

CALTRANS
AFFORDABLE SALES PROGRAM
PUBLIC HEARING

THURSDAY, JULY 17, 2014

PASADENA, CALIFORNIA

6:00 P.M. TO 8:00 P.M.

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APPEARANCES:

- BRENT GREEN, Division chief of Caltrans
- JENNIFER LOWDEN, Assistant Chief
- ROGER FORMANEK, Esquire

Caltrans Affordable Sales Program Public Hearing, located at 300 East Green Street, Roo 107, Pasadena Convention Center Conference Center, Lower Level, Pasadena, California, on Thursday, July 17, 2014, at 6:00 p.m. to 8:00 p.m., before Joyce Holbrook.

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PASADENA, CALIFORNIA
THURSDAY, JULY 17, 2014

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MR. GREEN: See if it's on. It is on,
right? Yes, it is.

Good evening. Wow, that was loud. I am
sure you can hear me just fine.

We are going to go ahead and get started
right at 6:00 tonight. We were delayed a few minutes
on Tuesday. I expected a little bit larger crowd
tonight, so we made sure to have it on the PA to
speak. I will probably pause, again, a half hour into
it, so those folks that haven't arrived now they'll
have the breadth of opening comments that I make, I'll
abbreviate those so you don't have to hear them all
again, but give some frame of reference for the
purpose of the hearing and to the format.

So for those of you who are still milling
around, do you want to take a seat? That will be
great. That way we can get started.

First, just some real quick,
housekeeping-type things. There's emergency exits.
One is right outside the door to the left, down the
stairs, and the other is you make an exit out the door

1 and you make a hard right and a hard right and you go
2 through two doors this way. So there's two options
3 for exits.

4 The rest rooms are also out and like a
5 v-turn book outside of this door here.

6 (Announcements in Spanish.)

7 MR. GREEN: Thank you. All right. Well,
8 good evening. I am Brent Green. I am the Division
9 Chief of Right of Way and Land Surveys for the
10 Department of Transportation, Caltrans. I reside in
11 Sacramento.

12 It's Thursday evening, July 17, 2014.
13 We're gathered here this evening in the Pasadena
14 Convention Center located at 300 East Green Street,
15 Conference Center Lower Level, Room 107, Pasadena,
16 California, 91101.

17 We have a court reporter to my left here,
18 tonight. She is assisting us. She will be recording
19 all the input from the speakers we hear tonight, and
20 she has to hear us just as well as anyone else. So if
21 people could kind of limit their talking while the
22 speakers are up front so that she can capture
23 everything that the speaker up front says, that would
24 be appreciated.

25 This public hearing is focused exclusively

1 on the Affordable Sales Program Regulations proposed
2 by Caltrans. It's Title 21 of the California Code of
3 Regulations, beginning with Sections 54235 to 54238.6,
4 as required by the Administrative Procedures Act.

5 This is not a town hall meeting or a
6 workshop, but a forum to receive public comments
7 specifically on the regulations proposed by Caltrans.
8 Public participation is the key to the regulatory
9 process, so we're here tonight to hear your input.

10 This public hearing is only on
11 regulations. It's not about the project. We won't be
12 speaking about the project tonight or the
13 environmental process or rents or rental rates or
14 maintenance or repairs. This is exclusively just to
15 discuss the regulations that we are proposing. And,
16 again, we're here for you, to hear your comments.

17 This hearing is scheduled from 6:00 to
18 8:00. We'll try to take as much input as possible.

19 Under rulemaking provisions of the
20 California Administrative Procedures Act this is the
21 date, time, and place set for presentation of comments
22 for or against the proposed regulations, either orally
23 or in writing. Notices have been sent, both published
24 and sent to mail, to all interested parties. This is
25 a quasi-legislative hearing in which Caltrans carries

1 out a ruling and function delegated by the
2 legislature. Witnesses presenting testimony at this
3 hearing will not be sworn in nor will they engage in
4 cross comments submitted or made during the hearing.

5 We will take under submission all written
6 and oral statements submitted or made during this
7 hearing. If you have made a oral or written statement
8 on Tuesday evening at the California State University
9 at Los Angeles public hearing, those comments are
10 already a part of the public record. Written comments
11 bear the same weight as oral comments received, and we
12 respond to all of these comments in writing in the
13 final statement of reasons.

14 As I mentioned previously, this rulemaking
15 hearing will be recorded by a certified court
16 reporter. The transcript of tonight's hearing, along
17 with any exhibits and evidence presented during the
18 hearing will be made part of the rulemaking record,
19 together with any written comments received.

