedrooms. Mr. Morgan did not respond to my request asking where I could find what he sent. I see it is in the Zoning Interpretation Memo that Mr. McCloud sent. However, there is nothing in it about showing a sofa bed in a common area. I could not find anything about advertising and no direction on where to find that information on the STR page

<https://nola.gov/short-term-rentals/>

or in the STR brochure

<https://nola.gov/nola/media/One-Stop-Shop/Safety%20and%20Permits/STR-Brochure-G.pdf>

or anything in what is called "a complete summary of the rules and regulations"

<https://nola.gov/short-term-rentals/str-zoning-restrictions/>

In summary

1. Noting that there is a sofa bed in a common area is not the same as advertising a bedroom that does not exist.
2. The restriction of 2 people per bedroom is not affected by showing potential guests that there is a sofa bed in a common area.
3. If this is the rule, it is not clear. More than 1/2 of 10 listings I looked at today have beds listed in common areas in the sleeping arrangements.

4. Any restrictions on advertising should be more readily available on the STR page and on the STR brochure.

5. If a violation is issued, the STR host should have a venue to contest the violation without having to hire an attorney and/or risk a \$500/day fine plus court costs and should be directed on how to begin that process and what it involves. The notification of the violation should also include information on how to file an appeal.

Finally, let me say, I have represented New Orleans well. I have not "adversely affected the residential character of the neighborhood" as another violation has alleged and would also like to have a hearing on. I am an owner occupant in a shotgun double. I live on the premises, which is clearly stated on my listing. I do not allow large groups or parties. I do not run the STR like a hotel with different guests turning over everyday. I give discounts for longer stays. I have off street parking for guests. My property is very well maintained. To my knowledge, none of my neighbors has an issue with my STR. I am not an absentee owner who doesn't care about their property, the neighborhoods, or the city. I should not be made to feel the enforcement department is an adversary. We should be working together to address issues that will inevitably come up with any new endeavor.

If there is an avenue to appeal through the BZA, please direct me to the person I should contact to begin that process.

Sincerely,

Mathilde Lemann

On Wed, May 2, 2018 at 3:08 PM, Mary B. Cunningham
<mbcunningham@nola.gov> wrote:

Dear Ms. Lemann,

Please see the email below and attachments. Please read all of it thoroughly. Gordon McLeod in our office did have a chance to respond as well in the email below.

This should respond to your questions. Thanks for reaching out to Dist. A.

Best,

Mary

Mary Cunningham

Director, Constituent Services

Councilmember Susan G. Guidry, District A

mbcunningham@nola.gov

Office: 504.658.1002

Mobile: 504.681.7998

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http://www.instagram.com/susan.guidry_dist.a/

http://nolacitycouncil.com/meet/meet_guidry.asp

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From: Berrian Eno-Van-Fleet
Sent: Wednesday, May 2, 2018 12:14 PM
To: Mary B. Cunningham <mbcunningham@nola.gov>; Jennifer R. Cecil <jrcecil@nola.gov>
Cc: Lillian J. McNee <ljmcnee@nola.gov>; T. Gordon McLeod <tgmcleod@nola.gov>
Subject: RE: ordinance on STR

All-

I have spoken to Ms. Lemann several times on the phone this morning. I have pointed her to nola.gov/str, to the appropriate articles in the CZO and the appropriate Municode articles. Unfortunately I did not have the time to discuss with her, in the depth she would have liked, why the laws are written the way they are written or how to interpret a law. I encouraged her to read all of the articles which I referred her to, and then call me back if she had specific questions or to consult with an attorney should she want legal advice.

I have explained that advertising a property improperly is a violation just the same as renting a property improperly. William Morgan, the inspector assigned to this case, sent Ms. Lemann an email yesterday clarifying for her: “Again, the issue is **advertising** a non-bedroom. I am not stating that your guest may not sleep on a sofa bed or in a common space, nor does the ordinance state that. You are limited to 4 guests. You *may* put any number of those four guests on that sofa bed in the living room, but you may not advertise the living room (common space) as if it were a bedroom.”

There is no appeal needed at this time. We are happy to work with Ms. Lemann to bring her listings completely into compliance and then close this case with all violations abated. Should Ms. Lemann not come into compliance within a reasonable amount of time, we would potentially bring her to an adjudication and should she disagree with the disposition of that adjudication, she may appeal the judgment in Civil District Court.

