



August 8, 2016

Director Robert D. Rivers  
City Planning Commission  
1033 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, LA 70112

RE: FSJNA Positions on Short-term Rentals

Director Rivers,

The Faubourg St. John Neighborhood Association (FSJNA) would like to put on record our opinions regarding Short-Term Rentals in New Orleans. These opinions are based off the existing CPC study, research into how other cities in the country are handling the same challenges, recommendations from other New Orleans neighborhood associations and of course our members.

FSJNA found there is a greater adverse impact to our neighborhoods from short-term rentals than we originally anticipated and that the number of housing stock used for short-term rentals has increased from what was observed in the 2015 festival season.

For the four types of Short-Term Rentals itemized in the existing CPC study:

- PRINCIPAL RESIDENTIAL / "WHOLE HOUSE" – FSJNA is in complete opposition to this type and strongly believes the CPC was right to remove this option from the earlier report. *This type of use has the most adverse effect on neighborhoods and residents. It removes valuable housing stock that could be used as affordable rentals or sales to primary residents, and artificially inflates home sale prices and property tax values.*
- TEMPORARY – We are against any whole home rentals, even if owned by an owner-occupant. We believe there is no practical way to enforce the proposed 30 day/4 times per year restriction.
- ACCESSORY – Allow only a permanent resident owner to rent out spare bedrooms or additional units in a multi-family that he or she occupies, but he or she must occupy at least one of the units.
- COMMERCIAL – FSJNA believes that the CPC must identify the types of commercial zones they will allow this use, not just all "Commercial or Mixed Use" properties. Additionally, FSJNA believes that *ALL* short-term rentals in Commercial or Mixed use zones should *ONLY BE ALLOWED AS CONDITIONAL USE*.

For Overall Short-Term Rental Options:

- FSJNA supports requiring a permit number be associated with every online listing.



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- Fines for enforcement or taxation violations should be the cost of doing business or a minimum of \$1000 per instance whichever is *greater*. *Penalties for breaking the law must be very high to ensure compliance with any new zoning use and enforcement*. They should also attach to the property, such as a tax lien, to ensure compliance.
- FSJNA reserves the right to offer additional opinions to city agencies and City Council pending the results of CPC Staff draft ordinances and reports expected this summer.

Thank you for your consideration, we would be happy to work with you to offer our ideas about ways to ensure compliance and to ease enforcement. For further information, please do not hesitate to contact me.

Sincerely,

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