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**Via Electronic Mail**

May 6, 2019

**To:** Senate Committee on Housing; [and many others].

**Re: I DO NOT SUPPORT [HB 2997 A]. VOTE "NO" on [HB 2997 A]!**

An "In-Lieu Fee" is an "Ad Valorem Tax" which is state sponsored extortion.

[HB 2997 A] is another variation of "picking someone's pocket." In the political arena, the intentional, ongoing, and never ending perpetration of the cruel hoax, colloquially referred to as "Affordable Housing;" has the "In-Lieu Fee (an Ad Valorem Tax by any other name) attached by ministerial decree, on the sale or renting of real property.

The imposition of "Affordable Housing" placed upon Housing Development Developers is flawed in many nefarious ways. Chief amongst the flaws, is the notion espoused by leftist socialists, everyone is entitled to a home they can afford in a given locale. If a person cannot afford a home a home in a given locale, politicians will step in and offer to "buy their vote" by imposing an Ad Valorem Tax upon the Housing Development Developer that will be "passed-on" to the unsuspecting home buyers in the Housing Development. This "extortion process" in some political circles is called "shared wealth equity" where someone, somewhere created the philosophy that working hard and becoming rich creates an affirmative duty to give part of your hard-earned wealth to someone who, shall we be discrete, isn't worth a damn.

In the current case at bar, Rep. Noble is putting forth the cries of the City of McMinnville, Oregon's Affordable Housing Task Force (a group of political appointees-not elected representatives of the voters) have decided [HB 2997 A] is the ticket to appease those voters who cannot purchase or rent a home because they cannot pay market rates, for one reason or another, but feel entitled to live in McMinnville.

The "In-Lieu Fee" hasn't been around as long as communism but is in line with the philosophy. It works like this: Housing Development Developer (Developer) puts forth to a municipality the desires to build a residential housing development, let's use McMinnville, Oregon. If [HB 2997 A] is passed into law, the Developer is given two (2) choices by McMinnville; in the housing development 20% of the total houses is set aside [example: thirty (30) houses are to be built. 20% of 30 houses is six(6) houses are to be set aside for "Affordable Housing.] The Developer knowing all too well that is foreseeable or rather predictable out of the six "Affordable Houses" Section (8) Dirt Bag Hotels could spring up, illegal aliens will be given government subsidies from Oregon to purchase the home and or other associated ethnic (white-trash-meth-heads for example) and or other low-life drug-users will qualify for the "Affordable Houses." The Developer does the mathematics of selling the remainder of the twenty-four homes to upstanding members of the community and realizes (instantaneously) "No-one" who is not on mind altering drugs is going to buy a house in this development.

But, [HB 2997 A] has an alternative for the Developer. Charge 20% more for the house and give the proceeds to the City of McMinnville, Oregon to fund "Affordable Housing" somewhere in McMinnville. Let's do some easy math, a \$300K house plus 20% is now \$360K. \$60K is peeled-off the economic backside of someone. Now, we have (30) houses in the development. (30) X (\$60K) = [\$1.8 Million dollars] is siphoned-off, extorted, taxed from the home buyers. The Home Buyer is unaware for [HB 2997 A] amongst many other failings, does not require disclosure that anyone buying a house in this development, is being systematically ripped-off \$60K per house to fund a home for someone else including, but not limited to; "Gordita and her five-gang-banger kids," Sister Mary and her orphanage of foster kids or Father David and his "House of Dubious Drunks."

My personal opinion of [HB 2997 A] cannot be analytically expressed due to the use of many expletives.

*Respectfully submitted,*  
/s/ David S. Wall