

**Noa E. Elliott**

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**From:** Joanne Drummond <jdrumphotos@gmail.com>  
**Sent:** Saturday, January 12, 2019 4:15 PM  
**To:** CPCinfo  
**Subject:** STR Study on Blighted Neighborhoods

**EMAIL FROM EXTERNAL SENDER**

Hello,

As a homeowner in Holy Cross, I am concerned about the prospect of allowing any whole home short-term rentals in blighted areas. This will not spur the intended redevelopment that will benefit local residents. It will only transfer all of the issues that neighborhoods with high concentrations of current STRs to our neighborhoods, raising property taxes and rents and pushing out residents who already have to deal with the burdens of blight and the highest rates of violent crime.

Now that the STRs have pushed musicians, culture bearers and service workers to blighted neighborhoods, there is nowhere else for them to go. What is the point of coming to New Orleans for our culture if these people are pushed out of the City entirely? This move would literally kill our culture.

When Mayor Cantrell took office, she promised that the citizens would be treated equally, yet the wealthier neighborhoods, French Quarter and Garden District, get to remove whole home rentals while they are pushed off onto less affluent areas like mine. How is this fair? While a handful of folks who own properties might benefit, the vast majority would suffer as neighborhoods would continue to be gutted. The argument that some people have invested in their business and should be allowed to continue or that people should be able to STR the houses they inherit is absurd. These are homes, not businesses. If people want to rent them out they can rent long-term as the rules state. If they can't afford to do that, they can sell the properties, just as I did when I inherited my parents' house. Why should the City have to cater to the wishes of a select few at the expense of many?

I have already lived through the nightmare of the STR next door in the French Quarter and I don't want to do it again. You feel like you are in a fishbowl with strangers peering through your window, slamming doors at all hours, partying and throwing trash in the courtyard until late at night and never knowing whether the people following you through the security gate are the neighbor's paid guests or strangers coming to do you harm (neither of whom are a positive element).

This proposal would not be fair to tourists either as they would unknowingly be walking into the most dangerous areas of the city, drunkenly flailing around with their cameras, iPhones and other valuables as the criminals prepared to pounce on their prey. How does that help the image of New Orleans or attract visitors when they learn that they are taking their lives in their hands when they come here?

Please don't betray the people who make New Orleans such a special city. Recommend that the City drop this unfair proposal to allow whole home rentals in blighted neighborhoods.

Respectfully,  
Joanne Drummond



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

February 18, 2019  
City Council Motion M-19-6

Dear Commissioners:

On February 26, the City Planning Commission will be asked to consider establishing Economic Development Incentive STR Zones, as a possible overlay district. We have many concerns about this proposal, and the long term effects it could have on these neighborhoods, as we feel it would be wrong to designate these neighborhoods as "STR Zones", and abandon the hope of a residential presence there, and are against this proposal unless precautions are taken as we discuss below.

Firstly, we urge you to consider density limitations in these zones. If these zones are established, it is important the STR's be used as a means of revitalization, and not overwhelm the neighborhood. It is also worth considering a "sunset clause", requiring that this zone be revisited by CPC five years (or so) down the road, or a suspension of any regulations that are more lax in the rest of the city.

Secondly, we also ask that the CPC carefully examine the size of the suggested zones. While on its face, it would seem that a "zone" would be a large geographical area, it is our worry that some would request zones small enough to "shoehorn" a few properties or one block as a zone, in order to avoid the regulations in that area, ala spotzoning. Please carefully consider the definition of zones.

We are also concerned about the "grandfathering" provision being considered. Our hope is that the STR regulations require a Homestead Exemption. Additionally, the City Council motion asks that these zones operate "without imposing secondary effects relative to its residential fabric." Thus, we ask that you not allow Temporary and Commercial licenses (Whole Home Rentals) to use this provision in order to remain. The one aspect that most New Orleanians can agree to is that Whole Home Rentals are



detrimental to the Quality of Life of a neighborhood. We feel that is contradictory to the revitalization efforts of this zone.

We ask that you carefully consider our suggestions, and remember that our neighborhoods should be livable, if in fact they are to be revitalized as a place for neighbors.

Sincerely,  
Allen Johnson  
President



**Brian R. Furness**  
1031 St. Ann Street  
New Orleans, LA 70116

February 27, 2019

The Honorable  
Members of the City Council of New Orleans  
City Hall

EMAIL ONLY

Dear Councilmembers

Re: M-19-04 re Short-Term Rentals

Councilmembers Palmer, Giarrusso, Banks, and Moreno have made a most valuable contribution to the Council's forthcoming debate on revised zoning regulations applicable to short-term rentals. The proposals would do much to address the defects in the current regulations, and those in the report prepared by the City Planning Commission (CPC). I urge that the Motion be supported by the entire Council and approved.

Particularly commendable are the proposals:

- Maintaining the bans on short-term rentals in the French Quarter and in the Garden District. Approving these proposals will go a long way to protecting these very challenged neighborhoods — neighborhoods that have long required additional protection to preserve the authenticity that make New Orleans a truly exceptional city and visitor destination; and
- Abolishing whole-house rentals by requiring a homestead exemption as a permit condition. This provision, especially if strengthened by a requirement that the owner be present during the rental, will greatly help address quality of life concerns, reduce density, and help ensure host responsibility and accountability — and help avoid creating loopholes that would hinder adequate enforcement.

The Motion addresses many concerns, but I recommend that the Council also consider:

- Directing that the CPC consider imposing density (spacing) limits on short-term rentals, not only in commercial districts but also in residential and mixed-use districts where the housing patterns could lead to further proliferation of “accessory” short-term rentals; for instance, in shotgun doubles or those with accessory structures; and
- Supporting further study of proposals to use short-term rentals to address blight remediation and how best to use STRs to enhance housing availability and affordability. It seems quixotic at



best to promote neighborhood creation through measures that palpably hinder the creation of viable and authentic neighborhoods. Permitting short-term rentals, even on a temporary basis, to remediate blight requires careful definitions and enforcement that were not addressed in the CPC study.

We further urge the Council to make clear its opposition to certain of the CPC proposals by:

- Rejecting the proposals allowing tenants to participate in the short-term rental program. Not only does this address an issue that has not proven a problem but provides, as many have pointed out, loopholes providing for the evasion and undermining of controls on short-term rentals;
- Opposing proposals allowing for a “one plus one (or more)” licensing scheme; typically formulated as allowing a resident (or homestead exemption holder) in one area of the city to obtain an unoccupied whole-house rental permit in another area. The shortcomings of these proposals include ignoring the truism that it is the short-term rental itself that is the cause of the problem, not the source of the capital investment; and
- Eschewing “special event” or similar exceptions that create complexity and can be used to evade enforcement and accountability.

I look forward to participating in the revision of the ordinances governing short-term rentals, as proposed by Councilmember Moreno, and especially to provisions requiring internet platforms to register, fully and timely share complete data with enforcement authorities, and delist properties not complying with permit registration requirements. Revised ordinances should further strengthen application standards, provide for fees and penalties more consistent with the damage caused by short-term rentals, and institute a suitable tax regime.

Respectfully submitted

Brian R. Furness

CC: Mayor LaToya Cantrell  
Robert Rivers, Executive Director, City Planning Commission  
Short-Term Rental Committee (bcc)



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— of NEW ORLEANS —

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

Re: Scoping comments on 2019 STR Study (Incentive Zones)

Dear Mr. Rivers et al.,

It is my pleasure to submit the following comments regarding the City Planning Commission's current study pursuant to City Council Motion M-19-6 on behalf of the not-for-profit Preservation Resource Center of New Orleans, whose mission is to preserve New Orleans' historic architecture, neighborhoods, and cultural identity through education, collaboration, and service to the community.

PRC has long supported tethering residential short-term rentals to homestead exemptions and we were pleased to see that policy advanced through the CPC's recent report on City Council Motion M-19-4. PRC also recognizes that in some cases market demand for short-term rentals can be leveraged to facilitate the restoration of vacant or under-utilized buildings. This appears to be the case in vacant floors along Canal Street. Simultaneously: Any incentives intended to spur building rehabilitation and neighborhood revitalization through short-term rental proliferation must be narrowly tailored to prevent displacement of existing residents.

We can all conceive of parts of the city where vacancy and blight remain persistent. It stands to reason that restoring a vacant home for use as a whole house rental is preferable to the status quo or demolition. It may not be reasonable, however, to assume that the visitors who choose to patronize STRs will opt to stay in these areas or that investors looking to operate STRs will be able to overcome barriers that keep blighted properties unrepaired, such as heir ownership disputes, back taxes and liens.