20 The record in this hearing is being kept
21 open until 8:00 p.m. in order to receive relevant
22 evidence from interested parties. At this point, the
23 ruling and record includes the notice of proposed
24 action, the proposed regulations, the initial
25 statement of reasons, the economic and fiscal impact

1 statement and any comments that have been received to
2 date.

3 These regulations were duly noticed more
4 than 45 days prior to today's meeting. The notice of
5 public hearing along with an information notice were
6 mailed to Caltrans' residential tenants. They were
7 also mailed to other interested parties who had
8 requested rulemaking choices as well as those parties
9 who were deemed by Caltrans to have a potential
10 interest in the proposed rulemaking.

11 Caltrans is committed to going through the
12 process as quickly as possible. Selling properties
13 will require that the proposed Affordable Sales
14 Regulations be adopted in accordance with the
15 Administrative Procedures Act. Regulations proposed
16 by any state agency must be reviewed and approved by
17 the Office of Administrative Law. That approval
18 process involves a determination by the Office of
19 Administrative Law that these proposed regulations
20 meet the following five criteria: First, it does not
21 alter, amend, enlarge, or impair the scope of the
22 authority referred in the statute; second, it is
23 consistent and not in conflict with or contradictory
24 to existing law; third, it is clear in terms; fourth,
25 it does not duplicate existing state or federal law;

1 and fifth, it is necessary to effectuate the purpose
2 of the statute it is implementing.

3 If the Office of Administrative Law makes
4 a determination that a proposed regulation does not
5 meet the need of any of these matters, it can disprove
6 the regulatory proposal. This would mean that the
7 regulation would not go into effect.

8 In addition, these properties must be
9 declared excess, the environmental document must be
10 complete and comply with the California Environmental
11 Quality Act, and we must comply with Public Resource
12 Code Section 5024, which is concerned with ensuring
13 that there is no adverse affect to any historic
14 properties.

15 Caltrans is proposing a regulatory action
16 to adopt a regulation in Title 21, Division 2 of the
17 California Code of Regulations. This sets forth the
18 procedures that will allow Caltrans to dispose of the
19 surplus residential properties originally acquired for
20 the State Route 710 extension in the cities of Los
21 Angeles, South Pasadena, and Pasadena, in accordance
22 with sections 54235 through 54238.6, as amended, which
23 is known as the Roberti Act. The regulations are
24 intended to allow Caltrans to dispose of the
25 residential properties in a manner that will preserve,

1 upgrade and expand the supply of housing available to
2 affected persons and families of low or moderate
3 income.

4 Copies of the proposed regulatory action
5 and the initial statement of reasons are available at
6 the information table just outside the door, so make
7 sure that you pick those up if you haven't already.

8 As you entered the room today, you were
9 given the opportunity to sign in on the attendance
10 sheet. If you wish to sign the attendance sheet and
11 have not already done so, please sign it at your
12 convenience before you leave this evening. If you
13 don't, you will not be excluded from participation in
14 these proceedings if you do not identify yourself or
15 did not sign the attendance sheet. However, if you
16 wish to provide an oral comment, we will require you
17 to fill out the speaker card.

18 You were also provided with an opportunity
19 to pick up and complete a comment sheet as you entered
20 the room. If you completed that sheet or you have
21 brought written comments with you to submit during the
22 hearings this evening, please place them in the
23 comment box located on the information table. And I
24 believe it's on the far end of the information table
25 as you came in.

1 The 45-day written comment period
2 originally scheduled to end at 5:00 p.m. on July 14,
3 2014, has now been extended to 5:00 p.m. on Thursday,
4 July 31, 2014. If we do not receive your comments
5 during this public hearing, you may still submit
6 written comments relevant to the proposed regulations.
7 At the information table, you will find copies of the
8 Notice of Extension of Written Comment. This notice
9 has been mailed to those who Caltrans believes to be
10 interested in the proposed action, including all that
11 were previously notified by mail and those who have
12 subsequent requested information.

13 This notice has been posted on Caltrans'
14 Internet Web site and will be published in the
15 California Regulatory Notice Register on July 18.

16 Written comments received this evening --
17 and at Thursday's public hearing, that's tonight, will
18 be considered part of the rulemaking record. You were
19 also given an opportunity to complete the speaker card
20 indicating you wish to make oral comments related to
21 the proposed regulations. In order to give everyone
22 an equal opportunity to present their views, only
23 those who have completed a speaker card will be
24 allowed to speak. If you did not complete a speaker
25 card and wish to speak here this evening, please go to

1 the information table just outside the door. You can
2 also find Caltrans employees and ushers who have
3 speaker cards if you weren't able to find them outside
4 or if you'd like to get them now. There you can
5 complete a speaker card and give to the representative
6 at the information table. Again, those who have
7 completed the speaker card will be allowed to speak
8 this evening.

