

GOLDEN RAIN  
*Foundation*  
of LAGUNA WOODS

October 14, 2010

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

**RE: *Proposed Guidance on Private Transfer Fee Covenants, (No. 2010-N-11)***

Dear Mr. Pollard:

I write on behalf of the Golden Rain Foundation in Laguna Woods Village to express strong opposition to the Federal Housing Finance Agency's Notice of Proposed Guidance on Private Transfer Fee Covenants published in the *Federal Register* on August 16, 2010. If implemented in its current form, the guidance will have a significant negative impact on all homeowners living in our "Active Adult" community of **Laguna Woods Village, Laguna Woods California**. We respectfully request the proposed guidance be either withdrawn in its entirety or revised to ensure that the one in five American households living in a community association continue to have access to mortgage credit without eliminating this important source of funding.

As is the case with the majority of community associations across the country, **Laguna Woods Village's Golden Rain Foundation** has relied upon a fee upon transfer of property to fund critical community operations and to ensure the association is able to sufficiently fund ongoing and unanticipated costs. The elimination of transfer fees will impact Laguna Woods Village's opportunity to rely on this mechanism to fund future capital projects and could result in increased monthly or special assessments in the future, which often are a significant and unanticipated financial burden on our senior homeowners. This reduction in association income means homeowners will face higher association assessments, a reduction in the services that attracted them to our community in the first place, or both.

Laguna Woods Village's Golden Rain Foundation was organized over 45 years ago and has used a transfer fee to finance community operations over the years. The experience of our association is that the fees directly benefit homeowners in the community, as they ensure maintenance of adequate reserves and provide funds for the general obligations of the association. This protects the values of homes in our community for all residents, which is a considerable additional benefit for the individuals purchasing a home in our community. That is why we are troubled by FHFA's unsubstantiated finding that GSE purchases of or investments in "mortgages encumbered by private transfer fee covenants...would be unsafe and unsound practices and contrary to the public mission of the Enterprises and the Banks."

From our practical experience, we have observed the opposite to be the case. Rather than destabilizing communities by threatening to depress home values, FHFA should support the use of covenant or deed-based transfer fees that benefit homeowners and support home values. Indeed, it is unclear if FHFA contemplated the impact of its proposed guidance on homeowners living in associations with deed-based transfer fees when developing its proposed guidance. Compliance with FHFA's guidelines as proposed would be cumbersome and in some instances impossible. Covenant or deed-based fees are attached to a property's deed or are contained in the covenant establishing association governance. These fees are, by design and by their nature, difficult to rescind. Some associations require 100 percent agreement between current owners to alter covenants while some require a super-majority vote of all homeowners in the association. In other instances, the fees are recorded in the deed itself. Given the difficulty associations across the country face in removing deed-based restrictions or modifying community covenants, it is likely a significant number of homeowners will no longer have access to mortgage credit if FHFA's proposal is not withdrawn or revised. In its proposed guidance, FHFA suggests the elimination of mortgage financing for properties with a deed-based transfer fee will protect the nation's "still fragile housing markets." Rather than protecting housing markets, this regulatory redlining of healthy associations and creditworthy borrowers will put downward pressure on home values in these communities and cause severe financial hardship on homeowners who have done nothing wrong.

There are certain deed-based transfer fees that we believe do not serve a legitimate purpose and FHFA identified one such fee in its proposed guidance. Fees that are paid at closing directly to a third party that makes no investment in the association serve no other purpose than to enrich the fee recipient at the expense of homebuyers. This is why several state legislatures have considered legislation to void or require disclosure of private transfer fees that solely benefit unrelated third parties. This is the appropriate venue to address private transfer fees, as property law and the practices governing real estate transactions are in the purview of state and local governments. State and local governments are familiar with local real estate markets and are, therefore, able to craft solutions to policy problems appropriate to housing in that state.

Finally, deed restrictions and covenants constitute a binding legal agreement between two parties that may only be voided in certain circumstances by Act of Congress or state law. FHFA's attempt to restrict the use of all private transfer fee covenants through guidance does not have the force or effect of law. As a result, the guidance will accomplish little more than to create substantial uncertainty in the community association housing market, which includes one out of every five homeowners nationwide.

We appreciate the opportunity to comment on FHFA's proposed guidance on private transfer fee covenants, and we strongly urge FHFA to reconsider its proposal to ban all covenant or deed-based transfer fees.

Sincerely,

Jim Matson  
President  
Golden Rain Foundation

Cc: Wendy Bucknum, Governmental Public Affairs Manager