Again, I am happy to help Ms. Lemann understand all the legal rules and requirements and to work with her to bring her property into compliance. Unfortunately, what I am not able to do is spend a great deal of time on the phone debating how to interpret the law.

Thank you,

Berrian

From: Jennifer R. Cecil
Sent: Wednesday, May 2, 2018 1:04 PM
To: Mary B. Cunningham <mbcunningham@nola.gov>
Cc: Lillian J. McNee <lmcnee@nola.gov>; T. Gordon McLeod <tgmcleod@nola.gov>; Berrian Eno-Van-Fleet <abenovanfleet@nola.gov>
Subject: RE: ordinance on STR

Mary,

Please find attached the determinations by the Director of Safety and Permits who the charter designates as the interpreter of the CZO. For your reference.

Thanks,

Jen

Jennifer Cecil

Director, One Stop for Permits & Licenses

[1300 Perdido St.](#) | Rm 7E07 | New Orleans, LA | 70112

From: T. Gordon McLeod
Sent: Wednesday, May 2, 2018 12:11 PM
To: Mary B. Cunningham <mbcunningham@nola.gov>; Jennifer R. Cecil <jrcecil@nola.gov>
Cc: Lillian J. McNee <lmcnee@nola.gov>; Berrian Eno-Van-Fleet <abenovanfleet@nola.gov>
Subject: RE: ordinance on STR

She is limited to two people per bedroom. Advertising for more than is allowed by law is not permitted. She can appeal a decision of S&P to the BZA.

Best regards,

Gordon McLeod

Chief of Staff

Councilmember Susan Guidry, District 'A'

From: Mary B. Cunningham
Sent: Wednesday, May 2, 2018 10:27 AM
To: 'mathildelemann@gmail.com' <mathildelemann@gmail.com>

Cc: T. Gordon McLeod <tgmcleod@nola.gov>
Subject: ordinance on STR

Dear Ms. Lemann,

See the link below. I will ask Gordon McLeod to get with you on Friday and we will try to find out what their policy is on sleeper sofas in the living room.

Thanks,

Best,

Mary

Name: Mathilde Lemann

Tel: 504-250-6745

Address: 1451 Verna

RE: Owner occupied double, has been speaking with William Morgan, is being told she can't have a sofa bed in the living room. Her limit is 4. She would like to find the STR ordinance.

<https://www.nola.gov/short-term-rentals/str-enabling-legislation/>

Mary Cunningham

Director, Constituent Services

Councilmember Susan G. Guidry, District A

mbcunningham@nola.gov

Office: 504.658.1002

Mobile: 504.681.7998

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--

Mathilde Lemann

Berkshire Hathaway HomeServices Preferred, REALTORS

Garden District Uptown

504-250-6745 (C)

504-799-1752

mathildelemann@gmail.com

Licensed in the state of Louisiana

--

Mathilde Lemann

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504-799-1752

mathildelemann@gmail.com

Licensed in the state of Louisiana

<Occupancy-Room Count Listings for STR advertisement-3.pdf>

From: Keith Hardie [<mailto:keithhardie@yahoo.com>]

Sent: Saturday, May 05, 2018 7:33 AM

To: CPCinfo

Subject: Short Term Rentals

Please consider licensing the platforms as an alternative to or in addition to licensing operators. I believe that a carefully tailored law could regulate activity in the state without violating the commerce clause.

Keith Hardie, Jr.

keithhardie@yahoo.com

757 St. Charles, Suite 304

New Orleans, LA 70130

(504) 522-6222

(504) 522-6226 (fax)

From: Sara Frasca [mailto:Sara@detmias.com]

Sent: Friday, May 11, 2018 9:40 AM

To: CPCinfo <CPCinfo@nola.gov>

Subject: STR Employment

Hello,

My name is Sara Frasca and I am a New Orleans native. I am currently employed by a company who renovates blighted homes in the city for STR's. Our company gainfully employs an entire team of local New Orleanians as a direct result of Short Term Rentals. I fear that if STR's are banned here in New Orleans that myself and many others will lose our jobs.

I personally feel that we are helping our neighbors by fixing up blighted houses that have sat for decades untouched, while simultaneously providing good old New Orleans hospitality and a true local experience to our tourists. Please let me know if you have any questions for me, I appreciate your time.

Thank you,

Sara Frasca

Hi all - just wanted to extend a personal note of appreciation for giving us a forum yesterday. I know we, and specifically I, veered away from policy points at times, but I think that goes to show how visceral an issue short-term rentals are for people. At any rate, you were incredibly gracious and professional, and I thank you.

