

Lowden, Jennifer S@DOT

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**From:** Gloria Contreras [REDACTED]  
**Sent:** Wednesday, July 30, 2014 1:37 PM  
**To:** Affordable Sales Program@DOT  
**Subject:** Affordable Sales Program  
**Attachments:** Public Comment Letter\_140730.pdf

Attached herewith are my comments.

# Gloria Contreras



via email: [Affordable\\_Sales\\_Program@dot.ca.gov](mailto:Affordable_Sales_Program@dot.ca.gov)

**Brent L. Green**  
**Chief, Division of Right of Way and Land Surveys**  
ATTN: Affordable Sales Program  
California Department of Transportation  
1120 N. Street, MS 37  
Sacramento, CA 95814

Tuesday, July 29, 2014

Dear Mr. Green,

I am sincerely grateful that CalTrans is selling its excess properties and that the State of California has made it possible for low to moderate income renters to have an opportunity to purchase their rental home. While I applaud this action, given the recent recession and the state of disrepair of many of the CaTrans properties, unfortunately many of us will be unable to purchase our homes.

Many renters live in homes that have not been properly maintained. These residences are in a state of disrepair and thus not eligible for bank mortgage loan in their current condition. **These renters should be given the opportunity to purchase another CalTrans home that does qualify for a conventional loan without major structural repairs.** For example, the residence that I am currently renting has extensive termite damage. It is highly unlikely that a bank will provide a home loan given the current condition of the property. In all likelihood, the bank will require that repairs be made before they agree to grant a loan. My garage has extensive structural damage, the sill plate is just about completely disintegrated due to termite damage and dry rot. The lower portion of the wood studs in contact with the sill plate are similarly damaged. When the neighbor waters her garden, the water seeps under the garage wall and floods the garage floor. The same thing happens when it rains. This constant flow of water has caused extreme structural damage to the lower portion of the garage walls. This damage is clearly visible in the garage, as the interior is unfinished and the garage framing is visible - I don't know what condition the house is in, only a qualified residential inspector can make that determination, but I would presume that it is in similar condition as I frequently find termite droppings around the kitchen sink. Since the intent of State law is to allow for low to moderate income families to become homeowners, the small savings that I have for the down payment and closing costs will be wiped out in making repairs, thus I would no longer have funds for down payment - I will be unable to purchase my home. **Two options come to mind; CalTrans can make repairs to the residences so that banks will approve home loan or, CalTrans can allow renters the opportunity to purchase another available and qualifying CalTrans property.** Without these options, the low to moderate income families that State law is trying to help will be unable to purchase their homes, and the residences will end up in the hands of wealthy investors with the means to make make repairs and flip the residences.

Seniors on fixed incomes who cannot qualify for a home loan or are not in a position to purchase their home should be given the **opportunity to rent a similar size vacant CalTrans home in the same neighborhood for the same amount they are presently paying.** For example, my neighbor is 90 years old and has lived in his home for 40 years. It would be impossible for him to purchase his home. The shock of just moving to another home will be severe. What will happen if he is unable to get another CalTrans home? Will he be homeless?

Please consider that the program is intended to allow low to moderate income families the opportunities to purchase their home. Without some concessions, we lack the financial resources to purchase our home and will again be priced out of the real estate market and continue to be renters.

Sincerely yours,

Gloria Contreras

**Lowden, Jennifer S@DOT**

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**From:** Gerald Wright [wright\_gerald@hotmail.com]  
**Sent:** Wednesday, July 30, 2014 3:23 PM  
**To:** Affordable Sales Program@DOT  
**Subject:** Public Comment on 710 Affordable housing sale

**Proposed Affordable Housing sales I-710.**

I am **against sales of state owned property (housing or apartments) to former tenants** of residential property. I consider this a misuse of state funds and ilegal.

They have ended the relationship with the state owned property and nowhere are private owners obligated to allow tenant to have **first choice rights** to purchase because they were **former tenants**.

I **support the 30 year affordable restriction** for current tenants in order to keep the housing affordable stock of housing.

Gerald Wright  
3495 Landfair Road  
Pasadena, CA 91107