

**From:** [Barry Baker](#)  
**To:** [Public Testimony](#)  
**Subject:** Short term rental ordinances 230267 & 230268 - Concerned Citizen  
**Date:** Sunday, April 16, 2023 12:45:47 PM

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April 13, 2023

Neighborhood Planning & Development Committee  
414 E 12th Street  
Kansas City, Missouri 64106

RE: Short term rental ordinances 230267 & 230268

Dear Chair Barnes and Committee Members,

I am appalled at the notion that Kansas City is preparing to further normalize what has become a predatory Short Term Rental investment industry. This industry is largely not our friends and neighbors, they are faceless LLCs and out of state parties. These for-profit corporate investment groups are eroding the quality of life in our neighborhoods, displacing our neighbors, and artificially driving up the cost of housing.

Specifically, the Columbus Park neighborhood where I have lived for nine years has been overrun with illegal Short Term Rentals ("STRs"). We have become an unwilling hotel district run by unseen corporate entities. We have done extensive research in the neighborhood and there are dozens of illegal STRs operating with impunity. The neighborhood is being depopulated one property at a time.

The non-owner occupied / non-resident STRs simply do not belong in residentially zoned areas. They are completely incongruent with the idea of residential zoning.

I do however support owner-occupied STRs, these actually are our friends and neighbors. The owner-occupied rentals rarely are displacing occupants, they tend to be controlled by the on-site owner and therefore have little impact on neighborhood quality of life, and they actually allow some owners to afford to stay in their properties in the face of rising property taxes and inflation.

The new ordinance as it currently reads is wholly inadequate. After extensive nationwide research on what has and hasn't worked in other equivalent cities, I am certain that the new ordinance will be unenforceable just as the existing ordinance is (it's been widely reported that 90% of STRs in Kansas City are illegal).

The only examples of successful enforcement include compelling the booking platforms to cooperate to delist unpermitted STRs via regular information sharing with the city. The new ordinance must include provisions for either MOUs with the booking platforms or penalties for the platforms for non-compliance.

Furthermore, we have noticed an uptick in applications and permits issued for Seasonal Type 2 (non-owner-occupied) permits in our neighborhood under the existing ordinance. These permits do not require adjacent parcel owner approval and have been a rubber stamp by the city for these outside investors. As I understand the current draft of the new ordinance, these permits will automatically become year-round, and will be exempt from

any new density separation requirements. It's a huge loophole that is being exploited right now.

I support the recommended language prepared by a coalition of Midtown neighborhoods, the Kansas City Neighborhood Advisory Committee ("KCNAC"), and representatives of the most impacted neighborhoods in the urban core.

I am very disappointed that the extensive efforts of regular citizens (who are your constituents) that was put into preparing the KCNAC recommendations was seemly ignored in the new ordinance that is under consideration.

We ask the members of the Neighborhood Planning and Development Committee to adopt committee substitutes for 230267 and 230268 that reflect the provided KCNAC research / recommendations and endorse passage to the full Council.

Please remember that we are your constituents, not investment entities principally from outside the city.

Sincerely,

*Barry Justin Baker*

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