

NFB – board meeting July 19, 2016

In attendance: Mark Gonzalez Rhonda Findley      Anthony Eschmann    Brian Lockett  
Devin DeWulf Nancy Thacker Tyler Harwood Julie Jones Rick Prince

Holy Angels:

Rhonda: Elderly residents are only allowed to enter and exit on Rampart St. Sisters said they felt that they could not enforce their rules. (Jaeger, new owner, said matter of liability).

Julie: Can't expect new owners to follow through.

Mark: Suggest to sisters to make a request to Jaeger to be more neighborly.

3000 St Claude:

Julie: next Wednesday Aug. 3<sup>rd</sup>. a second NPP – send out a notice to membership?

Devin: worry about people going expecting info on truck farm – but only getting a zoning.

Nancy: maybe be specific on the announcement –

Rick: maybe the absence of information is telling for near-neighbors.

Rhonda: they can pay 1500\$ for a map change and then follow-up

Brian: there is no text change, unless they need a conditional use.

Rhonda: you can have your council person submit the request, and not pay a fee.

Brian: If the additional value of the property is more than the legal fees and application fees –

Julie: are their people against this?

Devin: because it's the site of Chaz fest – it's got sentimental impact.

Brian: can they put a condo there? The commercial and residential portion of the lots. They are selling and letting the next owner decide.

Julie: event location is not allowed.

Brian: the St. Claude overlay – that is what they are working on.

The Red Haus (House?) got through somehow. That was in the same zoning. I think they managed to get a permit for outdoor live music.

Rhonda: they did. I was there.

Mark: The opposition hired an expert and there was lots of testimony.

Brian: the idea that they couldn't put all those buildings together.

Rhonda: let's come up with a stance against supporting speculators. We will never probably win. . . but we are asked to support speculation in real estate. The zoning change should go to the current property

owner.

Rhonda: **MOTION** –NFB take a position to not support this zoning based on the fact that it is a speculative act on the developer – without financial clarity and a set of plans and standards that can be presented to the neighborhood. In general, to not support speculative zoning changes.

NANCY seconds.

Julie: discuss – in this case we don't know what they would do –

Rick – they (the Truck Farm people) don't have the money (to keep the area)

Vote: all in favor: all AYEs with one abstain (Rick).

Brian: I propose that we do not oppose (vs. not supporting) it, but wait for thoughts from the membership.

Mark: another thought on the same line – we don't have the information, remaining in the gray area – we are still involved – opened ourselves to being involved more. If we oppose, we are locked out.

Nancy: the wording I am curious about – is how we word this to our members. I think the wording of that would be important for getting participation.

Julie: We should send out an email – to tell them there would be a follow-up meeting to the official NPP.

Mark: sellers will present information to the neighbors – regarding zoning changes.

Anthony: “and the potential changes that this zoning would allow”

Rhonda: I would like to thank the board for supporting a neighborhood policy – that speculation and vague plans – not being approved . . . I think a frank discussion to say “what is your end game – and what would you like us to do. . . .” He may have a buyer in the works. . . could you reach out to him – and say “ we want to understand your endgame and support the neighborhood”.

Julie: I'll be in touch with him to say I will be in touch with the membership about the faux-NPP - - - -  
I have his phone number. . .

Nancy: just ask him – have the conversation.

Rick: more near neighbors should be there.

Julie: last night I talked to Blake (of Markey Bark) – said she got a letter, didn't see a problem. Everything is HM2.

Rick: we should do flyers.

Devin: I can do flyers.

Rhonda will print the email // make the flyer. Devin will deliver.

### **Short Term Rentals:**

Julie: - Tyler did you get Jeffery Goodman (a city-planner, but not on the CPC, who has been studying STRs) for the Aug. meeting. If he can come to the aug. 3<sup>rd</sup> meeting. (Note: he could not make the August meeting, but will attend the Sept meeting.)

Julie: we should vote if we are opposed (to STRs).

Devin: I emailed each member individually to get engagement (2.5 hours) and got 80 responses. Most people are against STR unless they are owner-occupied

Brian: what I am hearing from the membership is they are ok with people renting out their home while they are there – and while on vacation. But they don't like whole-home rentals. That is the position that the greater N.O. Housing alliance.

Nancy: I have a hard time with "I am going away on vacation".

Rhonda: You have to be the owner.

Nancy: there are a lot of people on my block that have homestead exemptions that are false homestead exemptions.

Brian: whole-home rentals will be tough to enforce. I don't think we would get a ban on temporary rentals. I believe its 90 days a year.

I put a **motion** forward for the NFB:

“We oppose whole-house rentals in residential areas and whole-house rentals in commercial areas – but we are ok with owner-on-site rentals and owner-out-of-town vacation - - - with a qualifier that the owner should have a homestead exemption.”

Rick: This is what we can do right now –and let the world do what it does – right now we have to do something.

Julie: in the 600 block of Louisa – there are 4 or 5 rentals – someone saw a guy scaling a fence – and I thought it was just a renter locked out. People don’t know their neighbors anymore.

Anthony: I would like to add an addendum that a portion of the tax received be added to enforcement.

Rhonda: I think the money should not go into the general fund at all.

Julie: what about doubles? Where do they fall?

Brian: they assume the owner lives on the other side.

Rhonda: you are taking housing stock away from personal.

Devin: three places I lived are now STR.

Rhonda: there is a place on Tchoupitoulas – 19 people kicked out for STR. They got their eviction notices. It depletes the housing stock and there are no residents.

Rick: condo’s – most condos prohibit STR because of their insurance.

Brian: lets say we expect enforcement.

Rhonda: I encourage everyone to read up on this issue – SF proposed banning, Santa Monica, Berlin is against them, Barcelona. . . there is a management company with 45,000 apartments in the DC area - - - they take a percentage. I think the letter should say “New Orleans should be a leader in this”.

VOTE: All in favor, zero opposed.

Next general meeting – August 3,

Brian suggests music box people.

Rick and Rhonda suggest new police commander for the 5<sup>th</sup> District (he actually came, but had to leave immediately because one of his officers was being fired at).

Tyler will provide food, and Rhonda, plat

Anthony: I will be out of town

Mark: give updates on the NPP for 3000 St. Claude.

Brian: MOTION that we put forward a motion to support 3100. 7 YEA's. 1 abstention (devin).

Mark – will write the letter. Will first send it to Julie for approval.

Rick- about collaborating with the BNA about STRs and the PORT – I understand that new people that are officers don't necessarily agree with the zoning committee. Encouraged that it is not a 'rubber stamp'.

ANTHONY: send a letter to all the board members of BNA to see if they will collaborate. This is what we are doing, would you like to join us?

Julie: we can send to Mark Heck, the president, and Donna Berg, the chair of the board of the BNA.

Meeting adjourned.