
From: Paula Randolph [prandolph@sonoraninstitute.org]
Sent: Thursday, September 30, 2010 5:23 PM
To: !FHFA REG-COMMENTS
Cc: Paula Randolph
Subject: Public Guidance on Private Transfer Fee Covenants, (No. 2010-N-11)
Attachments: image001.jpg; image007.png; oledata.mso



Shaping the Future of the West

www.sonoraninstitute.org

September 29, 2010

The Honorable Alfred M. Pollard
General Counsel, Federal Housing Finance Administration
Fourth Floor
1700 G Street, NW
Washington, DC 20552

Subject: Public Guidance on Private Transfer Fee Covenants, (No. 2010-N-11)
Sent via email to: regcomments@fhfa.gov

Dear Mr. Pollard:

On behalf of the Sonoran Institute I am writing to you regarding our **opposition** to proposed FHFA guidance regarding Private Transfer Fee Covenants.

We approach this issue with a different perspective from developers or community associations. Founded in 1990 with 501(c) 3 status, the Sonoran Institute helps communities conserve and restore resources and manage growth and change through collaboration, civil dialogue, sound information, practical solutions and big-picture thinking. Our mission is to inspire and enable community decisions and public policies that respect the land and people of western North America. We support vibrant economies that support prosperous communities, diverse opportunities for residents, productive working landscapes and stewardship of the natural world. Private transfer fees have positively impacted our mission and vision throughout the western United States.

9/30/2010

We have been especially encouraged by community's that have chosen to set aside private transfer fees to protect as well as provide stewardship to protected lands adjacent to their communities. It has been our experience that these fees are transparent to both buyers and sellers and have not had an adverse impact on sales. In fact, we believe the opposite is true. These fees, when assessed by the community association and not the developer, afford the community the ability to protect and enhance home values through amenity creation as well access to and maintenance of protected lands that provide an amazing sense of place which otherwise would not be attainable through typical municipal services.

Historically in the West, municipalities have pushed basic municipal services, amenity creation and maintenance onto homeowners through **mandatory** community association formation. The free-market responded with enhancements to neighborhoods and went one step further by providing a mechanism to pay for and maintain the enhancements. Please don't punish the majority for the bad behavior of a few. Private transfer fees that are paid to community associations to directly benefit the community work admirably well and keep reoccurring assessments at a reasonable level. Private transfer fees collected this way are in the care, custody and control of those who know best, the owners of homes who are directly impacted by them.

On behalf of the Institute, I strongly encourage you to **not approve** the FHFA Guidelines for Private Transfer Fees.

Respectfully,



Dave Richins
Sun Corridor Legacy Program Director

Sonoran Institute

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