

Rebecca Volquartz



July 8, 2014

California Department of Transportation  
Attention affordable sales program  
1120 North St.  
MS 37  
Sacramento, CA 95814

Dear Affordable Sales Program,

This letter is to address my concerns and thoughts on the covenants that Caltrans has proposed to place on my home at [REDACTED]. *This letter is to serve as my comments for the Public Comment Period which ends on July 14, 2014.* I have lived in Caltrans housing since 1972. That's 42 years I have lived in the 710 corridor in Caltrans housing.

Here are my objections, thoughts, opinions, and concerns about the covenants that Caltrans is proposing to implement:

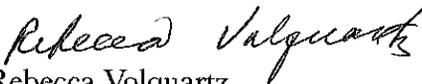
1. The 30 year Covenants placing Caltrans first on the Deed will prevent me from getting a loan to buy my house. This goes against the intent of the Roberti Bill. I quote from the Roberti Bill. "54238.4. *This article is intended to benefit persons and families subject to displacement and persons and 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 me from obtaining a Real Estate Loan thereby denying me (a qualified Affordable Tenant) my ability to exercise my rights under the Roberti Bill.
2. One suggestion that has been made regarding the 30 year Covenants is that there should be an offset of time for each year of tenancy. After all, these houses have already been part of the affordable rental market since they were purchased by Caltrans in the 60's and 70's. An example of this would be, if you have rented your home for 14 years, you would have 16 years of Covenants remaining for a total of 30 years. I support this suggestion.
3. The Caltrans Tenants Association's calls the 30 year resale restriction a "Suicide Covenant". I believe Caltrans should replace it with a "Silent Second". This is a legal apparatus 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. An example would be, if I had paid 10 years of a 30 year mortgage and wanted to sell, from the

sale, the bank would get their money, I would get what I had already paid plus I would get a percentage of the built up equity above what I had paid. Caltrans would get what is left.

4. There should be NO restrictions on a buyer's ability to maintain and improve their property. These restrictions in no way contribute to the goal of maintaining community or affordable housing stock. These restrictions are contrary to the intent of the Roberti Bill.
5. I oppose the covenant that I would not be able to sell my house to anyone who's income is greater than 150% of the Area Median Income for 30 years.
6. I oppose that I would not be able rent my house for more than an affordable rental rate for 30 years.
7. I oppose not being able to make improvements to my house for 30 years. I need to be able to make improvements to the house in order to restore the house back to its original condition.
8. I oppose Caltrans determining what repairs can be made to my house for 30 years. What if the roof leaks? What if there is a gas leak? What if the toilet gets clogged? To report these issues to Caltrans for "permission" to repair is just silly. I need to be able to perform repair without permission from Caltrans.

Thank you for your attention.

Sincerely yours,

  
Rebecca Volquartz