

Sun Son

Jennifer Lowden  
Assistant Division Chief  
Division of Right of Way and Land Surveys

Re: Affordable Sales Program

July 8, 2014

Dear Ms. Lowden:

I have been a tenant of the Caltrans property listed above since 1973 and have participated in the affordable housing program since its inception. I continue to be grateful to Caltrans for providing me the opportunity to live in a safe and affordable house.

It now appears that I may soon be able to purchase my home of 41 years, making home ownership a reality rather than a long held dream. Among the many regulations dealing with this purchase are the highly restrictive Affordable Covenants, which I understand to be as follows:

- 1) I will not be able to sell my home for more than the purchase price for 30 years.
- 2) I will not be able to sell my home to anyone with an income greater than 150% of the Area Median Income for 30 years.
- 3) I will not be able to rent my home for more than an affordable rental rate for 30 years.
- 4) I will not be able to make improvements to my home for 30 years.
- 5) Caltrans will determine what repairs can be made to my house for 30 years.

Violation of any of these covenants will result in the loss of my home without recourse.

These restrictions may have served a purpose forty years ago, but today they only serve to allow Caltrans the ability to completely control the property (and to a lesser extent, my life) while removing any responsibility on their part concerning maintenance, repairs, taxes and other aspects of home ownership.

While I believe there should be no restrictions at all on the sale of these homes, at a minimum the following should be in place: 1.) A "time served" offset policy granting one year off of the thirty year requirement for each year of tenancy. 2.) A silent second mortgage that allows a lender bank to recoup it's money if there is a default and allows equity to build for the purchaser with each year of ownership. 3.) A policy of no restrictions on a buyer's ability to maintain and improve their property.

These covenants clearly go against the intent of the Roberti Bill, which is to provide affordable housing and maintain a strong sense of community.

Thank you,

