

From: [Kay Boehr](#)
To: [Public Testimony](#); [Barnes, Lee](#); [Bough, Andrea](#); [Fowler, Dan](#); [Ellington, Brandon](#); [Loar, Teresa](#)
Cc: [Shields, Katheryn](#); [Bunch, Eric](#); [Lucas, Quinton](#); [Decker, Forest](#); [Historic Kansas City](#)
Subject: Short Term Rentals
Date: Monday, April 17, 2023 4:34:17 PM

April 17, 2023

Dear Neighborhood Planning and Development Committee,

One of the reasons I love Kansas City is that it is made up of unique and charming neighborhoods. My neighborhood of older homes was among those that suffered decline after World War II, first caused by the need for more housing that resulted in many houses being divided into multiple apartments, followed by white flight to the suburbs. The years of hard work by homeowners who chose to live in neighborhoods like mine resulted in vibrant neighborhoods of restored and renovated homes. One of the battles that we fought was the proliferation of absentee landlords who let properties deteriorate. But there is now a new threat: overwhelming growth of non-resident short-term rentals in residential neighborhoods that is changing the fabric of our neighborhood and impacting the quality of life for residents.

We are not against resident occupied short term rentals. On-site hosts are part of the social fabric and are available when problems arise. Those homeowners pay earnings taxes, are counted as part of the U.S. Census, and vote.

However, the number of unregulated non-resident short-term rentals has exploded to more than 2,000 units, many managed by individuals and LLC's with no ties to the community. In other cities that number has mushroomed to more than 20,000. Kansas City is facing a crisis in terms of available, affordable housing. Those investors compete with prospective tenants and home buyers who want to put down roots in our city.

The growth of non-resident short-term rentals has also created a safety issue. It makes it harder for residents to know who the owner, host, or guests are, and determine when property crimes may be occurring. In the case of multi-family buildings, it means transient guests will have access to keys or entrance codes meant to protect long term tenants. The 2018 ordinance required simple notification if the property owner lived on site. If the owner did not live at the property the ordinance required a majority of adjacent property owners to consent to an application. The revised ordinance, as currently drafted, eliminates those safeguards. It takes away the power and voice of homeowners and neighborhood associations who have worked with the city to revitalize and stabilize residential areas. It disrupts the sense of community built from those efforts.

I recently had a conversation with a friend who lives in another part of the country and owns a restaurant. Acknowledging that his business relies on tourism, he bemoaned the fact that so many houses in his town have been converted to short term rentals that his potential employees cannot find a place to live. This means that the issue is not simply the hollowing out of neighborhoods, but also the decreasing availability of affordable housing, which is already a problem in Kansas City.

I have reviewed the comments and concerns expressed by the Midtown Neighborhoods in their Comments to Substitute Versions of 230267 and 230268, dated April 12, 2023. I implore the City Council and Mayor to enact an ordinance that resolves those concerns, including:

- Neighbor consent should continue to be required, although a reasonable compromise is disallowing non-resident STRs in R zoning and enacting density requirements.
- Quality of life protections, for both neighbors and guests, should continue to be required including the limits on the number of guests and prohibition of parties/events.
- Current permitted STRs should be required to re-register under Chapter 56 once their

permit expires, and will be expected to comply with all requirements except the zoning and density requirement as long as the registrant or ownership does not change.

- The booking platforms must be required to remove any unregistered or deregistered STR.
- The Neighborhoods Department must be committed to actively enforcing the Ordinance to address violations and shut down STRs that are illegally operating or failing to comply with the Ordinance.

Ordinance #230268 will determine the fate of residential neighborhoods in Kansas City, Missouri. It will impact whether those neighborhoods are safe for residents, including families with children.

We are asking our elected representatives to partner with residents and neighborhoods to create a reasonable compromise that allows for sustainable growth but protects the rights and interests of permanent residents.

Sincerely,

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