9 Please ensure you have provided a complete
10 and legible name and address on the attendance sheet,
11 speaker card or written comments if you wish to
12 receive updates, including the final statement of
13 reasons which will contain our responses to the
14 comments received.

15 Again, we are here exclusively to hear
16 comments on the proposed regulations for Caltrans
17 Affordable Sales Program. As I indicated earlier and
18 as a reminder, we are not here to talk about the
19 project, the environmental document, maintenance
20 affairs or rentals. We really need your input. This
21 is a legislative process, so we're looking for your
22 input on the regulations. We are listening, gathering
23 information tonight.

24 While you are speaking, I may interrupt
25 you and remind you to state the section of the

1 regulations you wish to provide a comment to. I
2 understand that regulatory language can be complex and
3 it may be unclear which of your concerns relate to the
4 specific hearing. We welcome input on issues outside
5 of the scope of tonight's hearing, but this is not the
6 forum to discuss them. Therefore, if you have
7 concerns about other matters such as I mentioned
8 above, please pick up the flyer at the information
9 table, where there's a lot of contact information and
10 a variety of ways to get ahold of us on a variety of
11 issues.

12 I will call your name from a completed
13 speaker card submitted. Please do not come forward
14 until I have called your name and asked you to step
15 forward. We are going to do our best to keep an
16 orderly hearing this evening so that everyone can be
17 clearly heard. We ask your help in respecting each
18 speaker and limiting your talking. If you do want to
19 talk amongst yourselves, I would ask you to step out
20 in the hallway, because with this size of a crowd, we
21 really do want to make sure we capture all the
22 comments via reporter.

23 We have a timer to my right, to your left,
24 that will show you how much time you have remaining.
25 To be fair to everyone who wishes to speak this

1 evening, I will enforce the two-minute rule, and there
2 will be no seating assigned to other speakers, nor
3 will an individual be allowed to speak more than once.

4 If your comment does not address the
5 proposals put forth by Caltrans, I may ask you to
6 return to your seat or seek information out at the
7 information table.

8 Again, if you have concerns not related to
9 the regulations, once again, there is information on
10 the information table for you.

11 We do not wish disruptions to prevent
12 others from honoring their views. Anyone who becomes
13 disruptive, I may ask to leave the room.

14 We will complete this hearing at 8:00 p.m.
15 tonight. If you turn in a speaker card any time
16 before 8:00 and we have not heard your comments, we
17 will remain after 8:00 until all persons who have had
18 an opportunity to present their comments or the room
19 is no longer available to us. And I asked the parking
20 guy and he said they are open all night. So hopefully
21 I won't be here all night, but if so, I will be here.

22 When you speak, I ask that you come
23 forward and speak loudly enough that the court
24 reporter and the rest of the attendees can hear you.
25 Please speak loudly and clearly. Begin by stating

1 your name, spelling your last name to ensure the court
2 reporter is able to record the information accurately,
3 the organization you represent, if any, and tell us
4 the section number of the proposed regulations on
5 which you wish to comment.

6 As a final reminder, your input is
7 important to the process. I will not be responding to
8 your comments or answering questions this evening.

9 (Announcements in Spanish.)

10 MR. GREEN: Thank you. At this time I
11 will begin calling out speakers based on the speaker
12 cards received. I am going to call up one speaker and
13 the next three speakers, so that you can be prepared
14 to come forward. We have three seats up front or you
15 can stay where you're at and just be prepared to come
16 on up after I call your name.

17 I am reading the speaker cards as you
18 wrote them. Please forgive me if I have mispronounced
19 your name.

20 We have a two-minute timer as indicated on
21 the left, and the first speaker is a esteemed Senator
22 David Roberti. Senator.

23 MR. ROBERTI: Thank you very much. Thank
24 you very much, Mr. Green.

25 I am here this evening at the request of

1 the Caltrans tenants of the 710 corridor. So I'd like
2 to share with you my thoughts on proposed regulations.
3 Specifically, the requirement of a 30-year restrictive
4 covenant, which imposes upon the buyer of surplus
5 residential property the obligation to maintain the
6 affordability of the property for future buyers of low
7 and moderate income. This covenant for so long a
8 period, while consistent with the low and moderate
9 income aspect of Government Code Sections 54235 and
10 54238.7, known informally as the Roberti Bill, departs
11 from the purposes of these very same code sections
12 designed to preserve, upgrade, and expand the supply
13 of housing and to mitigate the significant
14 environmental impact caused by the displacement of
15 large numbers of persons which are the neighborhood
16 preservation aspects of the legislation.

