

From: Patricia Van Cleave [patriciavc@earthlink.net]  
Sent: Thursday, October 07, 2010 6:14 PM  
To: !FHFA REG-COMMENTS  
Subject: Harmful impact to my property value, lifetime savings, and lifestyle.

Dear FHFA:

As a homeowner in an Arizona community that depends on Community Benefit Fees to preserve our community's distinct long-term vision and plan and in turn to protect my property values, I urge the Federal Housing Finance Agency (FHFA) to allow communities to choose to continue this equitable and sustainable financing practice.

DC Ranch, the Community that I call home, uses Community Benefit Fees, to protect our community vision and plan. This includes supporting a non-profit management structure to provide unique and exceptional programming, as well as supporting important community amenities and improvements - all of which adds value to my life and my property, today and in the future.

Community Benefit Fees are fully-disclosed, equitable, and sustainable fees that provide long-term benefits to homeowners and entire communities. This nominal, one-time fee paid at the time of sale provides tremendous benefits and fair financing solutions for improvements to my community and to many other communities across the United States.

FHFA's proposal to prohibit Community Benefit Fees will not only limit my choices as a homeowner about where and under what community organization structure to live, it will also needlessly limit my ability to sell my home in an already depressed real estate market.

It is vital to share with you that ONE OF THE SIGNIFICANT REASONS TO PURCHASE MY PROPERTY IN DC RANCH WAS TO HAVE A COMMUNITY IN WHICH I COULD PARTICIPATE, UTILIZE AND BECOME A PART OF by actively utilizing the community aspect of the non-profit management structure of supporting community amenities and improvements. The COMMUNITY BENEFIT FEES ARE ESSENTIAL to protect our community vision and plan. Without these fees, there is no question that the property values which are already putting my entire life's hard work and savings at great risk, would be imperiled even further! These losses cannot be recovered at my age. It is also critical to share that changing this existing vision has no positive value whatsoever, only damaging results to property owners and their families.

In the interest of protecting property values that those of us in the DC Ranch Community enjoy, FHFA's proposal must exclude Community Benefit Fees.

Sincerely,

Patricia Van Cleave,

Owner and Resident, D.C. Ranch

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