

**From:** [Jane Kuhn](#)  
**To:** [Public Testimony](#); [Ellington, Brandon](#); [Fowler, Dan](#); [Loar, Teresa](#); [Bough, Andrea](#); [Barnes, Lee](#)  
**Cc:** [Lucas, Quinton](#); [Jordan, Anne](#); [Decker, Forest](#); [Platt, Brian](#)  
**Subject:** STRs in KC  
**Date:** Tuesday, May 2, 2023 1:28:11 AM  
**Attachments:** [image.png](#)

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Dear Mayor Quinton and the Neighborhood, Planning & Development Committee,

Thank you for taking up the issue of short term rentals in this city; oversight, structure, and enforcement will improve the experience of neighbors, STR owners, and guests.

I own a home in the Waldo neighborhood that I rent out as a permitted STR. It is the *only* home I own; I work remotely and stay at the house for periods of time to be near my family, and rent it out when I'm not there. While I am in support of some proposed measures (such as permit enforcing, and density limits, etc), other proposed measures would be detrimental to my ability to balance work, travel, and time with my extended family, and result in substantial financial loss.

**1. Permits obtained until a decision is made should be honored.** Grandfathering in only those permits received by December 2022 is unfair and misleading for those of us that have lawfully received a permit after that date. I applied for a permit in December 2022 (CD-SUP-2022-00058) and followed all steps in a timely manner but wasn't granted the permit officially until February 2023. I spoke with my neighbors, attended council meetings, and did not rent out my house until I had officially obtained a legal permit, I also paid \$623 in permit fees. Not honoring my permit that was initiated in December of 2022 is deceptive and wrong.

**2. Non-resident STRs must not be banned in residential neighborhoods.** My home is in a residential neighborhood that has no hotel offerings. Of the few months I've had it listed, several people who have booked are local people from the neighborhood who have family coming to town and need more space. It directly serves the community where it is located. Moreso, my house only has 2 neighbors and is located on a busy corner, guests that come and go are not disruptive to this particular geography.

**3. If density limits are put in place, the STR license should be transferable with the sale of the house.** This is an integral way to keep the numbers of STRs low, while also not dissolving STR offerings altogether. Those of us who own STRs make significant investments in the home so it is suitable to comfortably and safely host guests (like smart locks, automatic lighting systems, etc) features that are most applicable to STR usage, which should be a viable option for any new owner of a legally permitted house. My house is located across from the old Bingham Middle School site, and on a busy street corner. As construction eventually begins across the street, my house will lose value to the average homeowner. Allowing it to continue as a STR is in-line with the city's long term plan (which has it designed for high-density residential in the future).

**4. Special use permits for STRs should be allowed to be renewed** if all legal processes are followed and there are historically no issues with a given STR. In my case, I had to obtain a license via the special use permit route, because my property only has 2 neighbors. While this makes it a very non-disruptive location for an STR, it meant that I needed both signatures to reach 55%. I have a good relationship with the apartment complex owner to the East and received a signature from him, the other property to the south is owned by the Housing

Authority of KC MO; after 3 months of calling, emailing, and visiting this office I was unable to connect with anyone who would even speak with me. I had to use the special use permit route not for lack of neighborhood support, but for lack of communication from the KC MO Housing Authority. When my special use permit expires, I need to be able to renew it, or risk losing a profound financial investment I've made in outfitting the home for guests (which will take many more years to recoup than what the SUP offers). There should be nuance to measures like this one, so that houses like mine with community support but only 2 neighbors can continue to operate and serve the neighborhood.

I self manage my home with the help of my brother who lives down the street. My STR provides jobs to a local cleaner and a high school student in the neighborhood who mows the lawn, not to mention the various handymen that help too. I am sensitive to the negative impacts STRs can have on neighborhoods, and I applaud you for directing your attention to this issue. I implore you to consider the above in favor of reasonable measures that protect residential neighborhoods while also honoring the service that legally permitted STRs provide to the city.

Thank you for your time.

Sincerely,  
Jane Kuhn  
331 W 77th Street

One of several examples of how my house directly serves the local community:



**Carole**

Hi Jane,  
We're excited to stay at your house! I live a few blocks away, but my apartment is small. My siblings who live out of state all have kids now, so renting a house is much more practical for a weekend visit.