Bearing this in mind, we encourage the Planning Commission and staff to consider in detail:

- Where is the market demand for STRs based on visitor preferences, proximity to attractions and amenities, and transit or transportation factors?
- Where does that market demand co-exist with high and persistent concentrations of vacant, underutilized or blighted residential properties?
- What are the existing barriers to rehabilitation of vacant homes in the areas of overlap, and would this approach be sufficient to remove them?

## 45 YEARS OF PROGRESS THROUGH PRESERVATION

*The PRC preserves New Orleans' historic architecture, neighborhoods and cultural identity through collaboration, empowerment and service to our community.*

923 TCHOUPITOULAS ST. | NEW ORLEANS, LOUISIANA, 70130 | 504.581.7032 | PRC@PRCNO.ORG | PRCNO.ORG

Our candid concern is that the area of overlap is relatively small, and neighborhoods where it does exist will be particularly susceptible to rapidly accelerating rents and property taxes. A clumsily crafted incentive program could lead to displacement of long-term residents in marginal areas while doing little to help other blighted neighborhoods that lack proximity to transit, attractions and amenities

We further hope the study report will:

- Recommend clear, narrow criteria for incentive zones that do not benefit any particular property owner and reflect existing neighborhood boundaries.
- Describe a process for fair application of the suggested aggregate cap on STRs in any incentive zone, and recommend what that cap should be.
- Describe a process for fair application of grandfathered permits in any incentive zone and quantify the number of eligible STRs that would result.
- Describe provisions to minimize the conversion of existing long-term rentals to STRs in incentive zones.
- Assess the feasibility of preferencing proximal homeowners when granting STR permits without a homestead exemption in incentive zones (e.g., using the NORA Lot Next Door Program as one model).

We recognize that the CPC staff is conducting this study to inform policy-making and not acting as the final decision maker. We're counting on you to provide us sound information to guide the public discourse. If at any point, PRC can provide information or assistance, please let us know.

Thank you,

A handwritten signature in black ink, appearing to read "Nathan F. H.", written in a cursive style.

Public Policy Director & Advocacy Coordinator  
504-581-7032, [nlott@prcno.org](mailto:nlott@prcno.org)

# Short-Term Rental Committee

New Orleans, Louisiana

February 13, 2019

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

EMAIL ONLY

Dear Mr. Rivers:

Re: M-19-6 – Study on Short-Term Rentals

I write as Chair of the Short-Term Rental Committee (STRC) to share our thoughts on M-19-6, which directs that the CPC conduct a study “on the possibility of special programs or conditions ... to incentivize economic development in certain areas of the City, without imposing secondary effects relative to its residential fabric...” (emphasis added)

## SUMMARY AND RECOMMENDATION

In M-19-6, the Council directs the CPC to explore whether, and if so how, existing or moratorium-affected permit holders could use STRs could spur the creation of viable, self-sustaining residential neighborhoods ... without damaging the residential fabric. These objectives are contradictory: New Orleans’ experience is that STRs — especially whole-house STRs — are antithetical to the creation of viable neighborhoods. Indeed, STRs have consistently led to neighborhood degradation. Individual investors have profited, some handsomely, but no studies show that STRs have supported consistent and comprehensive *neighborhood* development. Moreover, creating STR-tolerant development zones raise challenging definitional and enforcement issues.

The STRC thus questions whether STRs are an appropriate vehicle for promoting residential values and rational neighborhood development “without imposing secondary effects relative to its (a neighborhood’s) residential fabric”. We believe not, and the STRC strongly encourages that the CPC recommend against the concept of using STRs to promote neighborhood development.

## STRs AS A NEIGHBORHOOD DEVELOPMENT TOOL

On January 10, the City Council approved M-19-6, which directs the CPC to “conduct a study on the possibility of special programs or conditions that would allow for the issuance of two or more Residential STR licenses to a single license holder to incentivize economic development in certain areas of the of City, without imposing secondary effects relative to its

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

residential fabric.” The CPC is to “consider and recommend provisions” that include creation of an Economic Development Incentive STR Zone, its size, and limits on the number of Residential STR licenses; and the possibility of grandfathering Temporary or Commercial license holders whose licenses in the development zone were affected by the Council’s moratorium.

Experience in New Orleans and elsewhere shows that STRs are antithetical to the development and maintenance of viable residential neighborhoods. STRs have everywhere negatively affected the residential quality of life by introducing commercial uses into residential neighborhoods. The results include:

- loss of comity and neighborhood spirit;
- damage to the residential quality of life (noise, parking, unruly behavior, etc.);
- rising house prices (and accordingly taxes);
- diminishing housing affordability and availability, and
- distortion of local business activity in ways unfriendly to — at least unsupportive of — residential development.

Testimony on the impact of economic development-spurred renovation shows that individual investors have profited, but there is no evidence that neighborhoods have benefitted systematically from the introduction of STRs.

Moreover, using STRs to “incentivize economic development” has difficult definitional and operational issues. Issues<sup>1</sup> that should be addressed include:

1. *Development Zone – Neighborhood Development.* The CPC must consider whether STRs would actually promote systematic development in established low-income residential neighborhoods (as Federal Opportunity Zone tax benefits aim to do). Given that whole-house STRs are generally antithetical to the development of viable residential neighborhoods, it is hard to envision a rationale for using STRs as tool for developing established but low income neighborhoods. Particularly important in this conclusion is the potential increase in property values and rents that diminish both the availability and affordability of property included in the zone.
2. *Development Zone – Blight Remediation.* Some have suggested that STRs could incentivize blight remediation in districts characterized by high levels of blighted housing and/or vacant properties. Clearly, the CPC would have to define both “blight” and “blighted zones.” Significant issues include whether blight-linked incentives for STRs would really increase rehabilitation and investment or only diminish the prospects for non-STR residential investment. Would other incentives and programs accomplish the same objectives without negatively affecting the “residential fabric”?
3. *Development Zone - Size.* We see significant challenges in defining the boundaries of any potential STR-tolerant zone. Blight-linked zones would presumably flow from a

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<sup>1</sup> Numbering is only for identification and is not intended to indicate priority.

definition of blight: any such zone would have to include significant proportions of blighted properties deemed likely to benefit from STRs and structured so as to avoid damaging the “residential fabric” of adjacent neighborhoods. Development districts, defined by income levels or other factors, would be difficult to define and could open enormous areas of the City to STR proliferation with consequent damage to residential neighborhoods — see for instance the “Opportunity Zones” map in the February 10 New Orleans Advocate. Any study must strongly oppose applying a zone definition to single properties, wherever located. Spot-zoning is seldom an acceptable practice and which, as recent cases indicate, is being used to convert properties from residential to commercial to subvert current STR rules.

4. *Grandfathering – How Much Benefit?* The study is to encompass the possibility of grandfathering non-resident whole-house moratorium-affected “Temporary” or “Commercial” permits in development zones. The size of the development zone is crucial to the potential impact. Thus, the study must provide an estimate of the potential numbers and location of properties possibly benefitted so as to estimate the potential impact.
5. *Grandfathering – Fairness.* Grandfathering some properties/owners raises obvious questions of fairness: “why benefit this property/property owner and not all who ‘played by the rules?’” Even in blighted or neighborhood development districts, criteria should be applied to “grandfathering” applicants. The criteria should include limiting eligibility only to those (1) who invested during the period during which whole-house STRs were permitted, and (2) who demonstrated adhesion to the rules governing the operation of STRs, including the 90-day limitation, posting and temporary permitting, insurance, no neighbor complaints, and payment of all taxes and fees.
6. *Impact Remediation – Time Limits.* Public and other comment has suggested that the impact of STRs on the residential fabric could be reduced if the benefit were limited to five or some number of years. Besides raising questions of economic feasibility — is five years sufficient time to spur investment or recover renovation costs? —, the study must consider the impact on the fabric of the surrounding residential neighborhood. Enforcement is complicated.
7. *Impact Remediation – Density.* Motion-19-6 includes studying the possibility of capping the numbers of whole-house STRs permitted to each individual property owner eligible to take advantage of the incentives envisioned. Limiting the participation of individual property owners is complex, given the prevalence of LLCs and other devices and high loophole opportunities. In any case, the problem is not ownership but the location and density of STRs. Preferable would be density limitations (e.g., one or two per blockface), which would better work to limit the impact on neighborhoods (recall the “neighborhood fabric” admonition) and are more easily enforceable, as demonstrated by existing restrictions on bars and B&Bs.
8. *Development Zone – Community Input.* STRs have proven to be highly controversial in many neighborhoods. Residents’ views should be considered. Thus, the study should

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

recommend how best to obtain property owner/resident input into any development zone creation and rules, and how best to incorporate that input into decisions to create a zone.

9. *Enforcement.* Allowing STRs for development or blight remediation would require complex rules and zoning arrangements that would complicate enforcement, and ignore common sense and previous CPC studies that recommended that STR regimes be simplified to the extent possible.

