

Cynthia Wright

July 8, 2014

California Department of Transportation
Attention Affordable Sales Program
1120 N Street
MS 37
Sacramento, CA 95814

Dear, To Whom It May Concern:

The 30 year Covenants placing Caltrans first on the Deed will prevent us from getting a loan to buy our houses. This goes against the intent of the Roberti Bill. I quote from the Roberti Bill. "54238.4. ***This article is intended to benefit persons and families subject to displacement and persons and families of low or moderate income. The article shall be liberally construed to permit such persons or families to enforce the rights, duties, and benefits created by the article.***" These onerous 30 year Covenants will prevent us from obtaining a Real Estate Loan thereby denying qualified Affordable Tenants their ability to exercise their rights under the Roberti Bill.

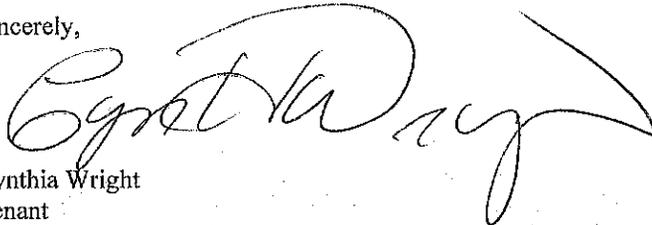
I argue that the 30 Covenant should be offset by the amount of time already occupied by the tenant in the property. After all, these houses have already been part of the affordable rental market since Caltrans purchased them in the 60's and 70's. To give an example, if one has rented for 14 years, then one should have only 16 years of the Covenant remaining.

I also argue that this 30 year Covenant should be legal apparatus that allows the lenders to recoup their money if there a default. Without this, low income people such as myself are not going to be able to get a loan for purchasing. In addition buyers should be allowed to build equality in the property each year the purchaser has ownership. An example would be, if you had paid 10 years of a 30 year mortgage and wanted to sell, from the sale, the bank would get their money, you would get what you had already paid plus you would get a percentage of the built up equity above what you had paid. Caltrans would get what is left. The more years you own, the larger the percentage you would get until, at the end of 30 years it would be 100 percent.

Finally, I strongly argue that there should be NO restriction on maintaining or improvement of the property. These restrictions in no way contribute to the Community or affordable housing stock. The houses are in GREAT need of repair and should not be hindered in restoring these to attractive and safe conditions. I would go so far as to say that these restrictions are contrary to the intent of the Roberti Law.

In closing, the policies set by Caltrans should be in the intent of the Roberti Bill and should create ownership of the 710 houses, a fair and obtainable avenue for low to moderate incomes, who otherwise be shutout of the purchase process.

Sincerely,



Cynthia Wright
Tenant

Enclosures: #
CC: Governor Jerry Brown