

From: Lauren.Morstad@dcranchinc.com  
Sent: Friday, October 08, 2010 11:15 AM  
To: !FHFA REG-COMMENTS  
Subject: Save the Community

Dear FHFA:

As an employee 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 the 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 am employed at, as well as strongly support, 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 the residents, 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 this community and to many other communities across the United States.

FHFA's proposal to prohibit Community Benefit Fees will not only limit the choices for homeowners about where and under what community organization structure to live, it will also needlessly limit the ability for many to sell their homes in an already depressed real estate market. In the interest of protecting property values for those in the DC Ranch Community enjoy, FHFA's proposal must exclude Community Benefit Fees.

Sincerely,

Lauren M.

Proud Employee of DC Ranch