

From: Connor Chmielewski
To: Public Testimony
Subject: New KCMO Short-Term Rental Proposed Ordinances
Date: Monday, April 10, 2023 9:49:57 AM

Dear Council Member,

My name is Connor Chmielewski and I have been a property owner in Kansas City, MO (more specifically the Waldo and Brookside neighborhoods) for about 6 years now. We own an Airbnb in the Waldo area and live in our personal home in this same area. My Short-Term Rental (STR) is fully licensed under Chapter 88 of KCMO City Code. Since I started hosting, my short-term rental has welcomed many families, visitors looking to experience local KCMO neighborhoods, locals/families needing to relocate due to an emergency at their own/apartment. My rental has enabled me to keep our home that we have put so much love and work into and hope to pass it on to our son one day to live in or use to help pay for college. I pay all my STR and property taxes, and I send my guests to local businesses like McLain's Bakery, KC Bier Co, Waldo Thai, and Waldo Pizza, just to name a few. I am a respectful neighbor, responsible host (4.98 Airbnb Rating), and a valuable part of the Kansas City economy.

I generally support draft ordinances 230267 and 230268 to improve KCMO's Short Term Rental Regulations. I appreciate the City's efforts to close unlicensed STRs by making it illegal to advertise on STR Apps, increasing penalties, moving regulation to a department better suited for these efforts, and including a density provision. I also appreciate the grandfathering of my licensed STR because I made a significant financial investment based on the current ordinance.

If I could change one thing it would be to suggest that the 100 ft is too broad, and that 500 ft (similar to the City of Independence) would be better. I also would support language requiring a local metro area emergency contact. If new City ordinances make it too difficult or too costly to operate my STR then I will turn it into a long-term rental. Converting to a long-term rental I will not have the same ability to make sure the property is meticulously maintained and presentable as it is currently.

Thank you,

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