

Speaker #9

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14. **"Former Tenant in Good Standing" Tenant Category**

A review of tenant/landlord laws in California suggests that these conditions should be used to determine a "Former Tenant in Good Standing" (FTGS):

That the former tenant's house was delivered back in condition acceptable to the state and all past due rent, charges, costs and expenses related to the occupancy were settled. The legislation speaks of affected persons and the preservation of the fabric of the community, FTGS should have demonstrable ties to the community: schools, churches, and community affairs. FTGS should have consideration for those on fixed income and income consistent with the intent of the Roberti Bill. Interest in other real property should be consistent with 3. A, as previously mentioned, There should be intent to reside in the home as a primary residence. If homes of last residency of FTGS are not available to them, FTGS should have preference to purchase long vacant homes with no claimants.

A. A registry should be set up for former tenants in good standing (FTGS). According to the Carol Liu Law FTGS should be eligible to purchase either the dwelling in which they previously resided or an unoccupied surplus dwelling. "Tenants in Good Standing" is a term and a population that is a legal stakeholder and as such have the right to know and participate in every stage of the sales process.

B. Any persons evicted or who have moved from their properties for any reason related to the increase in rent or property sales within a time span of the last 5 years should have the option to purchase where they previously resided in or any of the other vacant properties that will be for sale at the purchase prices originally paid for by Caltrans to acquire said property.

C. Some tenants have been moved from their state owned homes for reasons of Department need. These FTGS should be the beneficiaries of the law if they elect to participate.

Additions