On a related note, I'd love to give any or all of you a brief walking tour of the 1500 block of Ursulines. There used to be 16 households on that block. Now there are 6. By my count, there are accommodations for 72 people between the 10 STR units.

Best, Meg

Meg Lousteau
Executive Director
Vieux Carré Property Owners, Residents, and Associates
816 N. Rampart Street
New Orleans, LA 70116
504.581.7200 o 504.621.4080 c
meglousteau@vcpora.org
www.vcpora.org



fyi

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

From: Joan Story [<mailto:JStory@sheppardmullin.com>]

Sent: Wednesday, May 16, 2018 11:45 AM

To: Merriam, Dwight (DMERRIAM@RC.com) <DMERRIAM@RC.com>; Robert D. Rivers <rdrivers@nola.gov>

Subject: FW: Watch out, Airbnb: Marriott thinks it can win the home-sharing game

Here's a new development to watch...

Joan Story

San Francisco | 415.774.3211

SheppardMullin

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

From: Menges, Charles L. [<mailto:cmenges@mcguirewoods.com>]

Sent: Wednesday, May 16, 2018 8:44 AM

To: Joan Story <JStory@sheppardmullin.com>

Subject: Watch out, Airbnb: Marriott thinks it can win the home-sharing game

Interesting development.

https://www.fastcompany.com/40571943/watch-out-airbnb-marriott-thinks-it-can-win-the-home-sharing-game?partner=rss&utm_source=social&utm_medium=facebook&utm_campaign=rss+fastcompany&utm_content=rss

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From: Eric Bay [<mailto:Eric.Bay.114732093@p2a.co>]

Sent: Monday, May 14, 2018 10:48 PM

To: Robert D. Rivers <rdrivers@nola.gov>

Subject: Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,
Eric Bay
8430 Pritchard Pl
New Orleans, LA 70118

From: CPCinfo
Sent: Wednesday, May 16, 2018 9:23 AM
To: Paul Cramer
Subject: FW: Welcome to City Hall from ANP!

From: Brandon Tarricone [<mailto:Brandon.Tarricone.116108409@p2a.co>]
Sent: Tuesday, May 15, 2018 4:30 PM
To: CPCinfo
Subject: Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,
Brandon Tarricone
1238 Cambronne St
New Orleans, LA 70118 ▪

From: Courtney Bell [<mailto:Courtney.Bell.114594240@p2a.co>]
Sent: Tuesday, May 15, 2018 11:01 AM
To: Robert D. Rivers <rdrivers@nola.gov>
Subject: Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,
Courtney Bell
1704 Robert St
New Orleans, LA 70115

From: CPCinfo
Sent: Wednesday, May 16, 2018 9:44 AM
To: Paul Cramer
Subject: FW: Welcome to City Hall from ANP!

From: Joanna Daunie [<mailto:Joanna.Daunie.116114790@p2a.co>]
Sent: Tuesday, May 15, 2018 6:46 PM
To: CPCinfo
Subject: Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I help teachers, police officers, and nurses purchase homes in New Orleans. Without this income they would not qualify and be able to buy homes. What you should attack in contractors turnkng doubles into single family homes!!!!

New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,
Joanna Daunie
2027 Burdette St
New Orleans, LA 70118 ▪

From: CPCinfo
Sent: Wednesday, May 16, 2018 9:45 AM
To: Paul Cramer
Subject: FW: Welcome to City Hall from ANP!

From: Angela Davis [<mailto:Angela.Davis.116126643@p2a.co>]
Sent: Wednesday, May 16, 2018 3:20 AM
To: CPCinfo
Subject: Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,
Angela Davis
2911 Castiglione St
New Orleans, LA 70119 ▪

From: CPCinfo
Sent: Wednesday, May 16, 2018 10:15 AM
To: Paul Cramer
Subject: FW: Welcome to City Hall from ANP!

From: Robert Evans [<mailto:Robert.Evans.116134699@p2a.co>]
Sent: Wednesday, May 16, 2018 9:48 AM
To: CPCinfo
Subject: Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,
Robert Evans
629 Cherokee St
New Orleans, LA 70118 ▪

From: Robert D. Rivers
Sent: Wednesday, May 16, 2018 3:38 PM
To: Paul Cramer; Brooke Perry
Subject: FW: Welcome to City Hall from ANP!