And finally, the CPC would have to consider and opine on the extent to which using STRs to promote development and/or remediate blight would, in fact, accomplish either. Would the economic incentives to a very limited class of investors be sufficient to induce substantial direct investment? Recall, in this connection, that the Council directed the study be limited those holding Residential permits anywhere in the City to have one or more unoccupied whole-house rentals in designated “development zones” and the grandfathering of those that held “Temporary” permits and had followed the rules. And moreover, would any benefit from using STRs in this fashion outweigh the negative impact of STRs on the “residential fabric” and on the enforcement structure?

The STRC believes not, and that the CPC should conclude that STRs are neither an appropriate nor an effective tool for promoting development or remediating blight.

Respectfully submitted,

Brian R. Furness  
Chair, Short-Term Rental Committee

Cc: The Honorable Members of the City Council  
The Honorable LaToya Cantrell, Mayor of New Orleans  
STRC (bcc)

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April 09, 2019

RE: Against Proposed Elimination of Airbnb

To Whom It May Concern:

I am writing this letter in full support of Airbnb's continuing to operate in New Orleans, La. It is important to have access to short-term rentals as it has made visiting New Orleans an easier and more enjoyable experience for thousands of people. As a former resident of the city, I visit often and enjoy the luxury of renting a home. It is a feeling that speaks to the character of the city: welcoming and personable.

It saddens me to know that this could all end. Seeing the surge of Airbnb's gives me the sense of rebuilding which the city is still in desperate need of 13 ½ years following Hurricane Katrina. The decline in blighted housing is attributed to those caring buyers taking an interest in revitalizing a city that has suffered to maintain its charm. The resulting Airbnb's have brought a brightness to Treme', Downtown, Uptown, Mid-City as well as other areas of the city that have helped re-welcome returning tourists as well as gain the trust of others that prefer a more comfortable living environment than that of a hotel.

I am unclear how the replacement of "shared home rentals" would compare. When traveling away from home, I would never consider renting a room of a home from someone I do not know. The lack of privacy from "shared common areas" or dealing with young children in the home is not something I look for when traveling. I cannot believe that this would even be considered. Why would I, or anyone else, want to rent a room(s) in a home from someone I do not know? *Do we sit and chat in the living area together? Do we cook meals together in the same kitchen and chat over coffee? Do I store my leftovers from Muriel's in their fridge; or better yet, do I store my baby's breast milk in their fridge?* Ask yourself those same questions.

We all are fully aware of the crime in the city. Despite that, the love for that "at home" feeling makes visiting more inviting; however, such could not be achieved via "shared home rentals" with strangers. Coupled with the shortage of hotel rooms and their rising costs, the city is making accommodations more and more difficult while potentially losing homes that have been saved from blight. I have decided I would not stay in New Orleans again if this is the route the city takes.

The replacement of Airbnb's with "shared rentals" would be traumatic and is contradictory to the rebuilding efforts spoken about all the time. As a frequent traveler all over the world, "shared rentals" are much less attractive than Airbnb's. Airbnb's allow multiple people to come together and travel more often. Vacationing in an Airbnb property in New Orleans has caused me to consider moving here because of the unique residential neighborhoods that I have had the pleasure of staying in and personally observing the revitalization. I visit an average of 5 times a



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year because my daughter is in college there and has been for the past three years. It has been my pleasure to rent an Airbnb 100% of the time. My visits are longer and more enjoyable as I play tourist each time. Additionally, I'm able to invite other family members/friends to join me and experience the culture they otherwise may not have the opportunity to. This will all change if Airbnb's are eliminated. I have no desire to pay the ridiculous hotel fees, stay in "shared rentals," and watch the blighted housing return as you selfishly take away something that is reshaping the tourist industry and benefitting the city by putting money back into the local economy making it an even better destination for world travelers.

Sincerely,



Dymphna Bucksell  
P.O. Box 801475  
Dallas, Texas 75380

*bucksell@sbcglobal.net*

To: New Orleans City Planning Commissioners and Staff  
From: Greater New Orleans Fair Housing Action Center  
Date: April 26, 2019  
Re: Comment on STR Motion M-19-6 by Councilmember Nguyen

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Dear City Planning Commissioners and Staff,

We are grateful for your continued efforts to craft equitable short-term rental (STR) regulations. We are also grateful to Councilmember Nguyen for her efforts to think creatively about how to attract new investment in neighborhoods that haven't seen their fair share for years. Many of these neighborhoods, like the Lower 9<sup>th</sup> Ward, have a legacy of disinvestment that stretches back to red-lining, white flight, and more recently, an inequitable recovery after Hurricane Katrina. In most cases, these were government actions and so we would argue that they deserve government investment to fully recover.

It's not clear to GNOFHAC that inviting tourist lodging through Economic Development Incentive STR zones will bring the same resources that are needed to sustain a neighborhood, like grocery stores and health care services. In fact, research in other cities shows that when STRs locate in majority African American or Latino neighborhoods, those neighborhoods do not see an increase in spending at local businesses.<sup>1</sup> Instead, tourists stay in these less expensive STRs, and use Lyft or Uber to go to other parts of the city. That pattern is clear in New Orleans, as our research has shown that reviews on Airbnb posts in majority black neighborhoods often describe the areas with racially coded language like "ghetto" or "sketchy" and include reassurances that Bourbon St. is only a short ride away (see the attached 1-pager).

We also remain deeply concerned about renters facing evictions because of new STRs. Jane Place Neighborhood Sustainability Initiative's recent report, *New Orleans Eviction Geography*, showed that eviction rates are highest in exactly the disinvested neighborhoods that this motion would target for absentee STRs. We also know from our non-profit developer partners, that it's often cheaper to make minimal renovations to existing rental housing than to build new construction. For STR speculators looking to test the market in these farther flung neighborhoods, it seems far more likely that they would purchase existing rental homes and remove existing tenants rather than sink hundreds of thousands of dollars in new construction in hopes of seeing a return. Councilmember Nguyen has made it clear that her desire is to incentivize bringing vacant property back into commerce, but without strict protections against flipping rental housing into STRs, it's not clear this proposal would achieve that.

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<sup>1</sup> Alyakoob, Mohammed and Rahman, Mohammad Saifur, *Shared Prosperity (or Lack Thereof) in the Sharing Economy* (May 17, 2018), available at: <http://dx.doi.org/10.2139/ssrn.3180278>

Lastly, GNOFHAC has questions and concerns about the process and fairness of designating such zones. Very few residents want absentee short-term rentals as neighbors and this proposal is likely to lower the barrier to a nuisance land use in lower income, majority black neighborhoods. One could easily imagine a map of Economic Development Incentive STR zones mirroring racial demographics and that would surely undermine New Orleans' obligation to affirmatively further fair housing.

Again, we appreciate your efforts and share the goal of incentivizing investment in disinvested neighborhoods, but do not believe Economic Development Incentive STR zones will help us achieve it.

# SHORT-TERM RENTALS DON'T BENEFIT BLACK NEIGHBORHOODS

**Race matters:** Majority African American and Latino neighborhoods do not see an increase in spending at local businesses or in tourism-related employment.

**Consistent results:** Using data from 2005 and 2015, a study\* of Austin, New York City, Chicago, Portland, Los Angeles, and San Francisco yields similar outcomes.

**“A short Lyft ride to Bourbon”:** Airbnb tourists who stay in areas like Central City or the 7th Ward often describe them with racially coded language like “ghetto” or “sketchy” and do not spend money at local businesses.

Central City



Stefania  
June 2017

Sara was an amazing host, very communicative. She also left on the table good suggestion for where we can go and what are the best spots to visit. The apartment was clean, very spacious and well furnished. **The neighborhood is not the best, it looks kind of ghetto, but with uber you can go to the French Quarter with 6 dollars.**



Jack  
March 2017

7th Ward

**If you are looking for a place to crash at night and just explore the city, this place is for you.** *A house with everything that you need other than a microwave.* **Kinda sketchy, its the 7th ward.** *Neighbor was very nice, however the other locals were less than inviting.* **Just make sure doors are looked at all times and everything will be cool.**

Lower Mid-City



Jen  
January 2016

Host was very gracious and great at communication. Meanwhile, the house was freezing cold. Space heaters were provided, but we did not want to leave these running while we were not there, so house was very cold. **Also not in the safest location.** *We spoke to our waitress at the nearby Ruby Slipper and she was very concerned we were able to walk there from where we were staying. She warned us to not walk around the area after dark.* **Definitely would recommend further research into the location before booking as we canceled our reservation for this very reason after our first night of a planned four night stay.**



