

James A. Kraft  
Senior Vice President, General Counsel & Secretary

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Fax and email

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

Dear Mr. Pollard:

I am writing to request a meeting regarding our concerns about the proposed Guidance issued by the Federal House Finance Agency (FHFA) issued on August 10, 2010 (N.2010-N-11). Plum Creek's comments are attached.

If the FHFA's Guidance is adopted in its present form, it will needlessly eliminate a tool that has significantly benefitted homeowners, communities, public entities and charitable programs. This unintended consequence can be easily avoided by crafting the Guidance to more carefully distinguish between transfer fees which provide a public benefit from those which are designed to create an income stream to benefit solely the property developers and investors.

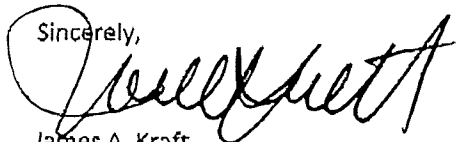
For example, earlier this year, the Maine Land Use Regulation Commission, a state-wide governing body conditioned its approval of a Plum Creek project, by requiring Plum Creek to impose a transfer fee covenant on nearly 17,000 acres. That transfer fee is to be used to finance three community goals: subsidizing construction of affordable housing in the community; enhancing community recreation (trails, trailhead parking areas and boat launches); and protection of wildlife. This type of community benefit transfer fee is extremely common. Similar beneficial fee programs have been widely used to fund non-profits, to purchase conservation lands, to provide land stewardship and to fund affordable housing. None of these benefits will be possible if the FHFA Guidance is adopted as written.

In Plum Creek's comments, we have proposed language to resolve this problem.

I would also appreciate the opportunity to meet with you and your staff to discuss this issue further. I will contact your office next week to arrange a time that is convenient for you.

Thank you for your consideration.

Sincerely,



James A. Kraft  
Senior Vice President, General Counsel and Secretary