

From: [LeAnne Clay](#)
To: [Public Testimony](#)
Cc: [Barnes, Lee](#); [Bough, Andrea](#); [Fowler, Dan](#); [Ellington, Brandon](#); [Loar, Teresa](#); [Lucas, Quinton](#); [Decker, Forest](#); [Shields, Katheryn](#); [Bunch, Eric](#)
Subject: STR Ordinances 230267 and 230268 - From a Hyde Park Family
Date: Tuesday, April 18, 2023 8:17:41 PM

Dear Neighborhood Planning & Development Committee,

A neighborhood used to be where residents live, play, and raise families. We work and volunteer here, care for our neighbors and value the relationships we have built throughout the years. Neighborhoods are a core strength of our city. But, the overwhelming growth of non-resident short-term rentals in our once residential neighborhoods have grossly impacted quality of life for residents.

Are we against resident-occupied short-term rentals? **No.** 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 investors and LLCs with no ties to, or concerns for the community.

The growth of non-resident short-term rentals has also created safety issues. The most recent non-owner-occupied short-term rental on our street, has seen three property managers in six months. There is not a human to call when their drunk guests are throwing up in our lawn or leave their trash scattered in the neighborhood. These situations fall on the shoulders of neighbors.

My family has worked tirelessly over the last 10 years to build a better community. We have ensured to (and paid dearly to) adhere to the historical preservation and guidelines of our beautiful Hyde Park neighborhood. We have loved our home and built the most incredible memories here, alongside our neighbors. But my children are now surrounded by LLC's instead of friendly faces.

Kansas City is already facing a crisis in terms of available, affordable housing. Out of state investors compete with prospective tenants and home buyers who deserve a safe space to call home.

These investors have purchased at record high prices, causing our property taxes to sky-rocket. Eventually, this will push out families who can no longer afford their forever homes. When those families attempt to sell, they will have to disclose that they are surrounded by non-owner-occupied short-term rentals, therefore lowering the property value. Once again, it will be the families who have built the community that will suffer. We see this coming and know this to be true, because this will be us.

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.** The only reasonable compromise

is disallowing non-resident STRs in R zoning and enacting density requirements. A few days ago, I was approached by an investor who purchased the home across the street from mine. She was seeking my signature to approve a non-owner operated short term rental. When I declined, she became agitated, angry and aggressive. She has since continued to harass me. **Neighbor consent is the only protection I have to advocate for my children to grow up in a neighborhood, surrounded by people we know and can trust.** Please do not strip this protection from the neighbors who have worked their whole life to better this community.

- 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.

Thank you for taking the time.

Sincerely,

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