Tyler  
August 2017

Tremé

*We really enjoyed our stay here. It was comfortable and clean and came with some pleasant surprises like French press coffee and complimentary shampoo (good quality toilet, which came in handy because I forgot mine).* **The neighborhood is a little sketch but so is a lot of NOLA so it was as expected.** *Unit 1 electronically locked, and 2 other electronically locked doors, so inside the unit felt really secure.* **There doesn't seem to be a lot going on within a few blocks of the place, but it is very close to Bourbon street, Frenchman street, and everything else isn't much further.**



GREATER NEW ORLEANS  
**FAIR HOUSING ACTION CENTER**

\* Alyakoob, Mohammed and Rahman, Mohammad Saifur, *Shared Prosperity (or Lack Thereof) in the Sharing Economy* (May 17, 2018). <http://dx.doi.org/10.2139/ssrn.3180278>

# CAN

## Carrollton Area Network

May 14, 2019

**TO: Members of the Council of the City of New Orleans**

Mr. Jason R. Williams, Councilmember-at-Large  
Ms. Helena Moreno, Councilmember-at-Large  
Mr. Joseph I. Giarrusso, District "A" Councilmember  
Mr. Jay Banks, District "B" Councilmember  
Ms. Kristen Gisleson Palmer, District "C" Councilmember  
Mr. Jared C. Brossett, District "D" Councilmember  
Ms. Cyndi Nguyen, District "E" Councilmember

**FROM:**

Members of Carrollton Area Network (CAN):

**RE: CPC's recommendations on Short Term Rentals (STRs) – comments from Carrollton Area**

**Dear Councilmembers:**

Carrollton Area Network is an organization that provides the collective voice for over 10 neighborhood and community organizations along Carrollton Avenue from the River to Xavier University. We are a proud and diverse people of the city that take pride in our cultural and social history of our area. We want to preserve and protect our historic residential characteristics – both physically and culturally. We agree with the Zoning Ordinance Maps that labels our neighborhoods to be "Historic Urban Residential Districts". Referring to the proposed CPC recommendations for Short Term Rental regulations, our opinions are partial towards preserving the historic nature of our habitation. Hence, please consider this letter to be the collective opinion of the leadership of the Carrollton Area Neighborhoods in addressing the CPC's CZO STR RECOMMENDATIONS.

- **A Partial-Unit Residential Short-Term Rental**, which allows partial rental (only a portion) of an owner-occupied dwelling unit with no more than (5) guest bedrooms (10 guests). One of the bedrooms shall be for the fulltime owner-occupant.

Carrollton Riverbend Neighborhood Association; Carrollton United; Central Carrollton Association; Fontainebleau Improvement Association; Hollygrove Neighbors Association; Hollygrove-Dixon Neighborhood Association; Maple Area Residents Inc.; Northwest Carrollton Civic Association; Oak Street Merchants Association; Palmer Park Neighborhood Association; Friends of Palmer Park; Uptown Triangle Neighborhood Association; Together Gert Town Neighborhood Association

# CAN

## Carrollton Area Network

May 14, 2019

- If this is to be permitted for dwellings with no more than 5 bedrooms with the owner using one of the bedrooms, then only 4 other bedrooms should be used for paying guests for no more than 8 guests. 8 guests will likely increase the need for parking. In order to reduce parking needs, licenses issued for more than 4 guests shall be required to provide adequate Off-Street parking at the ratio of 1 car per 2 guests.
- Such houses shall have no more than one kitchen. Having separate or multiple kitchens (including warming kitchen with only microwaves and sinks) and multiple entry doors shall not be allowed.
- Current regulations to ensure life safety measures shall be provided.
- Taxes shall be assessed proportionately to the area used for an STR license. The tax rate for this type of facility or license shall be less than that for other types of licenses to assist homeowners with supplemental incomes. Taxes generated for STRs shall be directed ONLY towards enforcement of STR regulations and shall not be diverted to support other governmental priorities, policies or regulatory agendas.
- **Small Residential Short-Term Rental**, Available to owner-occupied lots, **with no more than 4 dwelling units**, where the owner lives in one unit, permitting the use of **other** units to be a STR
  - This should be **changed to apply to 2 dwellings units** on a homesteaded lot or property.
  - The owner shall occupy one of the 2 dwelling units and therefore only 1 of the 2 dwelling units shall be used as STRs with no more than 4 bedrooms per dwelling.
  - The occupancy for the licensed STR dwelling unit and the homesteaded dwelling unit shall not be greater than 8. The STR licensed unit shall not permit an occupancy greater than 2 per bedroom.
  - STR unit shall have no more than one Kitchen and **shall not include** other warming kitchens or with only microwaves and sinks and shall have one municipal address and one entry to the unit.
  - Current regulations to ensure life safety measures shall be provided.

Carrollton Riverbend Neighborhood Association; Carrollton United; Central Carrollton Association; Fontainebleau Improvement Association; Hollygrove Neighbors Association; Hollygrove-Dixon Neighborhood Association; Maple Area Residents Inc.; Northwest Carrollton Civic Association; Oak Street Merchants Association; Palmer Park Neighborhood Association; Friends of Palmer Park; Uptown Triangle Neighborhood Association; Together Gert Town Neighborhood Association

# CAN

## Carrollton Area Network

May 14, 2019

- In Historically Urban Residential Neighborhoods this type of STRs should be a considered as conditional use and listed as such in the zoning ordinance. This measure will allow neighbors to be consulted, applications examined and verified that the lot owner / the homesteader / licensee to mitigate neighborhood concerns, prior to securing a STR license.
  - Taxes collected on such a license shall be assessed proportionately to the area used for an STR license. The tax rate for this type of facility shall be at a rate that will assist homeowners with supplemental incomes. Taxes generated for STRs shall be directed ONLY towards enforcement of STR regulations and not diverted to support other governmental priorities, policies or regulatory agendas.
  - 8 guests will likely increase the need for parking. In order to reduce parking needs, licenses issued for more than 4 guests should be required to provide adequate Off-Street parking at the ratio of 1 car per 2 guests.
- **A Large Residential Short Term Rental**, allows an owner-occupied residential structure to rent up to **three whole dwelling units** with no more than 9 guest bedrooms (18 guests) in certain residential districts [as a conditional use], in multi-family districts [conditional use in urban multifamily], and in mixed-use and commercial districts, permitted by right.
    - In Historically Urban Residential neighborhoods this should be prohibited. This will certainly destroy the very fabric of our physical and cultural character.

Thank you

*H. V. Nagendra*

**President**

Carrollton Riverbend Neighborhood Association; Carrollton United; Central Carrollton Association; Fontainebleau Improvement Association; Hollygrove Neighbors Association; Hollygrove-Dixon Neighborhood Association; Maple Area Residents Inc.; Northwest Carrollton Civic Association; Oak Street Merchants Association; Palmer Park Neighborhood Association; Friends of Palmer Park; Uptown Triangle Neighborhood Association; Together Gert Town Neighborhood Association

## Q&A on the Community Benefits of Commercial STRs in New Orleans

### I. Workforce Housing

#### ***How does Sonder structure its leases in order to secure workforce housing units?***

- Each development is unique and therefore requires unique language and approach to housing solutions. We work with the developer to analyze pro-formas and come up with methods of reducing costs, such as vacancy and turnover costs, while also determining the maximum rate of rent that we can offer to stabilize the workforce housing units. It is up to the developer to decide at that point if the cost of development and continuing operations will be satisfied by the reduced rental rates and the number of units that we occupy. The percentage of units that we would occupy would also vary based upon the number of Sonder units required to service the debt. We don't actively "play developer", but encourage developers to include workforce housing in their unit mix.

#### ***How do the proformas/economics work?***

- If we pay "market", developer can use gains in vacancy / credit loss / leasing commissions / turn costs / repairs & maintenance to offset reductions in rent due to provision of workforce housing. If we pay a premium, they can add that delta as well.

#### ***How many affordable and/or workforce housing units have been created as a result of a Sonder commercial STR lease?***

- There are currently 35 workforce housing units live that were enabled by Sonder commercial STR leases. We also have a couple of deals ready to sign that would create over 150 workforce and affordable housing units, however, the execution of those deals has been put on pause due to the regulatory uncertainty of the future of commercial STRs.

#### ***How are eligible tenants evaluated and selected to live in those units?***

- We don't get involved in the process of evaluating and selecting eligible tenants for the workforce housing units. The Master lease itself can define workforce housing as 80%-120% of AMI. The property manager for the building can certify this income by reviewing tax returns of the tenant.

#### ***How long are the workforce housing units guaranteed for?***

- A minimum of the initial term and a maximum of the entire lease including renewal terms. It is a case-by-case basis and up to the developer. The high cost of construction can make this difficult, but we try to work with them to extend this for as long as possible.

