

## HB1035 – UNFAVORABLE

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MD District 32

I oppose this bill because it is the wrong tool for a much larger problem than is addressed here. Putting state money into a pot for the wrong tool is a waste of taxpayers money.

What if a unit owner applies for this fund and doesn't get the grant? The owner is then probably going to be forced to sell while under extremely grave circumstances. Perhaps even foreclosure. This is not protecting the very citizens this bill is supposed to be targeting.

What if multiple owners in the same community apply for this grant and some get approved and others do not? Now you have a large number of foreclosures all in the same community, leaving possibly a large number of people homeless.

We are not talking about wealthy communities. This bill is targeting low income, and many times the whole community is low income.

So what really needs to happen is either a bill that applies to the whole community or a relaxation on the reserve study requirements based on the income level of the community.

The true root cause of this issue is the new legislation requiring the reserve studies be funded to greater levels than are really necessary and at levels that are just not affordable by the community members.

I pray for an unfavorable report!

Thank you.

Nelda Fink