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Public Affairs Consultants

OPPOSE

HB 1100 & HB 1083

Urging all MHCW members to Contact the House Housing, Human Services & Veterans Committee Members in Opposition of HB 1100 & HB 1083

These bills are scheduled for Executive Session (*Vote Out of Committee*) next week.

1. HB 1100: Right of First Refusal

- This bill would harm residents by creating “false alarms”; a sale does not necessarily mean a community is closing. By far, most sales occur with the new owners intending to continue as an MHC. Any legislation must be limited to when a community owner voluntarily lists their community with a broker.
- Homeowner’s associations need to be formal, recognized groups registered with the state. Neither HOAs nor any other party should be given an unfair advantage in private property transactions.
- It unfairly discriminates against just one type of real estate and housing without any data to support the distinction.
- There is no clear definition of what constitutes a “bona fide offer.” This could open the door to fraud and abuse.
- This bill does not protect against harmful, rights-violating activity, but rather damages, or appropriates, property for the benefit of others.
- Our Supreme Court has previously stated that a MH community closure “does not breach any of [the residents] legal rights or entitlements.”
- If enacted as written, it would likely constitute an unconstitutional taking

Sponsors: *Representatives Duerr, Kloba, Bateman, Ramel, Ortiz-Self, Gregerson, Valdez, Macri, Chopp*

STATUS HB: House Housing, Human Services & Veterans Committee
Executive Session: Thursday, January 21 at 1:30 p.m.

2. **HB 1083**: Removing Relocation Assistance for Tenants' Homes

- **voids Negotiated Agreement** – Led by lawmakers in 2019, stakeholders negotiated this split in relocation assistance to ensure that the tenant is not left with a debt for the home, this bill voids all agreements.
- **Leaves Tenant with Debt for Removal/Disposal** – The home is owned by the tenant and by law they are responsible for all costs in removal/disposal of the home and the previous agreement provided funds to cover tenant's responsibility.

Sponsors: *Representatives Gregerson, Peterson, Wylie, Bateman, Tharinger, Ramel, Ortiz-Self, Valdez, Kloba, Morgan, Chopp, Ormsby, Santos, Macri, Orwall, Bergquist, Pollet, Harris-Talley*

STATUS HB: **House Housing, Human Services & Veterans Committee**
Executive Session: Thursday, January 21 at 1:30 p.m.

Please also **contact the members** of the **House Housing, Human Services & Veterans Committee** to **OPPOSE HB 1100 & HB 1083**

House Housing, Human Services & Veterans Committee Members

| Name | District | Party | Leg. Asst. | Phone | Email |
|------------------------------|----------|-------|--------------------|----------------|-----------------------------|
| Andrew Barkis | 2 | R | Kaden Sanne | (360) 786-7824 | andrew.barkis@leg.wa.gov |
| Jessica Bateman | 22 | D | Kasey Schiewe | (360) 786-7992 | jessica.bateman@leg.wa.gov |
| Michelle Caldier | 26 | R | Robert Lewis | (360) 786-7802 | Michelle.Caldier@leg.wa.gov |
| Frank Chopp | 43 | D | Daniel Lugo | (360) 786-7920 | Frank.Chopp@leg.wa.gov |
| Greg Gilday | 10 | R | Nick Nehring | (360) 786-7884 | Greg.Gilday@leg.wa.gov |
| Mari Leavitt | 28 | D | Barbara Gilchrist | (360) 786-7890 | mari.leavitt@leg.wa.gov |
| Strom Peterson, <i>Chair</i> | 21 | D | Joshua Apata | (360) 786-7950 | Strom.Peterson@leg.wa.gov |
| Jamila Taylor | 30 | D | Natasha Laitila | (360) 786-7898 | Jamila.Taylor@leg.wa.gov |
| My-Linh Thai | 41 | D | Alexandra Hamasaki | (360) 786-7926 | my-linh.thai@leg.wa.gov |

Please take action right away.



Chester Baldwin

Lobbyist

chet@lobbywa.com

(360) 688-4588