#### ***What happens to the workforce housing when Sonder is no longer a tenant in a building?***



- The workforce housing requirement in the lease should probably burn off at this time, although it might make sense to incentivize developers to keep them in place for longer - perhaps with a partial property tax abatement? Phase out over several years? Part of our work with the developers is to help them create units that will be usable in the future and at more affordable rental rates - taking into consideration things like the square footage and the durability of the materials used. Ideally, Commercial STRs will continue to inspire growth in New Orleans, providing better-paying jobs and more buildings in commerce. More buildings in commerce and not in disrepair will make rental prices more competitive and affordable for residents of New Orleans.

## II. Caps on Commercial STRs

### ***What type of cap could Sonder live with and still be able to create workforce housing?***

- We believe there should be no caps in the C, CBD, MU, HMC, HM-MU, VCE, HU-MU, HU-B1, and HU-B1A and all other currently uncapped areas. While a cap might seem appropriate in theory, the restrictions approach development with a blanket overview, when the actual process of development varies with each property.

### ***What type of cap could Sonder live with and still be able to leverage Commercial STR lease agreements to revitalize distressed properties and blight?***

- Caps are very difficult to work with. We are willing to work with a cap in instances where incentives (tax increment financing, restoration property tax abatement, facade grant, etc.) are being used to develop/redevelop a property (i.e., where Sonder tenancy is part of this approval process) and would suggest the provision of 1 workforce unit per 8 Sonder units in such instances.
  - *Example:* 2930 Burgundy, which was purchased in January 2016 still hasn't broken ground. If there has been tax incentives, it would likely be developed by now (105 total units, 91 market rate + 14 workforce), if developers felt comfortable announcing Sonder tenancy to neighborhood group in process of receiving TIF.

### ***Would Sonder be willing to provide additional community benefits in exchange for exceptions or increases to cap restrictions?***

- Sonder to use commercially reasonable efforts to provide at least two (one?) community benefits per deal: serve as a catalyst to get properties back into commerce. Encourage repurposing of old buildings rather than demo and build new. Encourage continuation of existing affordable units, and creation of new units. Encourage maximizing permissible density, and therefore, post-improvement property (and tax) value.
- To date, without being required by law, Sonder has incentivized growth and development of abandoned and destroyed buildings, sponsored community organizations like Luna Fete (arts), the Preservation Resource Center's annual Julia

Jump fundraiser, and the Fried Chicken Festival sponsor. We've also made donations to help restore and furnish the Salvation Army's transitional housing units.

- Currently, we are trying to establish a community relationship with St Michael's Special School to provide job opportunities to members of the Joy Center, and to provide support through Sonder participation in events and fundraising for the school. In addition to that, as an industry that promotes travel and tourism in New Orleans by providing a trending product, we are supporting the 80-90,000 New Orleanians that work in the tourism industry.
- We're also in the middle of negotiating a deal that would stabilize a building and provide the developer with the necessary income to build out a New Homeowner Program that includes lower rate living so that participants in the program can save for the purchase of a home.
  - Any addition of caps or further restrictive changes to Commercial STR zoning regulations would eliminate this deal. The lease is not signed yet because a decision regarding Commercial STR regulations has not been reached, and development can't begin without knowing their investment is safe.

### III. Recommendations for Ordinance Language

***From Sonder's perspective, what would agreeable language regulating Commercial STRs look like, that would limit the negative impact of Commercial STRs while creating the greatest possible community benefit?***

- Commercial STRs should be approached with the same considerations as other commercial entities. They should be allowed to operate in commercial corridors with appropriate licenses, pay commercial revenue taxes, operate under the guidelines of life and fire safety (which should be the same as a multi-family and/or hotel dwelling, and should be subject to inspection prior to the issuance of a license.

While Commercial STRs have been a topic that has caused a great deal of stress and confusion, it should be considered at its foundation a commercial business operation and should not be subject to development restrictions that are not applied to other commercial business entities.

New Orleans is in dire need of development and Commercial STRs by nature are incentivizing such development of our commercial areas that are abandoned (1020 Gravier), catching on fire (1016 Canal), or struggling to reach occupancy and at risk of foreclosure. Property owners that have not considered renovating their properties in generations are meeting with Sonder and architects and contractors--caps, required

affordable housing inclusion, and other non-typical restrictions will put us back at square one.

Our greatest community impact and benefit is what we have been doing all along, which is incentivizing growth, redevelopment, above minimum wage jobs, and consideration of our developments for the future use in New Orleans. For example, we sit down with developers and try to guide them in their designs to consider future use of the buildings so that they can be used for other purposes in the future, rather than turn into abandoned properties again. This includes layouts, sizes of units, affordability of units, and avoiding trends.

As an operator, we also demand the highest standards in the industry by maintaining our Good Neighbor Policy following community guidelines and best practices to mitigate potential nuisance:

- Full-time local team: Every Sonder market employs a local team of 10-40 people to support Sonder's operations on the ground.
- 24/7 Guest Experience Team: Sonder has a Guest Experience Team that is available 24/7 to field any outreach from guests or neighbors via phone or text.
- Noise detection systems: We use NoiseAware devices to ensure that guests do not cause disturbances. If volume levels reach a certain threshold, an alert will be sent to our 24/7 Guest Experience team and they will immediately contact the guest.
- Strict no party policy: Sonder has a strict no party policy and limits the number of guests that may stay in any single unit.
- Fully serviced, professionally cleaned: Each Sonder space is professionally cleaned and serviced after each individual stay.
- Fraud protection and instant ID verification of guests: Before Sonder confirms a booking, we verify the guests' identity and contact information.
- Insurance: Sonder maintains \$8 million in premises and excess liability insurance coverage.
- Safety equipment: Every Sonder unit is equipped with CO2 detectors, fire extinguishers and emergency exit information.

Date: March 30<sup>th</sup>, 2019

To: The Honorable Mayor LaToya Cantrell, City Council Members, City Council Staff, City Planning Commission Members and City Planning Staff

From: VCE-1 Property Owners, Business Owners and/or Residents

Individual Name: AARON ROSE

Contact Number: 734 678 1497

Email Address: aaron@planomatic.com

Company Name (if applicable): -

Property Address in VCE-1: 220 Decatur unit 208

Dear All:

We write to you in our capacities as VCE-1 property owners, business owners and/or residents who have heavily invested personal funds to improve the quality of life in the French Quarter. We are not large institutional investors with deep pockets.

**We respectfully request that you refrain from enacting arbitrary Short Term Rental ordinances that infringe our property rights and risk violation of our privacy rights. Ordinances like these are ripe for injunction and challenge under state and federal constitutions.**

Vieux Carre Entertainment (“VCE”) and Vieux Carre Entertainment-1 (“VCE-1”) are the only two districts in the French Quarter dedicated to the express purposes of **providing entertainment and attracting and serving visitors** (a/k/a tourists.) Comprehensive Zoning Ordinance. Article 10.1.C (2015).

The VCE extends along both sides of the street from the 200-700 blocks of Bourbon Street (7 blocks.) The VCE-1 extends along both sides of the street in the 200-300 blocks of Decatur and along the river side only of the 200-300 blocks of N. Peters Street (2 blocks.) It includes over 20 bars, restaurants, music venues and an adults-only “spa,” somehow located on Iberville Street.

An exchange between Councilmembers Jason Rogers Williams and Jay Banks at the January 10, 2019 City Council Regular Meeting **captivated our attention.** (Commencing at time stamp 2:11.) As soon as Banks announced that a Short Term Rental (“STR”) ban was proposed for the Garden District, Williams questioned why neighborhoods such as Treme, Gentilly, Bywater and Marigny were not also being considered for a ban. Williams stated he wanted to be sure the Council is being equitable in restrictions and permissions. Banks declared that if a neighborhood wants to ask for a ban they have the right to do so. Banks commented that the Garden District requested the ban due to “pressure from tourism.” In contrast, “pressure from tourism” is viewed favorably by VCE and VCE-1 where tourism drives the economy of the French Quarter. Employment related to tourism, including retail, entertainment, bars, restaurant, lodging and labor force interests, is how a great many service industry New Orleanians make ends meet. Tourism is always welcome in VCE and VCE-1.

**It is encouraging to hear that City Council representatives are paying heightened attention to their constituents and fine tuning the STR ordinances to conform to the needs of the diverse districts they represent.**

The reason the exchange between Councilmembers Williams and Banks was of enormous interest to VCE-1 is that in April of 2018, VCE-1 did organize itself and a petition was circulated. A large number of owners were able to be reached. One hundred percent of those contacted are in favor of permitting short term rentals in the VCE-1. This petition was presented to the City Council by multiple individuals. Thus far, it has gone unheeded by the Council.

The immediate past City Council responsibly deemed it appropriate to exempt VCE from the ban on STR. For the same reasons, including status as a 24-hour entertainment district and an inventory of upper floors in need of extensive repair, development and compliance with life safety codes, the **City Planning Commission Members and Staff recommended to the new City Council that STR be equally permitted in VCE-1.** It would be forward thinking of this enlightened City Council to likewise encourage responsible development and adherence to modernized life safety codes. Renovation of blighted upper floors and occupancy of underutilized space will result in a safer French Quarter for all of us.

