



## July 17, 2017 Master Plan Amendments Update

- Removal of density limitations in already-dense historic neighborhoods

Housing NOLA provided remarks in support of their requested amendments, which are framed as affordable housing initiatives. Louisiana Landmarks Society and others spoke in opposition as we see no evidence, no ordinance, and no language in the Master Plan amendments that ensures affordable housing will actually be built. Rather, we remained troubled, indeed, anxious that relief for struggling residents will not come and less populated neighborhoods will continue to decline.

Chapter 6, pg. 11, 2.C.6 includes broad language which, in essence, gives greater weight to affordable housing over the preservation of historic structures, and provides waivers if it is determined that preservation prohibits affordable housing development. If this gets adopted, preservation of our historic structures will lose anytime a developer or public agency makes a case for increased density, demolition, or repurposing of houses for the purported benefit of affordable housing. There still are no guarantees, no certainty that providing developer incentives will actually result in the desired effect, while the loss of historic structures will have permanent, negative effects.

In Chapter 5, Text amendments 05-04 and 05-05, and in Chapter 6, Text amendment 06-04, there is broad language to increase the supply of housing developments in our historic core. We continue to ask for a more equitable solution so that our already thriving neighborhoods are not victimized by over scale and zealous development. There are 35,700 vacant residential addresses on vacant or blighted lots, and data from the Master Plan document indicates a rise in vacant housing to 21.4% of our total housing. Underserved, struggling neighborhoods need developer investment, tax incentives, and infrastructure upgrades to boost vitality and help residents stay in their homes. We are very concerned these text amendments will not be contested and be adopted, providing developer incentives to monetize our historic neighborhoods.

City Council hearing on the Master Plan Amendments is Thursday, July 27.

To review the Master Plan Amendments working document, please use the links, below – the first is the full text and proposed revisions and the second link is the Future Land Use Map.

<http://nolacitycouncil.com/docs/resources/masterplanamendments/Cal.%20No.%2031917%20-%20Attachment%20A.pdf>

<http://nolacitycouncil.com/docs/resources/masterplanamendments/Cal.%20No.%2031918%20-%20Attachment%20A.pdf>

Also, this is a helpful summary of all amendments - [Committee for a Better New Orleans' Guide to the Master Plan](#)