

## Weekly Vieux - July 5, 2019

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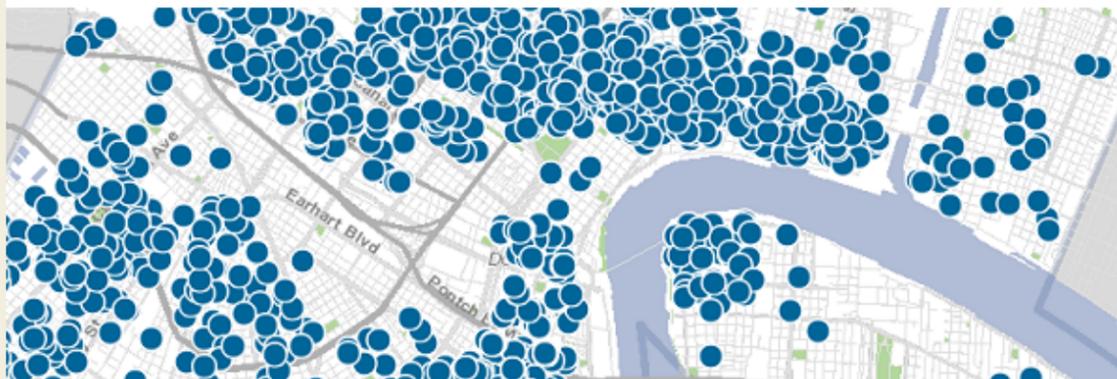
Fri, Jul 5, 2019 at 7:01 PM



## VCPORA's Weekly Vieux Friday, July 5, 2019

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## Short Term Rental Update

### Significant Wins Accomplished

Last month, the Council took on the first round of regulations to permanently rein in the proliferation of Short Term Rentals (STRs) city-wide. These included the requirement for a **Homestead Exemption** to rent one's residential property as a STR, meaning it has to be the home in which you live. This is, by far, the most important component to protecting neighborhoods from being hollowed out by investment speculation and keeping them full of actual neighbors. The Council also extended a prohibition of STRs in the Garden District. Lastly, an attempt to permit STRs in the Vieux Carré Entertainment District around the House of Blues (VCE-1) on Decatur and North Peters [was shot down](#). Though STRs are allowed on the 200 to 700 blocks of Bourbon, the Council decided in a 4-3 vote that the differences were too great between the two zoning districts (there is truly only one Bourbon Street) and that opening up more in the French Quarter would undermine this neighborhood's desperate struggle to retain and recruit a substantial and healthy residential base. **We are proud to have been on the front lines for this win and thank you for doing your part!** The Council is expected to sign this motion into ordinance on July 25.

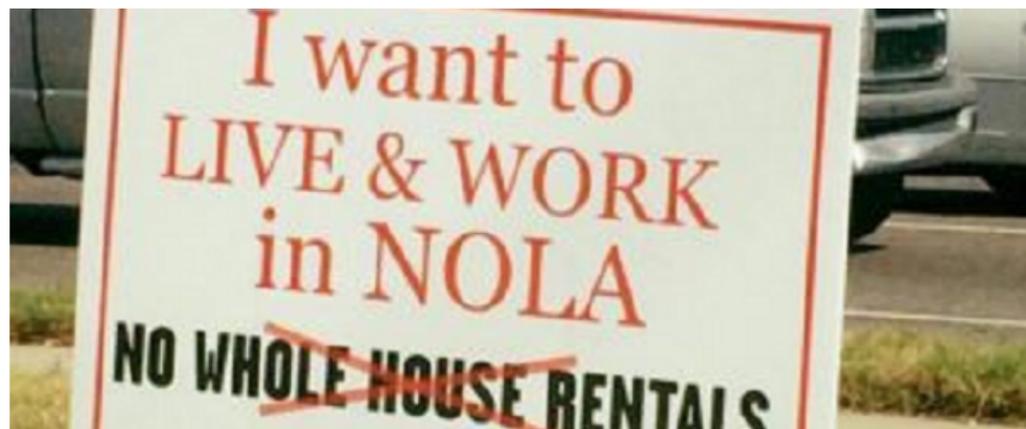
### Grandfathering & Economic Incentive Zones?