Given that the French Quarter is the original version of the entire City of New Orleans, it evolved into multiple districts designed to service the needs of a variety of uses, including residential, commercial, warehouse and entertainment. VCE-1 was part of the original City's warehouse district and serviced the Port. Over 25 years ago it was repurposed by the City Council to be a commercial Entertainment District. For these reasons, unlike neighborhoods that are predominantly residential, the French Quarter cannot be regarded as a single neighborhood. Just as it would be inappropriate to regard the French Quarter as one big commercial entertainment district it is equally inappropriate to regard the French Quarter as one big residential housing neighborhood.

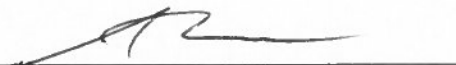
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As individual property owners, business owners and residents of VCE-1, we stand united. We ask that you listen to the constituent property owners of VCE-1, and respectfully urge you not to arbitrarily exclude VCE-1 from the French Quarter ban on STR. VCE-1 should be equally exempt from the ban, just as VCE is exempt.

Thank you for your consideration and attention.

Sincerely,

Signature: \_\_\_\_\_

A handwritten signature in black ink, appearing to be a stylized name, is written over a horizontal line.

Date: February 22, 2019

To: The Honorable Mayor LaToya Cantrell, City Council Members, City Council Staff, City Planning Commission Members and City Planning Staff

From: VCE-1 Property Owners, Business Owners and/or Residents

Individual Name: Craig Brouillette

Contact Number: 504-881-3028

Email Address: brewlet@gmail.com

Company Name (if applicable): 226 Decatur, LLC

Property Address in VCE-1: 226 Decatur St., New Orleans, LA

Dear All:

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Given that the French Quarter is the original version of the entire City of New Orleans, it evolved into multiple districts designed to service the needs of a variety of uses, including residential, commercial, warehouse and entertainment. VCE-1 was part of the original City's warehouse district and serviced the Port. Over 25 years ago it was repurposed by the City Council to be a commercial Entertainment District. For these reasons, unlike neighborhoods that are predominantly residential, the French Quarter cannot be regarded as a single neighborhood. Just as it would be inappropriate to regard the French Quarter as one big commercial entertainment district it is equally inappropriate to regard the French Quarter as one big residential housing neighborhood.


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Thank you for your consideration and attention.

Sincerely,

Signature: \_\_\_\_\_



Craig Bravillette

March 10, 2019

To: The Honorable Mayor LaToya Cantrell, City Council Members, City Council Staff, City Planning Commission Members and City Planning Staff

From: Christian Cancienne  
Contact Number: 504-220-6558  
Email Address: [christiancancienne@gmail.com](mailto:christiancancienne@gmail.com)  
Company Name: 214 Decatur St. Development LLC  
Property Address in VCE-1: 214-224 Decatur St.

I write to you as a VCE-1 property owner, business owner and resident who has heavily invested personal funds to improve the quality of life in the French Quarter.

Vieux Carre Entertainment ("VCE") and Vieux Carre Entertainment-1 ("VCE-1") are the only two districts in the French Quarter dedicated to the express purposes of **providing entertainment and attracting and serving visitors** (a/k/a tourists.) Comprehensive Zoning Ordinance. Article 10.1.C (2015).

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There are 44 property owners in the VCE-1 District which includes and is limited to the 7 blocks mentioned above. This area has multiple tour shops, restaurants and bars that are open well past midnight and is truly a thriving entertainment area and has been for some time. Due to the high volume of business several must utilize metal dumpsters which can be heard being dumped most times between 3am-6am as to not block traffic. Also the 300 block of Decatur houses our New Orleans Fire Station Engine 29. At any time of the night or early morning its sirens can be heard from the Firetruck racing to protect someone's property. These conditions, along with none of the properties having onsite parking, create an atmosphere to really enjoy but make it a difficult place to live as a full-time resident. We have less than 5 people who claim Homestead Exemption in this district. We have reached out and made contact with almost every one of the 44 property owners and all are in signed petition support of short-term rentals being allowed in our entertainment district, just as it is allowed in the only other entertainment district in the French Quarter VCE. This is what the people of this district want, not one person in this district has opposed it. Please represent the people of our district VCE-1 and allow us the same right. Please email me at [ChristianCancienne@gmail.com](mailto:ChristianCancienne@gmail.com) or you can reach me on my mobile phone at 504-220-6558.

Sincerely,



Christian Cancienne



Date: March 30, 2019

To: The Honorable Mayor LaToya Cantrell, City Council Members, City Council Staff, City Planning Commission Members and City Planning Staff

From: VCE-1 Property Owners, Business Owners and/or Residents

Individual Name: Beau J. Box

Contact Number: 225-931-3200 or 504-525-1410

Email Address: bbox@beaubox.com

Company Name (if applicable): Beau Box Real Estate

Property Address in VCE-1: 329-331 Decatur

Dear All:

We write to you in our capacities as VCE-1 property owners, business owners and/or residents who have heavily invested personal funds to improve the quality of life in the French Quarter. We are not large institutional investors with deep pockets.

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B. Box

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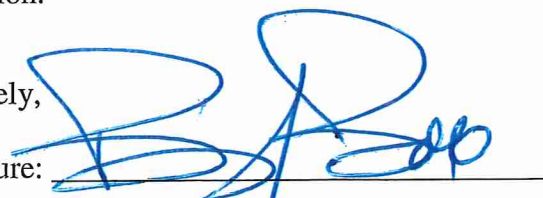
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Thank you for your consideration and attention.

Sincerely,

Signature:

A handwritten signature in blue ink, appearing to be 'Beau Box', written over a horizontal line.

Beau Box - Owner



Date: February \_\_\_\_, 2019

To: The Honorable Mayor LaToya Cantrell, City Council Members, City Council Staff, City Planning Commission Members and City Planning Staff

From: VCE-1 Property Owners, Business Owners and/or Residents

Individual Name: ERIC CHO

Contact Number: 504-453-1280

Email Address: ECHO@SPNOLA.COM

Company Name (if applicable): PECA335, LLC

Property Address in VCE-1: 335 Decatur St.

Dear All:

We write to you in our capacities as VCE-1 property owners, business owners and/or residents who have heavily invested personal funds to improve the quality of life in the French Quarter. We are not large institutional investors with deep pockets.

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Thank you for your consideration and attention.

Sincerely,

Signature.



Date: February 5, 2019

To: The Honorable Mayor LaToya Cantrell, City Council Members, City Council Staff, City Planning Commission Members and City Planning Staff

From: VCE-1 Property Owners, Business Owners and/or Residents

Individual Name: HARRY V MOHNEY

Contact Number: 619-405-2020

Email Address: VULAND@AOL.COM

Company Name (if applicable): HGV#4 LLC 916-924 CONTI

Property Address in VCE-1: 308 DECATUR LLC = 300 DECATUR

735 BOURBON = NVM INVESTMENTS LLC

Dear All:

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Sincerely,

Signature: 



RECEIVED

MAR 11 2019

*Jesse W. Burt, Jr.*

232 Decatur Street, Apt 3 D  
New Orleans, LA 70130  
601-248-3932

March 7, 2019

Ms. Suzette Toledano  
215 Decatur Street  
Suite 300  
New Orleans, LA 70130

Dear Suzette,

We are in receipt of your letter dated February 4<sup>th</sup>. We are all in favor of renting our condo for short term renting although we do not do so or intend to at this time. Please let me know in what way we may help. Please contact me at 601-248-3923 or you may contact Todd at 601-551-3377.

With kindness regards I remain sincerely,



J. W. Burt, Jr.

JWB/bmb

Date: February 5, 2019

To: The Honorable Mayor LaToya Cantrell, City Council Members, City Council Staff, City Planning Commission Members and City Planning Staff

From: VCE-1 Property Owners, Business Owners and/or Residents

Individual Name: Jacqueline G. Toledano

Contact Number: (504) 220-0852

Email Address: jackietoledano@gmail.com

Company Name (if applicable): \_\_\_\_\_

Property Address in VCE-1: 215 Decatur St. Suite 501 NO LA 70130

Dear All:

We write to you in our capacities as VCE-1 property owners, business owners and/or residents who have heavily invested personal funds to improve the quality of life in the French Quarter. We are not large institutional investors with deep pockets.

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Thank you for your consideration and attention.

Sincerely,

Signature: 

Date: February 4, 2019

To: The Honorable Mayor LaToya Cantrell, City Council Members, City Council Staff, City Planning Commission Members and City Planning Staff

From: VCE-1 Property Owners, Business Owners and/or Residents

Individual Name: Amanda Seale

Contact Number: 504. 417. 4676

Email Address: ahmerrick@hotmail.com

Company Name (if applicable): SoCoNoMo, LLC.

