

Weekly Vieux - July 26, 2019

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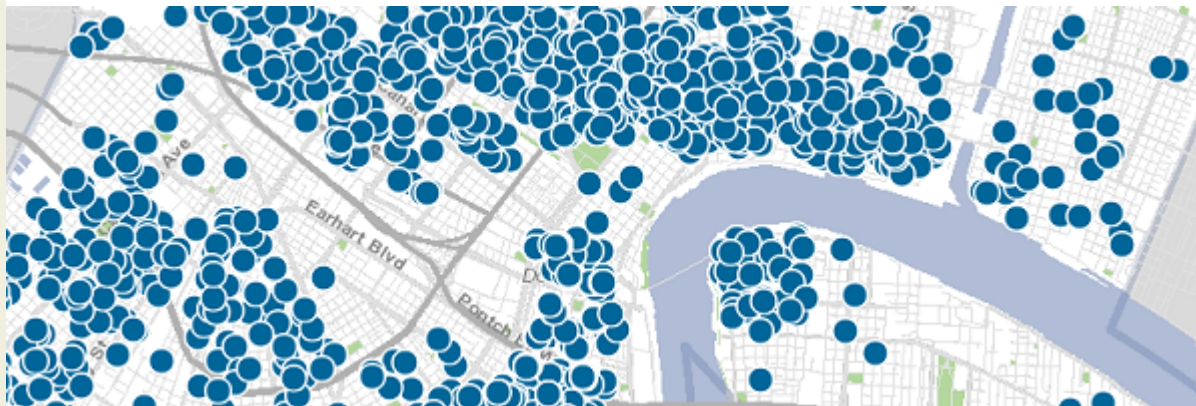
Fri, Jul 26, 2019 at 5:30 PM



VCPORA's Weekly Vieux Friday, July 26, 2019

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Short Term Rental Update

We know that the issue of Short Term Rentals has dragged on for years. Our first set of regulations was overly permissive, allowing investors to convert thousands of homes into mini-hotels which proved disastrous for neighborhood quality of life and housing affordability. Determined to undo this damage, the New Orleans City Council, led by District "C" Councilmember Kristin Gisleson Palmer, has spent the last year creating a set of STR regulations that works for this city.

Be prepared! The Council is scheduled to vote on these updated Short Term Rental Regulations on Thursday, August 8. Let's make sure they get it right this time!

Ordinance No. [32,685](#) modifies the City's Comprehensive Zoning Ordinance (CZO) to establish two categories of STRs, Residential and Commercial, and also specifies where these types are allowed and how they must operate. Most importantly, all Residential STRs will only be allowed in homes where an owner lives and possesses a [Homestead Exemption](#).

This ordinance also deals with neighborhood prohibitions, including the French Quarter and the Garden District. A previous, and [unsuccessful](#), effort to open up the Vieux Carré Entertainment District around the House of Blues (VCE-1) may be revisited – **please stay vigilant in opposing any attempts to expand STRs in the French Quarter!** We all know the risks are too high and would continue to place tremendous pressure on a neighborhood struggling to recruit and maintain long term residents.