On June 25, the City Planning Commission reviewed a [new study](#). Part of the study assessed the potential for grandfathering in previously permitted Short Term Rentals in residential areas. These types of STRs, the Temporary permits, were placed under a moratorium in May 2018, and the City Council unanimously voted to eliminate them entirely last month. However, the report advises against this practice, stating it is "fraught with potential complications as there would be issues of ownership changes, new permanent tenants, and potential legal challenges based on the new system."

The study also looked at allowing multiple STR permits for listings in specific areas of the city, deemed Economic Incentive Zones, to encourage redevelopment of blighted

structures and spur economic development along commercial corridors. The study concluded that, while there may be an opportunity in the future to examine ways STR production can be used as a development tool, the city should [wait and monitor](#) the effectiveness of the new regulations before opening the door to exceptions. **We could not agree more!** Only then should these tools be considered, in combination with carefully crafted density restrictions and sunset provisions that would return these units to long-term dwelling opportunities.

This study is being sent to the City Council which can then draft a motion directing the City Planning Commission to create specific text amendments to the CZO.



### **Commercial Short Term Rentals and Affordable Housing**

The City Planning staff will continue to examine the possibility of utilizing Commercial STRs as leverage to provide affordable housing units. The findings of the [2018 STR study](#) included a requirement that would establish a cap on Commercial STR permits at 25% of the total units on a lot and considered the allowance of additional STR permits above that cap if it was equally matched by the creation of an affordable housing unit. Given the findings of the recent [New Orleans Inclusionary Housing Study](#), staff is advising that a similar study be undertaken that would specifically examine levels of project feasibility in matching STR and affordable units.

### **A Robust Enforcement Package**

Yet another package of regulations will deal with enforcement and a new permitting structure. We have long warned that without platform accountability, enforcement will be impossible. The platforms that list the Short Term rentals, like AirBnB and VRBO, have been [less than forthcoming](#) with the information necessary to weed out illegal operators. New Orleans is taking the aggressive stance of requiring all platforms to obtain permits with the City and not facilitate the booking of any listing that does not have a valid, city-issued STR rental license. Any unpermitted listings must be removed from the websites. Failure to do so would mean a revocation of their operating permit.

Governmental Affairs Committee Chair and District "C" Councilmember Kristin Gisleson Palmer will present these proposed changes in [an ordinance](#) to the City Code relative to enforcement, permitting, and fees for New Orleans' Short Term Rental (STR) program. Councilmember Palmer is encouraging residents to attend the Governmental Affairs Special Committee meeting on **Wednesday, July 17th at 1:00 p.m.** inside Council Chambers or [contact her office](#) with your feedback. The ordinance is expected to be heard by the full Council on July 25.

Here is a very brief overview of annual permit costs:

Platform permit - \$50,000  
Residential Type-R permits:  
Partial Unit - \$250  
Small Residential (such as the other half of a double) - \$500  
Large Residential - \$500 (per unit)  
Commercial Type-C permits: \$5,000

Additional fees will apply if the owner does not operate the rental

More information [can be found here](#).

### **Stay tuned, there is always more to this tale!**

In case you missed it, read the Lens coverage of a woman in the St. Claude neighborhood who resorted to renting out the [illegally operating STR](#) across the street from her leading to [revocation of its permit](#).



