

Concerns about AMI Changes

From Alex Fitch <alexbradfitch@gmail.com>

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To Kent, Katie <katiek@townoffrisco.com>; TOF Council <council@townoffrisco.com>

To whom it may concern,

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I am writing to express my concern about the recent changes to the affordable housing covenants, which have significantly impacted me. In April 2024, I qualified for and purchased an affordable condo at 220 Galena Street, Unit 4, in the Town of Frisco. As a longtime local and Summit High Grad, I was, and continue to be, deeply grateful for this opportunity, as it marked my first home purchase in a place I never thought I would get to return to. Even at the reduced price of \$398,000, this was a major financial commitment.

My decision to buy was based on the information provided at that time, including the maximum resale price, which was set using the 2023 AMI at \$421,946. However, in 2024, that figure was reduced to \$374,517—a \$47,000 drop that effectively puts me underwater on my mortgage. This change greatly affects my ability to purchase a market-rate property in the future, as my career and family grow.

I understand this adjustment was made to accommodate higher mortgage rates for future buyers, but it does nothing to help my situation. While I have no immediate plans to sell, as a young professional, I need the flexibility to move if I receive a job offer or if sustaining the mortgage becomes untenable. If I were to sell this year, I would face a \$47,000 loss, plus closing costs, making resale nearly impossible in the foreseeable future.

I don't believe the Town intended to cause financial hardship for those the program was designed to help, but this is the result. I feel as though the rules have been changed after I made my purchase, leaving me trapped in a situation that has worsened both my financial health and my future homebuying prospects.

I strongly urge you to revise the covenants to maintain the original maximum resale formula, allowing for a 3% annual appreciation, as stated in the original covenants. Alternatively, please consider adhering to the AMI numbers in place at the time of the purchase contract.

Thank you for your consideration.

Best,
Alex Fitch