

From: [Christine Shuck](#)
To: [Public Testimony](#)
Subject: STR Legislation
Date: Wednesday, May 3, 2023 7:01:03 AM

I understand that there will be no verbal public testimony today at the City Council meeting. I would just like to reiterate several key points of the proposed legislation that direly needs adjustment...

Not allowing Type 2 in residential areas -

- The guests who choose to use short-term rentals rather than hotels are looking for a property with a full kitchen and utility room.
- They are specifically looking for a HOME, often so they can stay for a few days or longer and determine whether or not to move to the area.
- They are looking for privacy and the ability to NOT hear others outside of their doors.
- I am "owner adjacent" - right between my two properties, an allowance should be made for small mom and pop owners like me.
- I have not taken from existing housing stock for renters, these two homes were abandoned and decaying and I have spent in excess of \$90,000 on each one of them making them safe and livable
- Eventually, when the mortgages are paid, they will return to long-term rental status.

Density requirement -

- Not appropriate for all areas. Some areas have the ability to handle more STR properties, others not. This is a heavy-handed approach.

Retroactive back to 12/15/22 -

- 340 out of over 2,000 STR properties allowed? That won't bring you the taxes and income to properly oversee STRs in Kansas City
- Allow 60 days past the ruling for properties to apply for their licenses. Give them a chance to become compliant. There was mention at the 4/19 meeting that applications have increased significantly, are you really going to disallow all of these properties? This is counter-productive and disingenuous.

Consider "Owner Adjacent" -

I see Type 2 and the word "commercial" bandied about. I am Type 2. I do not live IN my STRs, I live BETWEEN my STRs. I believe in providing a safe, beautiful stay for my guests. I pride myself on having 5-star ratings for my hospitality. I am also very invested in my neighborhood and, specifically, in being a good neighbor. I am improving my neighborhood, one house at a time. And I seriously doubt I'm the only one. I live here. I love Kansas City. I take pride in ownership and want the best for my properties - for myself, for my neighbors.

Thank you for your consideration.

Regards,
Christine Shuck



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