# RIVER VIEUX SOIRÉE

Presenting Sponsor



September 20, 2019

6 - 7 pm Patron Party

7 - 10 pm Gala

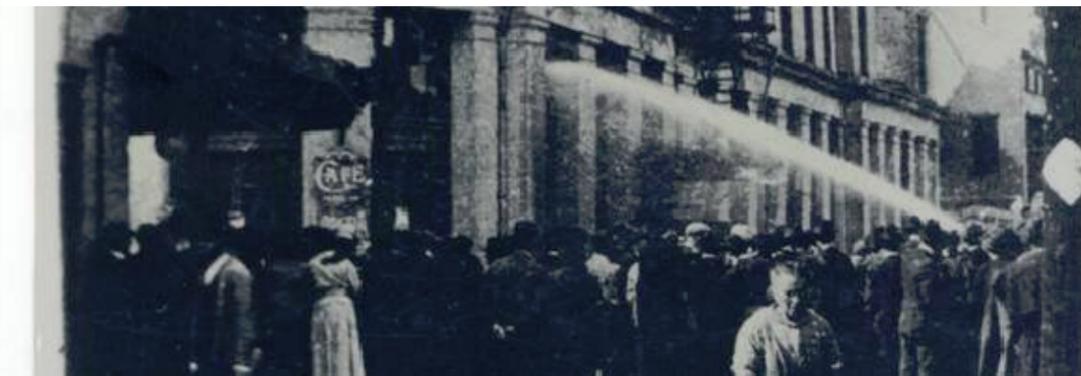
Featuring Bon Bon Vivant

## Online tickets now available for 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!

The River Vieux Soirée, on Friday, September 20, will celebrate our City's founding inspiration - the Mississippi River. Thanks to our Presenting Sponsor, [The Riverview Room](#), guests will enjoy stunning 360-degree views of the river and French Quarter. This amazing event will also include live-action cooking stations courtesy of the [New Orleans School of Cooking](#), lively tunes from [Bon Bon Vivant](#), and specialty cocktails from [Old New Orleans Rum](#), as well as live and silent auctions.

The VCPORA Gala is our most important annual event, and one that offers our community the chance to support and celebrate the Vieux Carré and its oldest guardian, VCPORA. We remain firmly committed to defending this remarkable neighborhood and, with your help, will continue advocating for a better quality of life in the French Quarter. The success of these efforts is a direct result of your support! Invitations will follow soon. Stay tuned for more information about this unforgettable evening!



## 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 there will be no reservations. 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.](#)



## 50th Anniversary of Riverfront Expressway Defeat

During the post-WWII economic boom, urban highways were seen as progressive infrastructure. It's no wonder then that the Riverfront Expressway – a 40 foot high and 108 foot wide 6-lane highway along the French Quarter riverfront – was massively popular upon its proposal in the early 1940s. It had the support of the City Council, the mayor, various state leaders, and the media. Fortunately, a group of ardent preservationists recognized the devastating effects this highway would have on the French Quarter. They spend decades organizing, canvassing, and testifying, finally defeating the project for good on July 1st, 1969. We cannot [thank these preservationists](#) enough for their tireless efforts. The French Quarter would not be the neighborhood it is today without their activism. Read more on the storied history of [this project on WWL](#).



## In Memorium: Rolland Golden & Barry Fox

The French Quarter lost two loved ones this week.

Rolland Golden (left), age 86, passed away on Monday, July 1, 2019. Born in New Orleans, Rolland studied painting at the John McCrady Art School on Bourbon Street and went on to open his own gallery on Royal Street. His depictions of Southern landscapes eventually earned him international recognition. His works have been displayed locally in the Ogden Museum of Art, Mac-Gryder Gallery, and the Historic New Orleans Collection. Read more [about Rolland's life here](#).

Barry Fox, age 80, passed away Sunday, June 30, 2019. Raised in New Orleans, Barry graduated from the Tulane School of Architecture. He got his start at the preservation-oriented architecture firm Koch & Wilson before beginning his own firm, Barry Fox & Associates. He was integral in the preservation and reuse of the Warehouse District in the 1980s. Barry's contributions to preservation won him awards from the Vieux Carre Commission and the Historic District Landmarks Commission. Read more [about Barry's life here](#).



## New Links: Transit Participation

# Opportunities

Thursday, July 11

6:00 p.m.

[1205 N Rampart Street](#)

Your input is needed on improving New Orleans area transit. [New Links](#) is a yearlong study and civic discussion project to guide recommendations, goals, and a vision for improving public transportation in the New Orleans area over the next 20 years. The project is a partnership between the [Regional Transit Authority](#) (RTA) and [Regional Planning Commission](#) (RPC), in collaboration with [Jefferson Transit](#) (JeT) and [St. Bernard Urban Rapid Transit](#) (SBURT). Attend this meeting to share your ideas with transit planners on how to get riders to their destinations in the safest and most reliable ways. You can also [take their survey here](#).



## Traffic Advisory: Essence Fest & Tales of the Cocktail

This weekend, [Essence Fest](#) will host workshops, concerts, exhibits, and lectures throughout New Orleans. Be advised that vehicular access to the French Quarter will be limited and parking restrictions will be in effect through Monday morning. A heat advisory is also in effect through the weekend. Read more on [transportation information here](#).

Later this month, [Tales of the Cocktail](#) will also bring speciality events to bars and hotels near you. This citywide event is anticipated to impact traffic and involve street closures. We will provide additional information as we receive specifics from the City.

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