

**From:** [Sandra Swearingen](#)  
**To:** [Ellington, Brandon](#); [Fowler, Dan](#); [Barnes, Lee](#); [Loar, Teresa](#); [Bough, Andrea](#); [Bunch, Eric](#); [Shields, Katheryn](#); [McManus, Kevin](#); [Lucas, Quinton](#); [Public Testimony](#)  
**Subject:** Regarding Proposed STR regulations, From a 'Mom & Pop' STR Owner  
**Date:** Monday, April 10, 2023 11:02:12 AM

---

**The following is in regard to Ordinances 230267 and 230268 amending Short Term Rental (STR) Regulations:**

My name is Sandra Swearingen and I have owned property and/or lived in Kansas City, MO for 14 years. I currently own a single Short Term Rental (STR) in the Waldo area, which has been fully licensed under Chapter 88 since 2021.

As a single working mom, this rental represents a significant investment and source of income for myself and my children. My kids attend The Barstow School in Kansas City, MO, and we are proud to be part of the Kansas City economy. I myself prefer residential rentals when I travel with my kids, because I appreciate staying in safe neighborhoods and having a full kitchen. I love that I can provide the same safe, welcoming experience to visitors to Kansas City.

I purchased my second investment home in South Hyde Park in late 2021, with plans to register it as a short term rental after completing a desperately needed full gut rehab. I've since invested ALL of my savings into the property (supporting many local contractors with the work), knowing that it would take me years to finish the project and recuperate my costs as the home appreciated. However, if I'm unable to obtain a permit (due to the proposed changes), I will have to sell the home at a significant financial loss. I'm distraught and heartbroken at the thought of losing this investment, which represented so much future security for my family.

In general, I support all the proposed changes, including any density requirement the city deems fair and appropriate *going forward*. I am also in full support of greater oversight, regulations, fees, and violation fines for all Short Term Rentals. However, I feel it is essential to suggest one specific change:

**I propose an exception to any density requirement if the STR applicant obtains written consent from more than 55% of their adjacent owner-occupied neighbors.**

Offering this exception provides multiple paths to obtaining a license or permit and still allows neighborhood residents to *continue* to have a voice. If this exception seems too permissive, then I propose delaying the effective date for any new ordinances, allowing prospective STR owners time to obtain permits for properties they've *already* invested in.

I appreciate the hard work the city council has already put into the proposed changes. I simply ask for a path that allows me to protect the significant investment that I've already made in this city.

Thank you for all that you do and for taking the time to hear my voice too.

Thank you,

Sandra Swearingen