

July 24, 2014

Dear Mr. Green,

We are writing in response to the recent publication of the Title 21 Public Works Division 2. Department of Transportation Chapter 9.5 Affordable Sales Program. We would like to see some of the guidelines proposed in the document return to the time specifications originally proposed, ie,

Section 1480 Terms of Conditional Offer prior to Sale.

Originally it was defined *"As used in this article. The term "offer" means to solicit proposals prior to sale in a manner calculated to achieve a sale under the conditions specified, and to hold that offer open for a reasonable period of time, which shall be no more than one year, unless the time is extended by the selling agency at its discretion, for a period to be specified by the selling agency"*

1480 section A (new proposal)

You are proposing a 60 day window...this is much too short for a tenant to explore all the financing possibilities in order to acquire a DOT property with the restrictions that are being proposed. Tenant should have up to a year to respond to the offer.

Section 1487, "Upon acceptance, buyer has 90 days to close escrow".

Because of the unique requirements to purchase DOT properties at the low and medium income levels, 90 days is too short of time for tenants to explore all the possibilities for financing. They will need more time and 180 days should be the minimum time to find financing for these properties.

Section 1477 Conditional Offer Prior to Sale

Section 3

"All single family residences shall be offered at an affordable price or fair market value at each buyer's option to present occupants who are in good standing who have occupied the property for five years or more, and whose income does not exceed 150 percent of the area medium income if the present occupants have not had an ownership in real property in the last three years"

The "area medium income" should be determined by Zip Code as there are vast differences in the area medium income in the DOT properties being released.

Finally we would like to be informed of the original cost of the properties at the time Caltrans purchased them.

Thank you so much for the opportunity to help craft the details of this program, so that the transition from Caltrans property to private property goes as smoothly as possible.

Best Regards,

William Regan



Debra W. Regan

