July 28, 2014

California Department of Transportation
Attention Affordable Sales Program
1120 N. Street
MS 37
Sacramento, CA 958144

Dear Sirs:

This letter is in response to the spirit and intent of the Roberti Law in the sale of the homes on the 710 corridor:

- The 30-year covenant is extremely excessive (Cal Trans has purchased these homes since the 60s and 70s) and places Caltrans first on the deed which will prevent my grandmother from getting a loan to buy her home. This goes against the intent of the Roberti Bill. This will prevent my grandmother from obtaining a real estate loan thereby denying qualified "Affordable Tenants" the ability to exercise their rights under the Roberti Bill.

- With a 30-year covenant, there should be an offset of time for each year of tenancy.

- If the tenant (new owner of home) passes away he/she can will the deed/property co-signer or family member who would then inherit the remainder amount of covenant restriction time (no more than 10 years)

- Some percentage of credit (towards offered price) should be given for rent already paid.

- Covenants should be for Non-Profits and Investors only.

- Extended family members, regardless of income, not currently residing in the home can purchase the home for their family member who is residing in the home on their behalf.

- There should be NO restrictions on a buyer's ability to maintain and improve their property.

- Disagree with the way that Cal Trans is labeling tenants as "not in good standing." For example there are cases in which tenants may have fallen behind on rent due to mitigating circumstances such as loss of employment, illness, and death.

- A 120- day response time (versus 60 day response) to an affordable offer should be changed. This would allow ample time to find a lender.

I would ask that you sincerely, consider this request. In the spirit and intent of the Roberti Law and APA Law, it is my hope that my grandmother will continue to permanently live in her home.

Sincerely,

Vincent N. Unpingco