17 These problems came to light especially
18 when viewed from the prospective of the tenant
19 resident in a property that should have been declared
20 a surplus long before the department actually did so.
21 The on-again, off-again history of 710 is a case in
22 point. Numbers of people have eagerly anticipated to
23 buy their houses, some over three and four decades
24 long, only to be thwarted by the department,
25 administrators, or the CTC, appointee or elected

1 officials who changed and went with policy changes, as
2 well as policy changes.

3 In the -- if 30-year restricted covenants
4 are added to what they have presently endured,
5 lifetimes will come and go before buyers own their own
6 property free and clear.

7 The provisions of the Roberti Bill, which
8 called for the supply of housing that are preserved
9 and upgraded and for governmental affects to be
10 mitigated, presumes that the actors will be
11 full-fledged homeowners. They have a vested interest
12 to keep the property up, to invest money in their
13 property without fear that an improvement might be too
14 much or that a preemptive right to purchase might be
15 effectuated.

16 With the exception of the historic
17 covenants, there should be no restriction on an
18 owner's ability to repair or improve his property.

19 (Bell ringing.)

20 Just to capsulize a couple of other
21 paragraph points. Sometimes buyers purchase property
22 with the thought that their heirs will reap the
23 greater benefits. This doesn't happen. When a buyer
24 wants to buy, the property manager supervising the
25 property, that's what they have to become. They have

1 to uproot their whole lives in order to achieve
2 something.

3 In California, property values have
4 changed enormously. Upgrading a neighborhood will be
5 even more difficult if you can't get a loan. And you
6 can't a loan if the lender has the minority or a
7 lesser right to achieve payment. And that happens
8 under current criteria, which puts the lender way at
9 the bottom and nobody is going to be able to upgrade
10 their property.

11 What I essentially want to leave you with
12 is the thought -- is that upgrade and preservation of
13 the neighborhood are in the statute. The 30-day
14 covenant -- the 30-year covenant is not in the
15 statute, but upgrade is in the statute, and it is hard
16 for lenders to loan money because they are not going
17 to get their money back; they are at the bottom of the
18 barrel. They won't lend. And with that, it's
19 impossible to upgrade a neighborhood, upgrade the
20 property.

21 For a senior who has lived there for
22 30 years, and 30 or 40 or more years, you are asking
23 for them to endure this -- not you -- but this -- with
24 the result of the -- it's ridiculously unfair and
25 inconsistent with the two-pronged aspect of the

1 Roberti Bill. Affordable Housing, but the maintenance
2 and upgrading of neighborhoods. That seems to have
3 never been part of Caltrans' equation.

4 The second part of those code sections,
5 and I'm asking you in the composition of the
6 regulations, to please, for the first time, take into
7 consideration that the bill was two-pronged.
8 Affordable Housing, yes, and importantly so, but also
9 the preservation of neighborhoods and the upgrading of
10 property.

11 Thank you very much.

12 MR. GREEN: Thank you, Senator. Senator,
13 before you leave tonight, make sure you leave your
14 comments in the box.

15 SENATOR ROBERTI: I did. Thank you very
16 much.

17 MR. GREEN: Okay. The next four speakers.
18 Lyn Miller, John Kvammen. Okay. Chris Sutton and Don
19 Jones. And let's start with Lyn.

20 MS. MILLER: Good evening. My name is Lyn
21 Miller. I have been a Caltrans tenant for 15 years.
22 I am 73 years old, and I've lived in two Caltrans
23 houses. I've put over \$30,000 of my own hard-earned
24 money into these houses to maintain them over the
25 years. I qualify under the Roberti Bill to be able to

1 purchase my house. I will, however, have no chance to
2 buy the house under the suggested suicide covenant,
3 Nor will any other tenant candidate. There is no
4 real -- no lender available when Caltrans places them
5 first on the deed for 30 years and restricts
6 maintenance and improvements. No financial
7 institution will lend to anyone under these
8 prohibitive and curative covenants.

