

From: Anne Johnston, resident of the West Plaza neighborhood.

To: Neighborhood Planning and Development Committee, Public Testimony

Subject: Ordinances 230267 and 230268

Date: April 16, 2023

I have lived in my same West Plaza home for 36 years. Neighborhoods like mine have become sacrifices to the belief that everything is another opportunity for a transaction.

- Concerns about Type 2 short-term rentals number more than the assurance of eliminating a few “bad actors,” monitoring and fining the periodic blips, and then all will be well. The problems with unstaffed motels and hotels in residential neighborhoods include, but are not limited to:
 - The Kansas City Neighborhood Advisory Council’s research-based report and recommendations submitted January 27, 2023 made clear the various and long-term corrosive effects of STRs on residential neighborhoods. Neighbors’ only voice and representation was willfully ignored in proposed Ordinances 230267 and 230268. Any changes to them should reflect the KCNAC’s documented research.
 - People may want to stay in an STR, but they do not see their dream home next to or among motels and hotels. They don’t want to raise their children next to or around spaces where people they don’t know come and go regularly. I am within a one-minute or shorter walk of four Type 2 STRs. So far. Another West Plaza neighbor has seven near her home.
 - ❖ Research is clear – whether a neighborhood has problem STRs or STRs without problems, *it does not matter to the prospective home buyer and long-term renter*. Good STRs, bad STRs, a motel is a motel no matter the quantity or quality per block. Given a choice, people buy and rent in an STR-free area.
 - ❖ There is no way to be 100% certain how each and every lodger will behave, no matter how many rules, cameras, devices, screenings, hotlines, and after-the-fact enforcement measures are imposed on these unstaffed motels-hotels.
 - Kansas Citians must add to their lives the reporting of STR bad behavior next door or nearby to initiate a process that will deal with pop-up problems, a Whack-a-Mole nightmare.
 - The depiction of Type 2 STRs as “Mom and Pop” operations is a deceptive picture of coziness in Kansas City. Only Type 1 STRs, occupied at all times by the owner, flirt with this Norman Rockwell image. Type 2 STRs are overwhelmingly owned by investors, all of whom are for-profit

businesses which exist to capitalize on a trend best described as a cancer. Density of these motels-hotels in residential areas is a moot point. No one would wedge a home between the Gap and Barnes and Noble, then another home between The Melting Pot and Kona Grill, or long-term residences on alternating floors of the InterContinental. Each belongs where it belongs.

Please respect centuries of proven zoning regulations based on purpose and participants. Protect and preserve residential neighborhoods zoned for residents - no Type 2 short-term rentals next to and among homes or in condominium and apartment buildings.

Thank you for your time.

Anne Johnston