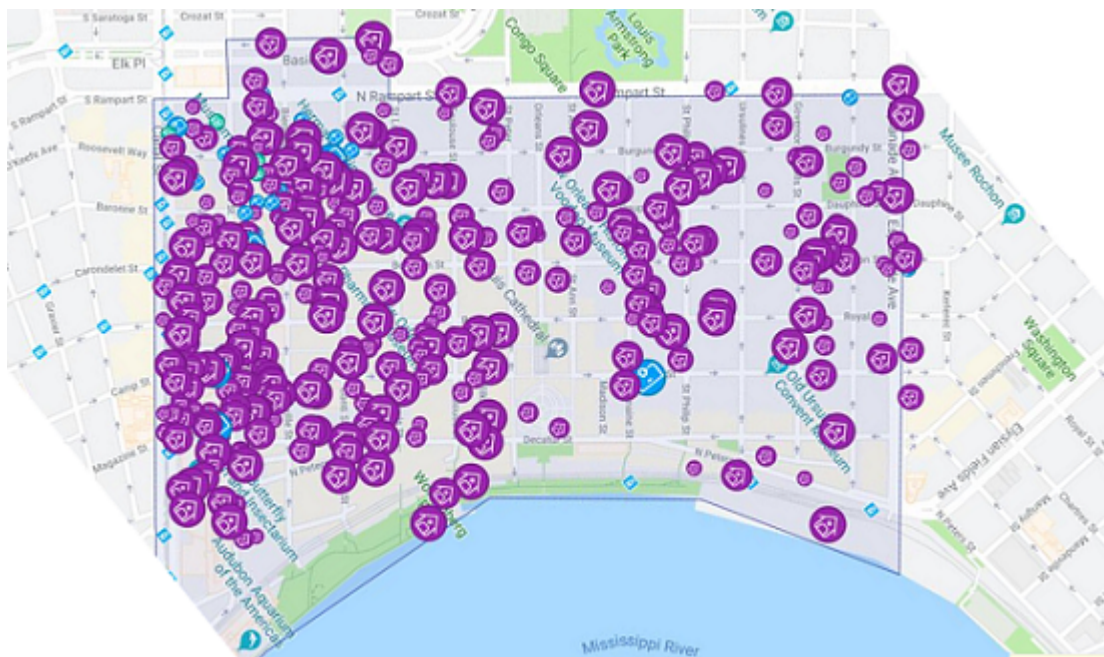
What remains unclear is how this ordinance will deal with limiting the number of Commercial STRs in multi-unit buildings and how they can be leveraged for the **production of affordable housing**. A feasibility study will be released very soon that will examine scenarios where an affordability match may be required for new Commercial STRs. We feel the City must take advantage of this opportunity now as this incredibly lucrative business model can be used to produce a dire community need.



Ordinance No. [32,691](#) establishes STR owner, operator and platform permits and fees, operating regulations and enforcement penalties. Residential permits will range from \$250 to \$500 annually and Commercial permits will be significantly higher, currently being contemplated at \$5000 per unit. Failure to comply with the operating regulations, including listing without a permit or exceeding the maximum allowance of guests, can carry fines of \$500 per violation, per day.

Platforms, such as Airbnb, Homeaway, VRBO, etc., will be required to obtain City-issued permits, currently set at \$50,000 annually. The platforms must remove any listing that does not have a valid, city-issued STR rental license or face revocation of their operating permit. We feel that the platforms must also face significant financial penalties for allowing illegal listings on their sites and that the City can go further by requiring the platforms to prove their compliance through regular reporting of its host activities. Ultimately, they should be compelled to share raw data about their “hosts,” including owner and operator names, addresses, and complaints about discrimination or guest behavior.

Legal battles across the country are being waged against these platforms over data sharing requirements and their refusal to comply with local regulations. The map below indicates STRs operating in the French Quarter, where **it is illegal** except along the 200-700 blocks of Bourbon Street. Without platform compliance, the city’s overburdened staff and residents - you! - are responsible for reporting and policing illegal STRs.



Unresolved issues:

The City Planning Commission produced a [report](#) on the possibility of using STRs to promote economic development in certain areas and as a tool to remediate blight. Additionally, this study examined the potential for “grandfathering” the Temporary permits that existed prior to their prohibition last May, though it did not look favorably on this option. Still, we expect that amendments to the ordinance will be introduced during the Council meeting that will allow hosts to let multiple properties. We strongly encourage the City to wait and monitor the effectiveness of the new regulations before opening the door to any exceptions.

We believe that responsible home sharing regulations will allow New Orleanians to financially benefit and protect our communities. See this recent piece about how neighborhoods like Treme are experiencing [rapid property tax hikes](#) due to the over-proliferation of STRs. Recently, the “**It’s Time New Orleans**” coalition released a [report](#) that shows how STRs have overtaken New Orleans neighborhoods, pricing residents out of their own communities.

We will continue to monitor these ordinances and any amendments as August 8 approaches. **Please stay tuned for updates** in our Weekly Vieux and on our [website](#). We encourage you to continue calling and emailing your City Council to remind them that all neighborhoods deserve protection.

| District | Councilmember | Email | Phone |
|------------|-------------------------|--|----------------|
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| District E | Cyndi Nguyen | cyndi.nguyen@nola.gov | (504) 658-1050 |



1919 – A Pivotal Year in Preserving the French Quarter

Tuesday, July 30

5:30 – 7:30 p.m.

[1113 Chartres Street](#)

Join us for another installment in our joint lecture series with the [Beauregard-Keyes House](#), “New Perspectives, Old Neighborhood: The Vieux Carre at 300 & Beyond.” Please note that there will be no reservations for this event. Seating is first come, first serve, and will be limited to 75 guests. There will be a suggested donation of \$5.