Property Address in VCE-1: 311 N. Peters / 308 Decatur

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Thank you for your consideration and attention.

Sincerely,

Signature: 

Date: March 29, 2019

To: The Honorable Mayor LaToya Cantrell, City Council Members, City Council Staff, City Planning Commission Members and City Planning Staff

From: VCE-1 Property Owners, Business Owners and/or Residents

Individual Name: JACQUES GOUDEAU

Contact Number: 202-253-4460

Email Address: jmgoudeau@gmail.com

Company Name (if applicable): GOUDEAU ASSETS LLC

Property Address in VCE-1: 232 Decatur St, Apt 2C, New Orleans, LA

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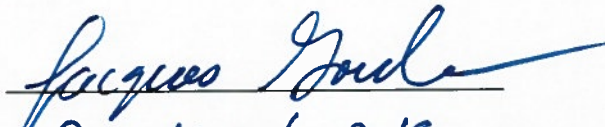
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Thank you for your consideration and attention.

Sincerely,

Signature:

  
29 March 2019



Date: February 8, 2019

To: The Honorable Mayor LaToya Cantrell, City Council Members, City Council Staff, City Planning Commission Members and City Planning Staff

From: VCE-1 Property Owners, Business Owners and/or Residents

Individual Name: Kirth Paciera

Contact Number: 504-583-3179

Email Address: kpaciera@pgpcpa.com

Company Name (if applicable): Vieux Carre Ventures

Property Address in VCE-1: 315 Decatur

Dear All:

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Sincerely,

Signature: 

Date: April 3, 2019

To: The Honorable Mayor LaToya Cantrell, City Council Members, City Council Staff, City Planning Commission Members and City Planning Staff

From: John Raber

Contact Number: 720-980-5840

Email Address: johnraber@yahoo.com

Property Address in VCE-1: 411 Bienville St, Unit 302, New Orleans, LA 70130

Dear All:

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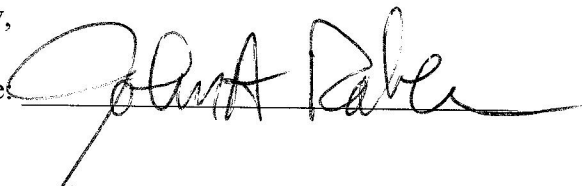
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Thank you for your consideration and attention.

Sincerely,

Signature

A handwritten signature in black ink, appearing to read "John A. Baker", written over a horizontal line.

Date: <sup>April</sup> March 15, 2019

To: The Honorable Mayor LaToya Cantrell, City Council Members, City Council Staff, City Planning Commission Members and City Planning Staff  
From: VCE-1 Property Owners, Business Owners and/or Residents  
Individual Name: MICHAEL B Kehoe  
Contact Number: 504-895-2514  
Email Address: MIKEKEHOE@CIX.NET  
Company Name (if applicable): \_\_\_\_\_  
Property Address in VCE-1: 311 DECATUR STREET

Dear All:

We write to you in our capacities as VCE-1 property owners, business owners and/or residents who have heavily invested personal funds to improve the quality of life in the French Quarter. We are not large institutional investors with deep pockets.

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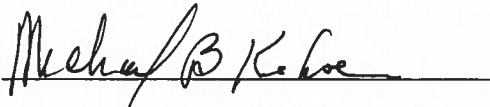
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Thank you for your consideration and attention.

Sincerely,

Signature: \_\_\_\_\_

Date: February 5, 2019

To: The Honorable Mayor LaToya Cantrell, City Council Members, City Council Staff, City Planning Commission Members and City Planning Staff

From: VCE-1 Property Owners, Business Owners and/or Residents

Individual Name: Lucia Faust

Contact Number: 504 401 6565

Email Address: LFaust@siakc.com

Company Name (if applicable): P20A, LLC

Property Address in VCE-1: 201 Decatur St

Dear All:

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Signature: 

Date: March \_\_\_\_, 2019

To: The Honorable Mayor LaToya Cantrell, City Council Members, City Council Staff, City Planning Commission Members and City Planning Staff

From: VCE-1 Property Owners, Business Owners and/or Residents

Individual Name: RICHARD WILLIAMS

Contact Number: 504-909-2258

Email Address: WILLIAMS RICHARD @ BELLSOUTH.NET

Company Name (if applicable): DECATUR LIVE, LLC

Property Address in VCE-1: 204 DECATUR

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Sincerely,

Signature: Richard Miller  
DECATOR LIVE, LLC  
204 Decatur

Date: February \_\_\_\_, 2019

To: The Honorable Mayor LaToya Cantrell, City Council Members, City Council Staff, City Planning Commission Members and City Planning Staff

From: VCE-1 Property Owners, Business Owners and/or Residents

Individual Name: ROBERT RIZZUTO

Contact Number: 504-451-7069

Email Address: RIZZUTO4@GMAIL.COM

Company Name (if applicable): \_\_\_\_\_

Property Address in VCE-1: 225 DECATUR ST

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Sincerely,

Signature:

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Date: February 4, 2019

To: The Honorable Mayor LaToya Cantrell, City Council Members, City Council Staff, City Planning Commission Members and City Planning Staff

From: VCE-1 Property Owners, Business Owners and/or Residents

Individual Name: Jacqueline G. Teledano

Contact Number: (504) 220-0852

Email Address: jackietoledano@gmail.com

Company Name (if applicable): 215-225 Decatur, LLC

Property Address in VCE-1: 215 Decatur St. Suite 300 NOLA 70130

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Signature: 



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

FROM: Property owners, business owners and other interested parties in VCEI  
 DATE: April 10, 2018 (petition started)

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

SIGNATURE	PRINTED	CONTACT NUMBER	VCEI ADDRESS
	Mr. David Leveaux	475-272-8441	305 Perdido St.



Date: February 10, 2019

To: The Honorable Mayor LaToya Cantrell, City Council Members, City Council Staff, City Planning Commission Members and City Planning Staff

From: VCE-1 Property Owners, Business Owners and/or Residents

Individual Name: CHARLES W. SPANSEL

Contact Number: 504 - 450 - 7312

Email Address: CSPANSEL@AOL.COM

Company Name (if applicable): \_\_\_\_\_

Property Address in VCE-1: 223 N. PETERS ST UNIT 2A

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Thank you for your consideration and attention.

Sincerely,

Signature: 



Date: March 31, 2019

To: The Honorable Mayor LaToya Cantrell, City Council Members, City Council Staff, City Planning Commission Members and City Planning Staff

From: VCE-1 Property Owners, Business Owners and/or Residents

Individual Name: RODERICK ALVENPIA

Contact Number: 504-231-2918

Email Address: Rico@AKDAUW.COM

Company Name (if applicable): \_\_\_\_\_

Property Address in VCE-1: 210 DECATUR AND 232 N. PETERS

Dear All:

We write to you in our capacities as VCE-1 property owners, business owners and/or residents who have heavily invested personal funds to improve the quality of life in the French Quarter. We are not large institutional investors with deep pockets.

**We respectfully request that you refrain from enacting arbitrary Short Term Rental ordinances that infringe our property rights and risk violation of our privacy rights. Ordinances like these are ripe for injunction and challenge under state and federal constitutions.**

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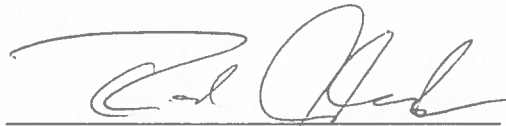
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Thank you for your consideration and attention.

