

From: [Harmony Brown](#)
To: [Public Testimony](#); [Ellington, Brandon](#); [Fowler, Dan](#); [Loar, Teresa](#); [O'Neill, Kevin](#); [Robinson, Melissa](#); [Shields, Katheryn](#); [Bunch, Eric](#); [Parks-Shaw, Ryana](#); [McManus, Kevin](#); [Hall, Heather](#); [Barnes, Lee](#); [Bough, Andrea](#); [Lucas, Quinton](#); [Jordan, Anne](#); [Decker, Forest](#); [Platt, Brian](#)
Subject: GRACE PERIODS AND DEADLINES NEEDED FOR SHORT TERM RENTAL OWNERS OF KC
Date: Tuesday, May 2, 2023 9:03:58 PM
Attachments: [image.png](#)

Hello,

I am writing to ask that if these new ordinances are passed, **there needs to be compassion and grace periods for those that are registered, have been trying to get registered, have applications submitted, or have just started a STR this year.** So many people have dumped hundreds of thousands of dollars into rehabbing properties for STR, and it will be extremely detrimental to several people's lives and well being.

***** The new ordinances state that only properties that were registered by December of 2022 will be grandfathered. This needs to be revised!**

PLEASE CREATE A DEADLINE (ie June 30th 2023) and let any new ordinances apply to anyone coming in after said deadline.

I am not unregistered due to any lack of trying! I have been chasing signatures for over a year now! I finally obtained signatures recently due to pure luck of ownership changing (again) to a local man who thankfully took my phone call.

I am a single mother who's struggling to survive. My two STRs are my main source of survival. I will be at risk of losing my property without my STRs. I only own 1 property, a duplex in the northland.

One side of my duplex has been operating for a year now due to pure desperation to keep my home. It has been a nightmare chasing down signatures due to the constant changing ownership around me, as well as the out of state owners who have not been responsive. My property is in a neighborhood that is primarily rentals, owned by investors and out of state owners. **The application for this property is in review now and should be approved soon,** as I just submitted the 3rd round of documentation/revisions requested by the city (ridiculous requests that aren't stated within any of the process requirements).

The other side of my duplex just became ready for STR in April of this year. I had about \$12,000-\$15,000 in damage caused by a long term tenant that I have been rehabbing since August of 2022. I have spent a total of \$20,000 between repairs and furnishing it for a STR. I used all of my savings to do this! **This application is also in review but I believe it was approved today as I was invoiced for it** (the process is unclear and communication from the city is lacking).

I am hesitant to pay the invoice, if I'm just going to be shut down in a couple months.

I do things by the books and follow the rules. I have been pulling construction permits from KC for many years now; that process is easy compared. The process to register a STR is extensive, exhausting, and a bit overkill. This is the reason people aren't registered. Let us register, let us keep our STRs, let us provide for our families, and keep our livelihoods.

Please vote on a fair, middle ground, common sense solution for all!

Thank you,
Harmony & Olivia (my 4 year old partner)



On Wed, Apr 19, 2023 at 10:39 AM Harmony Brown <harmony.fay.brown@gmail.com> wrote:

Hello! My name is Harmony. I am a responsible lifelong resident and AirBNB host in the Northland of Kansas City. I am also a small business owner and full time single mother.

My AirBNB is everything to me. It is how I've been able to keep my home after being laid off in 2020. When that happened, I started my small business in interior design and remodeling. I've done fine but it's been challenging, so turning my home into an Airbnb is what has allowed me to keep my home and pay my bills. It feeds my child, puts her through preschool, and provides wheels for me to get her there. It will be detrimental to our simple lifestyle if we're unable to provide this service.

I have owned my 1 property since 2019. It's a duplex in the Northland. I lived on one side for 3 years, and rented the other side to a long term tenant for 3 years. When I was laid off, I decided to put my side of the duplex on Airbnb to help pay the bills. I then went to live with my mother. Soon after, my long term tenant left and I ended up having to use all of my savings and credit lines to fix that place up and

make it habitable again. The only way to recoup that loss and be able to survive is by listing it on Airbnb as well. I cannot afford to repair the damage of a long term tenant again.

I have been trying for 1 year now to register my property correctly. It is registered for a long term rental, as that process was very easy, however the process for registering a short term rental is extremely difficult due to the requirement of needing signatures. It's not due to any objection of me having an Airbnb, but rather the fact that most of the properties around me are rentals owned by out of state companies, or they have changed hands several times. I was finally able to obtain enough signatures recently, due to the pure luck of ownership changing to a local man who was happy to help. My application is currently under review.

I strongly believe that the lack of registration is due to the difficult, and nearly impossible task of having to get signatures. If we make that process a little easier, more people will register, then it will be easier to weed out the others that are leaving a bad impression.

I only operate this 1 property and that's all I want. With the current proposal of only 1 property within 1000 feet, or even 500 ft, it would guarantee I won't be able to register my property as there is already 1 other STR on the street behind me, less than 500 feet away. I believe we are the only 2 Airbnb's within several blocks of this neighborhood. Most of the other properties are long term rentals/tenants.

If you drive through this neighborhood, you'll see that the 2 Airbnb's are the best looking duplexes in the neighborhood and it's obvious we take pride in our properties. We are also two of the very few properties that don't have open 311 violation cases. We're one of the majority of small KC neighborhoods that have benefitted from short term rental and haven't been affected like South Plaza and Waldo. These proposals do not meet the needs of all neighborhoods, but they will greatly affect them all. Most of us owners care about our homes, we're passionate about being involved in our neighborhoods, and are blessed to create this opportunity to bring all kinds of people to KC!

My current guests are here for 6 weeks. They're artists from California, here to paint new signs and murals at Worlds of Fun. We've shown them all over KC and have become friends with these wonderful guests. It's been a great experience! It has also helped other small businesses around town as we have gone shopping, dining, and out for coffee.

I'm just one of the many small guys in this equation. Before any decision is made, you should find out who's a local small guy and who's a large corporation, then

reconsider how and where you can place restrictions. These new restrictions will mostly affect your local residents and taxpayers in a very negative way.

I beg you to consider the local small guys and gals that are operating STR's, and our why behind doing so. My daughter is my why!

Thank you for your consideration,
Harmony Brown