From: Paul Gallant [<mailto:Paul.Gallant.116142177@p2a.co>]
Sent: Wednesday, May 16, 2018 1:19 PM
To: Robert D. Rivers <rdrivers@nola.gov>
Subject: Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

My wife and I operate a short-term rental in the city, and I wanted to share my story to help give you a little prospective from our side of the STR argument. We bought our house about 10 years ago and have done 2 renovations in that time. We now have an extra guest room/bathroom that we AirBnb to help make extra money. We just had our first child, and child care in this city is not cheap. We rely on the extra money that we make on Airbnb to help offset the extra medical/dependent care bills that we have taken on this year. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,
Paul Gallant
725 Robert St
New Orleans, LA 70115 .

From: CPCinfo
Sent: Wednesday, May 16, 2018 12:56 PM
To: Paul Cramer
Subject: FW: Welcome to City Hall from ANP!

From: Stacey Gibbons [<mailto:Stacey.Gibbons.116139829@p2a.co>]
Sent: Wednesday, May 16, 2018 12:14 PM
To: CPCinfo
Subject: Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,
Stacey Gibbons
17 Thrasher St
New Orleans, LA 70124 ▪

From: CPCinfo
Sent: Wednesday, May 16, 2018 9:45 AM
To: Paul Cramer
Subject: FW: Welcome to City Hall from ANP!

From: cathy goutierrez [<mailto:cathy.goutierrez.42792213@p2a.co>]
Sent: Tuesday, May 15, 2018 9:46 PM
To: CPCinfo
Subject: Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,
cathy goutierrez
913 Bartholomew St
New Orleans, LA 70117 ▪

From: Robert D. Rivers
Sent: Wednesday, May 16, 2018 11:02 AM
To: Paul Cramer; Brooke Perry
Subject: FW: Welcome to City Hall from ANP!

From: melissa gray [<mailto:melissa.gray.116099644@p2a.co>]
Sent: Tuesday, May 15, 2018 1:45 PM
To: Robert D. Rivers <rdrivers@nola.gov>
Subject: Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Also many str's many (and all of mine) were blighted property that were in grave danger of falling down before the str market revived them.

Sincerely

Regards,
melissa gray
1224 Seventh St
New Orleans, LA 70115 .

From: CPCinfo
Sent: Wednesday, May 16, 2018 9:45 AM
To: Paul Cramer
Subject: FW: Welcome to City Hall from ANP!

From: Laura Joffrion [<mailto:Laura.Joffrion.114155166@p2a.co>]
Sent: Tuesday, May 15, 2018 11:29 PM
To: CPCinfo
Subject: Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,
Laura Joffrion
1426 Melpomene St
New Orleans, LA 70130 ▪

From: CPCinfo
Sent: Wednesday, May 16, 2018 9:45 AM
To: Paul Cramer
Subject: FW: Welcome to City Hall from ANP!

From: Kim Kerner [<mailto:Kim.Kerner.42784221@p2a.co>]
Sent: Wednesday, May 16, 2018 5:39 AM
To: CPCinfo
Subject: Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,
Kim Kerner
7809 Belfast St
New Orleans, LA 70125 ▪

From: Hannah Lund [<mailto:Hannah.Lund.41880478@p2a.co>]

Sent: Tuesday, May 15, 2018 10:57 AM

To: Robert D. Rivers <rdrivers@nola.gov>

Subject: Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,
Hannah Lund
6471 General Haig St
New Orleans, LA 70124

From: Robert D. Rivers
Sent: Wednesday, May 16, 2018 11:31 AM
To: Paul Cramer; Brooke Perry
Subject: FW: Welcome to City Hall from ANP!

From: Leslie McMichael [<mailto:Leslie.McMichael.116137731@p2a.co>]
Sent: Wednesday, May 16, 2018 11:16 AM
To: Robert D. Rivers <rdrivers@nola.gov>
Subject: Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,
Leslie McMichael
1363 Burbank Dr
New Orleans, LA 70122 .

From: CPCinfo
Sent: Wednesday, May 16, 2018 9:45 AM
To: Paul Cramer
Subject: FW: Welcome to City Hall from ANP!

