

From: [Rachel Bailey](#)
To: [Public Testimony](#)
Subject: Why I Support Short-Term Rental Housing in Kansas City Missouri - big family needs and improved property values
Date: Saturday, April 15, 2023 8:21:25 PM

It saddens me to see the possible ban on short term rentals in Kansas City. My family has lived in the Kansas City area since the 1950's. We also have 4 generations of small business owners - in farming, in soda-pop sales in the 1960's, in client healthcare counseling, and in real estate....all parts of real estate from landlording, to developing land, building, and even storage facilities. And my family is now an owner of an STR in Independence. We want to support our city at the same time as supporting the small business owners who run the STR properties!

My husband and I have 4 little kids and when we travel with Grandma + Grandpa as well as my sister + husband and my other sister + husband + 2 kids.....it's just not the same experience to stay in a hotel. Our goal, when traveling, is to have a relaxing time together. Hotels just don't facilitate the experiences we want. With all the small kids, we need a kitchen so we can shop at a grocery store to save money so that we can spend more on touring the exhibits/activities in our town of travel. With small kids and for grandpa with health issues, we need a space where they can take naps while the rest of us can still enjoy each other's company - playing board games or watching movies....not isolated in a tiny hotel room. And I could cite many more reasons we need to keep/encourage short term rental homes for guests that want to come to our town.

As a business owner, I want to follow the rules of doing business....when there is a clear plan of what the rules are. So instead of eliminating the opportunity to do business, please consider just amending the rules so they are clearly defined so those of us with good intentions can do good business.

Please keep in mind:

*Theft from thieves is common amongst all travel - it's not the STR owners that cause the unrest.

*Kids who want to have parties still try to do so in hotels - it's not the STR owners that cause the unruly parties....in fact, we want to preserve our properties and do our best to prevent parties that destroy properties.

*Neighbors who are concerned about property values should realize that STR properties are usually upgraded to a much nicer condition so as to attract guests; a much higher level that can be upgraded if used as a long term rental, partly due to the extra income the STR's can produce and the long term rentals just can't produce at the same capacity.

*And when a STR owner is ready to move funds to another investment, they can (and are) selling their existing STR's at a much higher price tag than traditional properties....which is good for everyone's property values.

Thank you for doing what you feel is best for the community, for business, and for the value that we, as small business owners, can bring to our city.

Best Regards,

Rachel Bailey