

From: [Kate Barsotti](#)
To: [Public Testimony](#); [Barnes, Lee](#); [Bough, Andrea](#); [Ellington, Brandon](#); [Fowler, Dan](#); [Loar, Teresa](#); [ONeill, Kevin](#); [Robinson, Melissa](#); [Shields, Kathryn](#); [Bunch, Eric](#); [Parks-Shaw, Ryana](#); [McManus, Kevin](#); [Hall, Heather](#); [Lucas, Quinton](#); [Jordan, Anne](#); [Decker, Forest](#); [Platt, Brian](#); [Platt, Brian](#)
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Subject: Ordinances 230267 and 230268
Date: Monday, April 17, 2023 1:44:54 PM
Attachments: [Screenshot 2023-04-11 at 11.25.45 AM.png](#)

All:

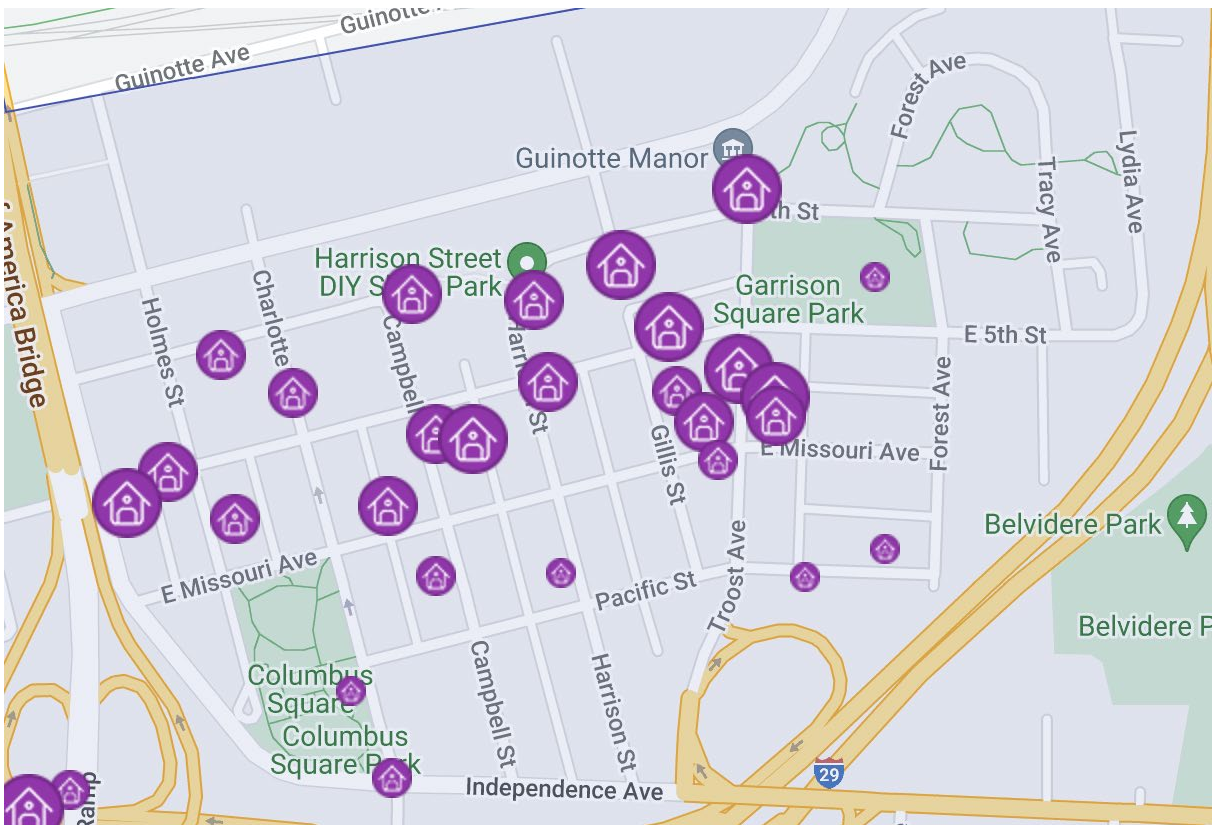
This message may be the most important we ever send to you.

I know you are busy and probably inundated with information about short-term rentals. Columbus Park has direct experience we would like to share, with facts, plus additional research. We support the position of the Kansas City Neighborhood Advisory Council and ask for no non-resident short term rentals in residential zones. The reason is simple: unstaffed hotels are incompatible with the normal and peaceful use of our neighborhood and community.

Our situation is hardly unique.

This map, from AirDna, shows the incursion of short term rentals in our community. Most are whole home, often both units of a duplex, and very few have permits. Some have seasonal permits, although they are operating full time. This map shows an unfortunate and increasingly common practice in cities worldwide, often called hollowing out. It is the touristification and landlordification of shelter, pushing out residents in favor of investors and/or cash buyers for properties. You can imagine the effect on a small neighborhood such as Columbus Park. We have spent many, many volunteer hours confirming this information, with details of operators and missing permits.

We are being turned into a hotel district, one that we are forced to manage because we become the unpaid janitors, concierge, and security for strangers coming in and out with their suitcases. Third-party platforms, such as Airbnb, do not do background checks or screen guests, and they make it hard for even diligent hosts to do so. Airbnb especially will spend large sums to hush up reports of violence, including rape, to maintain a veneer of safety.



This research (see link) shows that the effect of short term rentals increases violent crime over time because communities lose the ability to be vigilant. Knowing our neighbors has been our primary means of keeping one another safe, but we cannot do that if we are inundated with visitors. We cannot tell who belongs anymore. <https://news.northeastern.edu/2021/07/16/when-airbnbs-increase-in-a-neighborhood-so-does-crime-heres-why/>

This hollowing out has cascading consequences: fewer children in schools; fewer worshippers; fewer volunteers; fewer voters. The earnings tax is reduced, as will be future census counts, depriving Kansas City of much-needed federal funds. Our political power should not be diminished to line the pockets of investors.

We have heard much misinformation of late, which I will address briefly.

- We support resident short term rentals, as we do other home-based businesses
- We are not being paid off by a hotel lobbying group
- We know of no neighborhoods, including ours, clamoring for non-resident short term rentals.

This disruptive business model is evolving. There are ways to rent, by the hour, home pools, garages, yards, and rooms. It may become routine to sign a long-term rental lease, then set up a short term rental and pocket the difference. Housing remains at risk as does our quality of life.

On a personal note, I am compelled to address the dishonesty we have encountered with these investors. As a neighborhood president, I am used to being lied to by outsiders, especially developers, remodelers, and landlords. Nothing quite prepared me, however, for the number of times I'd be told a short term rental had a permit, only to go on Compass and see it did not. Some operators laughed about it. The attitude has been, "It's only illegal if they catch me."

We ask you not only to catch them, but to keep them from returning. We just want our neighborhood back.

Regards,

Kate Barsotti
Columbus Park Community Council