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Subject: ORDINANCE 230268
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Columbus Park Community Council

Columbus Park (The North End) Kansas City, Missouri

April 4, 2023

ORDINANCE 230268

Dear Mayor and City Council:

The Columbus Park Community Council is concerned about upcoming ordinances regarding type one and type two short term rentals. We have been an unwilling experiment in the lack of enforcement and forced co-existence with commercial STRS, and ***we emphatically reject any ordinance that permits unstaffed hotels in our neighborhood.***

Investors in commercial short-term rentals have categorized opposition as a vocal minority and their investment as more important than our lives. This position is offensive.

Some families have lived in Columbus Park for over three generations and are living in the homes they were born in. The notion that their advocacy, countless hours of free labor, and community presence is not a valid investment is completely against the reality of what makes a safe and livable neighborhood. Columbus Park is worth living in, and worth investing in, ***because of us.*** Investors were nowhere to be found when we needed them for infill homes, to renovate vacant buildings, or replace slumlords. They waited to cash in when it was easy.

The other charge is that refusing type 2 permission to operate may be discriminatory. It is not discriminatory to want a full-time neighbor instead of transients. The investor class is not oppressed. ***They feel entitled to make money by changing the nature and intention of residential zoning for an entire city.*** It's hard to imagine anything more entitled than this radical change for personal financial gain.

Investors still have their assets and may rent to tenants or sell those assets. They are not victims. If anyone has cause to complain, it is the tenants displaced to make room for commercial STRs and neighborhoods losing homes to corporate cash buyers.

The discrimination, in fact, happens within the industry:

Finally, the dominance of commercial STR operators and evidence of digital discrimination raises concerns about the impact of STRs on low-income and minority households. A recent study found that most of STR profit goes to 10% of hosts who have multiple listings, and not individuals engaged in traditional home-

sharing.⁸ Furthermore, digital discrimination on short-term rental platforms causes racial minority hosts to earn significantly less than white hosts.⁹ A recent study revealed Black or Latino/Hispanic Airbnb hosts have fewer reviews than hosts perceived to be white.¹⁰ Since individuals that receive more reviews have higher booking rates, it can be inferred that minority hosts experience lower booking rates.¹¹ Thus, the STR industry is plagued with the same systemic issues that prevent low-income and minority individuals from making equal profits in other industries. ([Better Neighbors Los Angeles](#): please read the full report.)

Commercial short-term rental operators that have managed to get permits, often by massaging the rules, describe themselves as “one of the good ones.” This assertion does not matter because they cannot control guests and their behavior. We are tired of performing as unpaid security, janitors, and concierge. ***This industry is a bad actor by design.***

Other cities have attempted to regulate it and failed. New Orleans is considering an outright ban after many attempts to compromise.

Residential zoning protects us and enables us to function in peace. We are not against mixed use properties and businesses where appropriate, but for most of us, that is not next-door and certainly not every 500 feet. As [New Orleans has discovered](#), mixed-use areas like ours are ripe for exploitation.

The trend of disruption and “house hacking” is accelerating. We urge you to be strategic and proactive in order to stop these disruptive businesses. Columbus Park wants to go back to a normal state of being, which is what we signed up for. ***We want our community family restored and for this experiment to end.***

Regards,

The Columbus Park Community Council

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