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March 16, 2021

To: House Committee on Housing; others

Re: I OPPOSE [HB 2364] & [HB 2580] & [HB 3218]...This legislation is going to cost taxpayers too much.

In re [HB 2364]: OPPOSE

The conditions giving tenant's "first refusal" to buy a "residential dwelling facility" are too burdensome and oppressive to the property owner.

Property owners will be constrained by this process affecting flexibilities concerning their investments.

The inclusion of nonprofit corporations and or Housing Authorities into **[HB 2364]** should be enough to "kill" this legislation altogether.

There are "No," Revenue, Fiscal Impact Reports and or a Budget Report. There are "No" ancillary costs to identify and recover administrative fees.

In re [HB 2580]: OPPOSE

The conditions are burdensome and oppressive to the purchaser. There may be required maintenance and or building modifications. Who is going to pay?

Too many costly regulatory issues to burden the purchaser.

Property owners will be constrained by this process affecting flexibilities concerning their investments.

There are "No," Revenue, Fiscal Impact Reports and or a Budget Report. There are "No" ancillary costs to identify and recover administrative fees.

In re [HB 3218]: OPPOSE

Whenever I see language designed to facilitate and enable; the Housing and Community Services Department to purchase and acquire lands, affect zoning and to issue loans and or grants to nonprofits and to nonprofit cooperatives; using my tax money, I cannot begin to be polite about my response.

There are "No," Revenue, Fiscal Impact Reports and or a Budget Report. There are "No" ancillary costs to identify and recover administrative fees.

What is needed:

Eliminate the biennium funding for the Housing and Community Services Department.

Respectfully submitted,

/s/ David S. Wall

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