From: Logan Roberts [<mailto:Logan.Roberts.116123916@p2a.co>]
Sent: Tuesday, May 15, 2018 11:02 PM
To: CPCinfo
Subject: Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,
Logan Roberts
232 Leboeuf St
New Orleans, LA 70114 ▪

From: Carol Runnels [<mailto:Carol.Runnels.116080022@p2a.co>]

Sent: Tuesday, May 15, 2018 6:48 AM

To: Robert D. Rivers <rdrivers@nola.gov>

Subject: Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,

Carol Runnels

3100 N Rampart St

New Orleans, LA 70117

From: Tamer Acikalin [<mailto:Tamer.Acikalin.116111054@p2a.co>]
Sent: Tuesday, May 15, 2018 5:16 PM
To: CPCinfo
Subject: Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,
Tamer Acikalin
1111 Medical Center Blvd
Marrero, LA 70072 ▪

From: Matilde Alberny [<mailto:Matilde.Alberny.61089330@p2a.co>]

Sent: Tuesday, May 15, 2018 4:29 AM

To: Robert D. Rivers <rdrivers@nola.gov>

Subject: Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in NOLA and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

I urge you to understand that we love this city and staying here is feasible in part to our STR.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

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

From: Susan Aspinwall [<mailto:Susan.Aspinwall.116090058@p2a.co>]

Sent: Tuesday, May 15, 2018 10:06 AM

To: Robert D. Rivers <rdrivers@nola.gov>

Subject: Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,
Susan Aspinwall
Algiers Point

Regards,
Susan Aspinwall
311 Olivier St
New Orleans, LA 70114

From: Karen Biever [<mailto:Karen.Biever.116094405@p2a.co>]

Sent: Tuesday, May 15, 2018 11:50 AM

To: Robert D. Rivers <rdrivers@nola.gov>

Subject: Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,
Karen Biever
801 Frenchmen St
New Orleans, LA 70116

From: Justin Boyce [<mailto:Justin.Boyce.116108139@p2a.co>]
Sent: Tuesday, May 15, 2018 4:28 PM
To: CPCinfo
Subject: Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,
Justin Boyce

Regards,
Justin Boyce
8320 Birch St
New Orleans, LA 70118 ▪

From: Erin Caimi [<mailto:Erin.Caimi.113475054@p2a.co>]

Sent: Tuesday, May 15, 2018 9:34 AM

To: Robert D. Rivers <rdrivers@nola.gov>

Subject: Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

My dad and I operate a short-term rental in the city, along with 14 long term rentals. We are not a large company or an out of state owner. We actually live about 15 minutes from our whole home short term rental (STR).

This rental has been a God Send for my family. Due to the income from our STR, we have been able to pay the ever-increasing property tax and insurance on a home that has been in my family for 5 generations.

It has allowed me to send my nephew to a good, family run school.

It is now helping my mother beat cancer by paying for some of her medical expenses and her radiation treatment, which is not covered by her insurance.

It has also helped us keep our rent affordable for our long-term rental houses.

We are members of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

We do agree with some of the complaints made by the different associations. We do not think big companies and out of state owners should be allowed to buy up many properties and rent them STRs. So please allow us to keep our whole home rental, without homestead exemption.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Regards,
Erin Caimi
3344 Antoine Wattigny Blvd
Kenner, LA 70065

From: Poe carpenter [<mailto:Poe.carpenter.116131665@p2a.co>]

Sent: Wednesday, May 16, 2018 8:40 AM

To: CPCinfo

Subject: Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,
Poe carpenter

I would like to also add str are vital to our tourism! Get the tourists out of the french quarter!! Str allows this and makes it easier for visitors to see our city !

Regards,
Poe carpenter
70130 3rd St
Slidell, LA 70460 ☐

From: Blake Chauvin [<mailto:Blake.C Chauvin.116108904@p2a.co>]

Sent: Tuesday, May 15, 2018 4:39 PM

To: CPCinfo

Subject: Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I have rented houses in New Orleans on a short term basis , as have many of my friends. The ability to bring large groups into New Orleans for various events (Mardi Gras, Jazz Fest , etc) is vital to the city and to tourists coming there.

New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

M Blake Chauvin

Regards,
Blake Chauvin
64 Lake Mead Ct
San Ramon, CA 94582 ▪

From: Kelly Dann [<mailto:Kelly.Dann.114444156@p2a.co>]

Sent: Tuesday, May 15, 2018 12:40 PM

To: Robert D. Rivers <rdrivers@nola.gov>

Subject: Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,
Kelly Dann
2826 Baronne St
New Orleans, LA 70115

From: David Hecht [<mailto:David.Hecht.116095530@p2a.co>]

Sent: Tuesday, May 15, 2018 12:15 PM

To: Robert D. Rivers <rdrivers@nola.gov>

Subject: Welcome to City Hall from ANP!

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Sincerely,

Regards,
David Hecht
221 Chartres St
New Orleans, LA 70130