



March 15, 2022

Honorable Legislators,

As Council for a small village struggling to provide adequate and affordable housing we respectfully ask that you please consider the argument presented below against passage of House Bill 563:

The Village of Yellow Springs recognizes the rights of property owners to host short-term stay rentals. As a community supported by a robust tourist industry, we recognize the value to our local economy as well as for individual property owners. Yellow Springs also recognizes the value of strong neighborhoods that offer a diversity of housing options. It is critical that local communities be able to make the decisions that best support maintaining strong neighborhoods and local economies. Left unchecked, short-term rentals can result in the deterioration of our neighborhoods and a loss of critically needed moderately priced rentals and homeownership housing units.

The largest short-term stay company – AirBnB – is now a far cry from its humble beginnings as a way for people to rent out rooms in their homes for extra cash. This is now an industry in which out-of-town investors are purchasing homes all over the world for the purpose of using them as short-term stay places. World-wide, cities and towns are facing the negative impact of this.

Every home that is purchased by an investor as a short-term stay is one less unit that can be purchased or rented by a community member. As more of these units are added on a block, the cohesiveness of the neighborhood decreases. When people only see unknown people coming and going from the houses beside them, the sense of safety and neighborliness erodes. Rather than each home housing community members, they have become businesses that have changed the face of the neighborhood.

Short-term stay units are primarily being located in communities with a high rate of tourism. Communities with flourishing tourism are also communities that are particularly vulnerable to the affordable housing crisis. Yellow Springs is such a community. Every house or rental unit that is turned into a short-term stay takes a moderately priced unit off the market for people who want to live in Yellow Springs. Long-term community members are being driven

out of Yellow Springs because they can't find an affordable place to live. Housing units being converted to short-term stays drives up housing prices, making it even more difficult to maintain a stock of moderately priced homes and long-term rentals.

Communities want short-term stay units because they offer a needed service, enhance their local economy and provide extra cash for homeowners. But they also want to protect their citizens from predatory practices that erode their neighborhoods. Yellow Springs has spent several years researching best practices in the regulation of short-term stay units. Our Planning Commission and our Village Council have had discussions with citizens and have developed regulations that work for our community.

We request that the State of Ohio let communities decide what works for them. The State cannot know what is best for each community. There is no "one size fits all". Let Ohio cities and towns decide how to manage this industry.

Council for the Village of Yellow Springs:

Brian Housh, President  
Kevin Stokes, Vice-President  
Lisa Kreeger  
Marianne MacQueen  
Carmen Brown

**VILLAGE OF YELLOW SPRINGS, OHIO  
RESOLUTION 2022-15  
STRONGLY OPPOSING HOUSE BILL 563**

**WHEREAS**, the Village of Yellow Springs not only recognizes the rights of property owners to host short-term stay rentals, which provide value to our local economy as well as for those property owners, but also understands that these rights must be balanced with our commitment to sustaining strong neighborhoods that offer a diversity of housing options; and

**WHEREAS**, it is critical that local communities are able to make the decisions that best support strong neighborhoods and local economies; left unchecked, short-term rentals can result in the deterioration of our small towns and a loss of critically needed moderately priced rentals and homeownership housing units; and

**WHEREAS**, every home that is purchased by an investor as a short-term stay is one less unit that can be purchased or rented by a community member, potentially eroding neighborhood cohesiveness and sense of safety; and

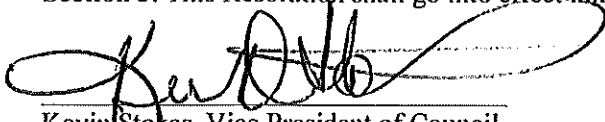
**WHEREAS**, short-term stay units are primarily being located in communities with a high rate of tourism, and the proliferation of these units is driving up housing prices; long-term community members are being forced out of Yellow Springs and many other destination municipalities because they cannot find an affordable place to live,

**NOW, THEREFORE, COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS, OHIO HEREBY RESOLVES THAT:**

**Section 1.** Council for the Village of Yellow Springs demands that the State of Ohio continue to let municipalities decide what works for their community members; there is no “one size fits all” when managing the impacts of AirBNB and other forms of transient guest lodging.

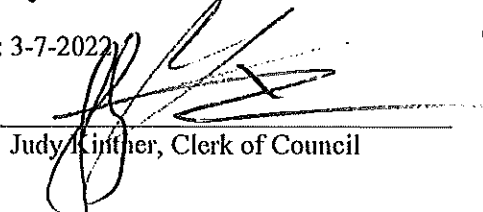
**Section 2.** Village Council urges our state representatives to remember the importance of local control given local governments’ proximity to their constituent needs and desire to maintain the unique fabrics of our various communities across the Buckeye State. For these reasons, we respectfully request that you not allow the destructive precedent HB 563 would establish and the immediate detriment it would wreak on our communities.

**Section 3.** This Resolution shall go into effect immediately upon its adoption.

  
Kevin Stokes, Vice President of Council

Passed: 3-7-2022

Attest:

  
Judy Kirfner, Clerk of Council

ROLL CALL: Brian Housh\_ABSENT\_\_ Marianne MacQueen\_Y\_\_ Kevin Stokes\_Y\_

Lisa Kreeger\_ABSENT\_\_

Carmen Brown\_Y\_