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The Honorable Scott Wiggam, Chair
State and Local Government Committee
Ohio House of Representatives
77S. High Street, 13th Floor
Columbus, Oh 43215

Re: House Bill 563

Dear Chair Wiggam,

Howland Township has a growing supply of short-term rentals. And while the short-term rentals in our community are in reasonably good physical condition, the nature of our neighborhoods will be impacted by short-term rentals if left unregulated. While Howland Township is not opposed to short-term rentals, we urge state regulators to allow towns and townships to have some say over the density of these commercial ventures in our neighborhoods. Towns and townships should be able to cap the total number of short-term rentals or have the ability to determine the density at which they may be established, as is the case with residential facilities and group homes.

House Bill 563, as written, has the potential to transform neighborhoods. As the number of short-term rentals increases, a neighborhood becomes less of a neighborhood. Strong communities are built on the social bonds among the people who live there. Residents of a neighborhood develop trust over time and contribute to the social well-being of their shared neighborhood space. Concentrations of short-term rentals can severely disrupt the social capital upon which a robust and stable neighborhood is built.

Restricting a town or township's ability to regulate land use conflicts with their authority to pass zoning laws. Allowing unabated short-term rentals in residentially-zoned neighborhoods feels like the slow creep of the commercialization.

Our feedback aims to preserve our neighborhoods and the well-being of those who live there long term.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Clark".

Rick Clark, Trustee Chair