Sincerely,

Signature:



Robert Avumbia (CO-OWNER)

ENTIRE BUILDINGS CO-OWNER  
→ - 210 DECATUR STREET  
→ - 232 N. PETERS STREET



Date: March 31, 2019

To: The Honorable Mayor LaToya Cantrell, City Council Members, City Council Staff, City Planning Commission Members and City Planning Staff

From: VCE-1 Property Owners, Business Owners and/or Residents

Individual Name: SCOTT MCKAY

Contact Number: 281-989-4504

Email Address: scottpmckay1@gmail.com

Company Name (if applicable): ⊖

Property Address in VCE-1: ~~411~~ 411 Bienville; Unit 303

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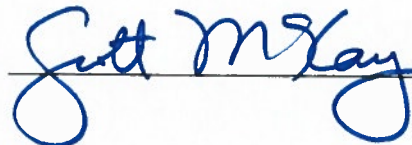
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Signature: \_\_\_\_\_



Date: February 4, 2019

To: The Honorable Mayor LaToya Cantrell, City Council Members, City Council Staff, City Planning Commission Members and City Planning Staff

From: VCE-1 Property Owners, Business Owners and/or Residents

Individual Name: Suzette Toledano

Contact Number: 504-525-2552

Email Address: suzettetoledano@gmail.com

Company Name (if applicable): Suzette Toledano Attorney-At-Law, LLC

Property Address in VCE-1: 215 Decatur St., Suite 300

Dear All:

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Signature: 

Date: February 01, 2019

To: The Honorable Mayor LaToya Cantrell, City Council Members, City Council Staff, City Planning Commission Members and City Planning Staff

From: VCE-1 Property Owners, Business Owners and/or Residents

Individual Name: SURESH S. SADHWANI

Contact Number: 504-915-2967

Email Address: UNIQUE127@YAHOO.COM

Company Name (if applicable): RAHUL PROPERTIES

Property Address in VCE-1: 237-241 - N Peters

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Signature: \_\_\_\_\_

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Date: March 31, 2019

To: The Honorable Mayor LaToya Cantrell, City Council Members, City Council Staff, City Planning Commission Members and City Planning Staff

From: VCE-1 Property Owners, Business Owners and/or Residents

Individual Name: Lori Leal, CFO

Contact Number: 504-304-6500

Email Address: lleal@burgoslawfirm.com

Company Name (if applicable): 227 North Peters, LLC

Property Address in VCE-1: 233 N. Peters Street

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From: VCE-1 Property Owners, Business Owners and/or Residents

Individual Name: Lori Leal, CFO

Contact Number: 504-304-6300

Email Address: lleal@burgoslawfirm.com

Company Name (if applicable): 210 Decatur LLC

Property Address in VCE-1: 210 Decatur Street

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Signature:





Date: February 14, 2019

To: The Honorable Mayor LaToya Cantrell, City Council Members, City Council Staff, City Planning Commission Members and City Planning Staff

From: VCE-1 Property Owners, Business Owners and/or Residents

Individual Name: Robin Deano

Contact Number: 504-586-0703 apt 203

Email Address: Rdeano2000@bellsouth.net

Company Name (if applicable): MAGNOLIA ENTERPRISES, INC.

Property Address in VCE-1: 109 & 211 Decatur

Dear All:

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The immediate past City Council responsibly deemed it appropriate to exempt VCE from the ban on STR. For the same reasons, including status as a 24-hour entertainment district and an inventory of upper floors in need of extensive repair, development and compliance with life safety codes, the **City Planning Commission Members and Staff recommended to the new City Council that STR be equally permitted in VCE-1.** It would be forward thinking of this enlightened City Council to likewise encourage responsible development and adherence to modernized life safety codes. Renovation of blighted upper floors and occupancy of underutilized space will result in a safer French Quarter for all of us.

Given that the French Quarter is the original version of the entire City of New Orleans, it evolved into multiple districts designed to service the needs of a variety of uses, including residential, commercial, warehouse and entertainment. VCE-1 was part of the original City's warehouse district and serviced the Port. Over 25 years ago it was repurposed by the City Council to be a commercial Entertainment District. For these reasons, unlike neighborhoods that are predominantly residential, the French Quarter cannot be regarded as a single neighborhood. Just as it would be inappropriate to regard the French Quarter as one big commercial entertainment district it is equally inappropriate to regard the French Quarter as one big residential housing neighborhood.

The Boards of VCPORA and French Quarter Citizens do not speak for us. Based upon informal research, it is highly questionable whether they speak for many of their own members. Please keep an open mind. The STR agendas of the Board Members of residential organizations should not be enabled by any governing authority to dictate the use of properties throughout the entire French Quarter.

As individual property owners, business owners and residents of VCE-1, we stand united. We ask that you listen to the constituent property owners of VCE-1, and respectfully urge you not to arbitrarily exclude VCE-1 from the French Quarter ban on STR. VCE-1 should be equally exempt from the ban, just as VCE is exempt.

Thank you for your consideration and attention.

Sincerely,

Signature: \_\_\_\_\_

*Robin Decker*

Date: February 4, 2019

To: The Honorable Mayor LaToya Cantrell, City Council Members, City Council Staff, City Planning Commission Members and City Planning Staff

From: VCE-1 Property Owners, Business Owners and/or Residents

Individual Name: Suzette Toledano

Contact Number: 504-525-2552

Email Address: suzettetoledano@gmail.com

Company Name (if applicable): \_\_\_\_\_

Property Address in VCE-1: 215 Decatur St., Suite 502

Dear All:

We write to you in our capacities as VCE-1 property owners, business owners and/or residents who have heavily invested personal funds to improve the quality of life in the French Quarter. We are not large institutional investors with deep pockets.

**We respectfully request that you refrain from enacting arbitrary Short Term Rental ordinances that infringe our property rights and risk violation of our privacy rights. Ordinances like these are ripe for injunction and challenge under state and federal constitutions.**

Vieux Carre Entertainment (“VCE”) and Vieux Carre Entertainment-1 (“VCE-1”) are the only two districts in the French Quarter dedicated to the express purposes of **providing entertainment and attracting and serving visitors (a/k/a tourists.)** Comprehensive Zoning Ordinance. Article 10.1.C (2015).

The VCE extends along both sides of the street from the 200-700 blocks of Bourbon Street (7 blocks.) The VCE-1 extends along both sides of the street in the 200-300 blocks of Decatur and along the river side only of the 200-300 blocks of N. Peters Street (2 blocks.) It includes over 20 bars, restaurants, music venues and an adults-only “spa,” somehow located on Iberville Street.

An exchange between Councilmembers Jason Rogers Williams and Jay Banks at the January 10, 2019 City Council Regular Meeting **captivated our attention.** (Commencing at time stamp 2:11.) As soon as Banks announced that a Short Term Rental (“STR”) ban was proposed for the Garden District, Williams questioned why neighborhoods such as Treme, Gentilly, Bywater and Marigny were not also being considered for a ban. Williams stated he wanted to be sure the Council is being equitable in restrictions and permissions. Banks declared that if a neighborhood wants to ask for a ban they have the right to do so. Banks commented that the Garden District requested the ban due to “pressure from tourism.” In contrast, “pressure from tourism” is viewed favorably by VCE and VCE-1 where tourism drives the economy of the French Quarter. Employment related to tourism, including retail, entertainment, bars, restaurant, lodging and labor force interests, is how a great many service industry New Orleanians make ends meet. Tourism is always welcome in VCE and VCE-1.



**It is encouraging to hear that City Council representatives are paying heightened attention to their constituents and fine tuning the STR ordinances to conform to the needs of the diverse districts they represent.**

The reason the exchange between Councilmembers Williams and Banks was of enormous interest to VCE-1 is that in April of 2018, VCE-1 did organize itself and a petition was circulated. A large number of owners were able to be reached. One hundred percent of those contacted are in favor of permitting short term rentals in the VCE-1. This petition was presented to the City Council by multiple individuals. Thus far, it has gone unheeded by the Council.

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Thank you for your consideration and attention.

Sincerely,

Signature:







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

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

DATE: April 10, 2018 (petition started)

\*\*\*\*\*

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

SIGNATURE	PRINTED	CONTACT NUMBER	VCEI ADDRESS
<i>Billie Karna</i>	Billie Karna		733 Decatur St.

Miss Billy please fax back to Louis Southern Ins  
528-9245

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

FROM: Property owners, business owners and other interested parties in VCE1  
 DATE: April 10, 2018 (petition started)






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

SIGNATURE	PRINTED	CONTACT NUMBER	VCE1 ADDRESS
<i>Robin Deans</i>	Robin Deans	(504) 586-0703	209 Decatur St.
<i>Robin Deans</i>	Robin Deans	(504) 586-0703	211 Decatur St.
<i>Emmanuel</i>	Elizabeth Morales	(504) 586-0703	301 Decatur St.
<i>Christine Conner</i>	Christine Conner	(504) 820-6558	220 Decatur St.

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

\*\*\*\*\*

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

SIGNATURE	PRINTED	CONTACT NUMBER	VCE1 ADDRESS
	AVI BASIRI	504-266-0787	217 N. PETERS
	MALIK ASIF	504-405-0550	213 N. PETERS
	ERIC CHO	504-453-1200	535 Decatur
	MARTIN DOHERTY	504-514-0068	241 Decatur ST
	DIANA CANAHUASTI	504-587-3756	230 Decatur Street NHA











TO: New Orleans City Council

CC: City Planning Commission

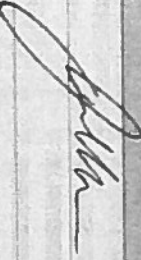
RE: Short Term Rentals in VCE1

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

DATE: April 10, 2018 (petition started)

\*\*\*\*\*

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

SIGNATURE	PRINTED	CONTACT NUMBER	VCE1 ADDRESS
	Jane Marvill	504-222-2710	240 Decarie Street