

To: The Town of Carrboro

In 2010, I purchased an Affordable Housing townhouse in the Legends at Lake Hogan neighborhood. Our neighborhood consists of three types of homes: (10) "Affordable Housing" townhomes, (6) Market Value townhomes, and (45) Market Value Single Family Homes. Unlike the other similarly mixed types of neighborhoods in this area, our Affordable Housing units were not placed in the Community Home Trust.

It was my understanding that the Affordable Housing townhomes were built for people like me. I have lived and worked in Chapel Hill for 11 years, had never owned a home before and make a low income salary, less than 80% of the area median income.

Even though my home is classified as Affordable Housing, there are no provisions from the Town or in the HOA covenants protecting us. As a result, we are charged the same HOA fees as all the Market Value homes, most of which cost between \$400,000 and \$500,000.

My home is valued at \$129,000. I work for the state, make a low income salary, and have not received a raise in 6 years. I cannot afford the same HOA dues as someone in a half million dollar home.

All of the other Affordable Housing units in Chapel Hill and Carrboro are managed by the Community Home Trust, but the ten of us are not. The original sales price of our units is the only aspect of our homes that is Affordable. All of the other expenses associated with our homes and living in our neighborhood are Market Value. The Community Home Trust manages the HOA fees for their homeowners so that the homes remain Affordable long term. However, in our situation the HOA board is allowed to increase the dues 10% per year with no vote from the Homeowners. As a result, our dues have increased 30% in 3 years. The HOA president stated in last year's annual community meeting that we can expect 10% increases for the next several years, at least. That equates to a 40% increase (or more) in dues since we purchased these homes in 2010.

We can also be billed special assessments at any time and failure to pay them will result in a lien on our homes.

I'm currently paying almost 10% of my monthly income to the HOA. I have paid over \$7,200 into the HOA since 2010. When these fees increase again, I will be forced to sell my home.

When these fee increases began, I started looking into selling my home. When I did so, I discovered that a significant problem I face is that the resale value of my home has decreased significantly since I moved in due to the Area Median Income decreasing over the past few years and our homes being bound to this formula. Our homes are bound by deed restrictions indicating that we must sell our homes at a price in which a person making 80% of the Area Median Income can afford. This number has declined so much since 2010 that this would equate to a loss of approximately \$20,000 per homeowner. So, while I am struggling to afford the increasing HOA dues for this neighborhood, I also cannot afford to sell at such a huge financial loss.

The Legends Affordable Housing homeowners are paying top dollar to the HOA to maintain these homes, and to maintain the condition of the neighborhood yet the number we can resell these units for continues to go down. These homes were built for low income people like me, yet low income homeowners have absolutely no chance of long term home ownership in this neighborhood. We cannot afford the same HOA dues as Market Value homeowners living in a Market Value neighborhood. These units cannot sustain Affordability long term. It has been just four years since I moved in, and this neighborhood is no longer affordable to me.

I would appreciate your help in resolving this unfair situation before I'm forced to sell at a significant financial loss to me personally.

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