

**From:** [Valerie Andruss](#)  
**To:** [Public Testimony](#); [Barnes, Lee](#); [Bough, Andrea](#); [Fowler, Dan](#); [Ellington, Brandon](#); [Loar, Teresa](#)  
**Cc:** [Shields, Katheryn](#); [Bunch, Eric](#); [Lucas, Quinton](#); [Decker, Forest](#)  
**Subject:** Re: Support for STR Ordinance #230268  
**Date:** Thursday, April 20, 2023 1:06:02 PM

---

My apologies - I shared the wrong link. That's her other property.

Here is 3609: [https://www.airbnb.com/rooms/873116811842301369?source\\_impression\\_id=p3\\_1682009911\\_qQHhMQU3tbr4X5K](https://www.airbnb.com/rooms/873116811842301369?source_impression_id=p3_1682009911_qQHhMQU3tbr4X5K)

Best,  
Valerie Andruss

On Thursday, April 20, 2023 at 01:02:54 PM CDT, Valerie Andruss <[andruss\\_valerie@yahoo.com](mailto:andruss_valerie@yahoo.com)> wrote:

April 20, 2023

Neighborhood Planning & Development Committee  
[public.testimony@kcmo.org](mailto:public.testimony@kcmo.org)  
Lee Barnes, Jr. [lee.barnes@kcmo.org](mailto:lee.barnes@kcmo.org)  
Andrea Bough [andrea.bough@kcmo.org](mailto:andrea.bough@kcmo.org)  
Dan Fowler [dan.fowler@kcmo.org](mailto:dan.fowler@kcmo.org)  
Brandon Ellington [brandon.ellington@kcmo.org](mailto:brandon.ellington@kcmo.org)  
Teresa Loar [teresa.loar@kcmo.org](mailto:teresa.loar@kcmo.org)

Dear Neighborhood Planning & Development Committee,

I wasn't able to submit a letter in time for the April 19 committee meeting, but attended via zoom. I am strongly in support of Ordinance #230268 and appreciate all the work that has gone into it.

Owner-occupied STRs cut down on available housing stock, which is a problem. However, owner-occupied STRs can help with both the ability of the owners to remain in their homes and with Kansas City's need for places for visitors. On-site hosts are part of a neighborhood's social fabric and are available when problems arise and I believe that on balance, owner-occupied STRs ameliorate more problems than they create. One of our long-term neighbors rents his 2<sup>nd</sup> floor and it's going very well.

In addition, I agree that there is a place for a limited number of non-owner-occupied STRs. It's good to have places for displaced individuals to stay with their pets (we actually spent 6 months in a non-resident STR ourselves while we were undergoing a major renovation) and I'm extremely sympathetic to the concerns expressed in the meeting by the folks who live locally and are supporting themselves with one or two properties. I believe that duplexes where one floor or side is owner-occupied should be categorized as owner-occupied, but have no idea how to otherwise help those

people, because we absolutely have to limit and manage non-owner-occupied STRs.

In addition to the owner-occupied STR we also definitely have two non-owner occupied investor-owned STRs on our block (which is too many) and maybe a 3<sup>rd</sup> in the apartment building on the corner. I know one is illegal (3609) and believe the other (3624) may be as well, although I also believe the CA-based owner is trying to rectify that). But let's talk about 3609.

Amber Wright at 3609 Walnut has already illegally listed her home on Airbnb and is advertising for 11, after her permit was denied last week. She owns a 2nd property at 34 E 32nd Street, managed by BearBNB and advertises it for 14 guests. BearBNB is owned by Tyler Shirk who also spoke at yesterday's meeting and claimed he would have to lay off employees. But yet, he's not following the guidelines for KC already? Here is the link for 3609, by the way: [Impeccably Designed Large Midtown Duplex - Houses for Rent in Kansas City, Missouri, United States](#). Completely unacceptable. Amber Wright needs to be shut down immediately. BearBNB needs to be fined.

We have lived at 3620 Walnut for over 35 years. When we moved in, we had prostitutes on the corners and drug houses on the next block. Due to the efforts of a tight-knit community of mutually-supportive neighbors who worked with the city to revitalize and stabilize our neighborhood, over the years we were able to clean up the neighborhood and turn it into a diverse family-friendly location. However our community is now being broken up by out-of-state STR investors.

In addition, Kansas City is facing a crisis in terms of available, affordable housing. Every dwelling that has been converted to an STR means a loss of prospective tenants and home buyers who want to put down roots in our city, but are getting shut out by investors with cash offers (there is something seriously wrong with the housing market when a retired teacher cannot afford a decent one-bedroom apartment). STR density needs to be shut down now.

Thank you for your consideration.

Sincerely,

Valerie Andruss

3620 Walnut St 64111  
Andruss\_valerie@yahoo.com  
816.853.0231

Cc: Katheryn Shields [katheryn.shields@kcmo.org](mailto:katheryn.shields@kcmo.org)  
Eric Bunch [eric.bunch@kcmo.org](mailto:eric.bunch@kcmo.org)  
Quinton Lucas [quinton.lucas@kcmo.org](mailto:quinton.lucas@kcmo.org)  
Forest Decker [forest.decker@kcmo.org](mailto:forest.decker@kcmo.org)