Join us for a reception 5:30 p.m. featuring tunes from the Czech youth jazz band Junior Dixieland. Then at 6:00 p.m., noted preservationist, historian, and longtime French Quarter resident Ann Masson will speak on two momentous events in the year 1919 - the creation of New Orleans’ first tourism marketing campaign and the incineration of the French Opera House – and their effect on French Quarter neighborhood preservation ever since. [Click here for more information.](#)



Opportunities with your Councilmember

District "C" Councilmember [Kristin Gisleson Palmer](#) will host a Cocktails with Kristin happy hour meet and greet at Second Vine Wines ([1027 Touro Street](#)) tonight, July 26 from 6:00 - 8:30 p.m. All residents of District "C" are encouraged to come by and discuss issues in the community.

Councilmember Palmer will also be hosting a [Christmas in July](#) fundraiser on Wednesday, July 31st at The Maison (508 Frenchman) from 6:30 - 9:30 p.m. This fundraiser helps provide meals for families in need during the holidays. Attendees are encouraged to dress up in their best holiday attire and anticipate holiday food, drink, and music.



Roadwork & Transit

[The Bourbon Phase 2 project](#) has completed all construction along the 500, 600, and 700 blocks of Bourbon Street, with bollards to be installed in September. Construction persists along the 750, 800, and 900 blocks. Roads are anticipated to reopen on those blocks sequentially throughout the month of August. The project is also scheduled to demobilize in advance of Southern Decadence August 29 - September 3. The City is roughly 70% complete with the Bourbon

Phase 2 project. A full description of the project and weekly updates are available on the [RoadWorkNOLA](#).

The [Office of Transportation](#) is hosting a meeting on Thursday, August 8 from 6:00 - 7:30 p.m. at the New Orleans Public Library (219 [Loyola Avenue](#)) to share plans for creating a city-wide, low-stress bikeway network as part of the Moving New Orleans Bikes campaign. This meeting will showcase corridors likely to undergo biking and walking improvements, the criteria used to determine where new facilities will be located, and what feedback residents gave from previous public meetings and an online survey earlier this spring and summer. The Office of Transportation will also hold these meetings on the Westbank and in New Orleans East. Additional details are available on the [Moving New Orleans Bikes](#) website.

Earlier this week, the French Quarter experienced a sticky situation when [a truck spilled 1,000 gallons of molasses onto N Rampart Street](#) between Conti and St. Louis. Crews cleaned up the mess in time for rush hour Tuesday morning. The driver was cited for improper loading and size and weight limitation violations.



Satchmo Fest

Friday, August 2 - Sunday, August 4

11:00 a.m. - 9:00 p.m.

[400 Esplanade Avenue](#)

It's Louis Armstrong's birthday, and New Orleans is throwing a party. This annual festival at the Old US Mint showcases three days of live music, food, family activities, seminars, and even a jazz Mass. Expect street closures around the French Market and Old US Mint. Admission is \$6; children under 13 are free. From more information, visit the [Satchmo Fest website](#) or call (504) 522-5730.

VCPORA
PROPERTY OWNERS, RESIDENTS AND ASSOCIATES

**RIVER VIEUX
SOIRÉE**

Presenting Sponsor  **September 20, 2019**
6 - 7 pm Patron Party
7 - 10 pm Gala
Featuring Bon Bon Vivant

RIVERVIEW
ROOM

VCPORA's River Vieux Soirée

Tickets are now for sale online for [VCPORA's River Vieux Soirée](#). Payments can also be made over the phone during regular business hours or by check to PO Box 56095, New Orleans, LA 70156. This celebration is not to be missed!

We are proud to announce two special additions to the event. First, [The Rainy Day Band](#) will be playing our Patron Party! This talented quartet is sure to delight with traditional jazz tunes from the 1920s and 30s. In addition, Quarter eatery [SoBou](#) will be providing a specialty cocktail.

The auction is also filling up with items from plenty of local donors, including [Krewe](#), [Alquime](#), [The National WWII Museum](#), [La Rouge Nail Salon](#), [California](#)

[Drawstrings](#), and [Mitch's Flowers](#), and many, many more. Be sure to check our Facebook in the weeks to come for special auction items previews.

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