9 Should I be able to purchase, I will be
10 103 years old before I can improve or sell the house.
11 This is illegal. These restrictions are not mandated
12 by law as Caltrans would like you to believe. Any
13 regulations that achieve the Roberti Bill and can't
14 maintain the community and affordable housing are
15 allowable. The Roberti Bill did not intend that
16 tenants be denied their rights to purchase by making
17 loans and conditions impossible. Tenants should have
18 an offset for each year of tenancy. Replace the
19 30-year covenant so the silent segment that allows the
20 lender to recoup its money if there is a default on
21 the loan. It allows equity to build for the purchaser
22 with each year of ownership. There should be no
23 restrictions on buyers maintaining and improving
24 property. They do not contribute to the Roberti
25 Bill's goal of maintaining the community.

1 These draconian and illegal restrictions
2 deny the intent of the Roberti Bill and make buyers
3 nothing more than indentured servants should they even
4 be able to obtain financing.

5 Please do the right thing and make the
6 regulations for the sale of the houses legally conform
7 with the intent of the Roberti Bill and restore the
8 communities they are in.

9 Thank you.

10 MR. GREEN: Thank you.

11 John, I believe you're next.

12 Please spell your last name for the
13 record, please.

14 MR. KVAMMEN: John Kvammen.

15 MR. GREEN: For the court reporter --

16 MR. KVAMMEN: Spell it?

17 MR. GREEN: Yes, please.

18 MR. KVAMMEN: K-v-a-m-m-e-n.

19 Thank you for this opportunity to voice my
20 objections to the proposed covenants.

21 First, I have a question for you, though.
22 Why does it appear that the affordable housing groups
23 have more access and influence to this process than
24 the public? Why do their interests of affordable
25 housing seem to supersede our interests of community

1 preservation?

2 We understand that Michael Rodriguez,
3 chief of real property services, was tasked with
4 developing these regulations and that he was prepared
5 to recommend substantial reductions in the time
6 covenants from the proposed 30 years. He was abruptly
7 and without explanation pulled off this task. I
8 believe the affordable housing groups influenced the
9 process. The question is how. I haven't seen them
10 speaking at these public hearings. Do they have
11 special access to Caltrans?

12 As Senator Roberti has said, the
13 Roberti Bill is about community preservation and
14 affordable housing. There is plain language in the
15 Bill relating to community preservation. I pulled one
16 section, Government Code Section 5428.4. This article
17 was intended to benefit persons and families subject
18 to displacement and persons and families of low and
19 moderate income. The article shall be literally
20 construed to permit such persons and families to
21 enforce the rights, duties and benefits created by
22 this article.

23 Did you notice that it said benefit
24 persons and families subject to displacement? That's
25 the community preservation part of that. And then it

1 went on to say that persons and families of low and
2 moderate income. That would point to both community
3 preservation and affordable housing equally. Why do
4 you only look at the affordable component of the
5 Roberti Bill?

6 The following three suggestions relate to
7 community preservation -- the community preservation
8 aspects of the Bill. I would recommend an offset of
9 one year against the 30 years of each year a tenant
10 has rented. I recommend a lender being placed first
11 on the deed before Caltrans so the tenant can get the
12 loan. And finally, there should be no restrictions on
13 the buyer's ability to maintain and improve the
14 property.

15 Thank you.

16 MR. GREEN: Thank you.

17 Mr. Sutton.

18 (Bell ringing.)

19 You had a very short time. I'm sorry.

20 MR. SUTTON: It's really an offensive
21 bell, and it may cause people who are epileptic to go
22 into seizures. It's offensive and a disruptive bell.
23 And that we should have it differently.

24 AUDIENCE SPEAKER: Yes, I agree.

25 MR. SUTTON: My name is Christopher

1 Sutton, S-u-t-t-o-n. I am also an attorney for some
2 of the tenants in the 710 corridor. I spoke on
3 Tuesday night. I have different comments tonight.

4 Number one, I would request that the
5 transcripts and comments, both written and oral, that
6 were made at the hearing in October, 2013, and
7 including my later correspondence to Mr. Solaris, a
8 the lawyer for Caltrans, be included in the record of
9 these proceedings as a full understanding of what was
10 requested to be in the regulations and how Caltrans
11 ignored those requests. The current regulations
12 contain no aspect to comply with the Americans with
13 Disabilities Act in terms of people who are unable to
14 comment within the 45 days or who are unable to
15 respond to offers to purchase or sell the properties
16 within the time limit.

17 There's also an aspect of age
18 discrimination involved in these 30-year covenants and
19 in the way in which Caltrans compiled the list of 42
20 properties it released on July 3rd. In effect, the
21 July 3rd release of the 42 residential properties and
22 the 11 vacant properties -- vacant lots -- was an
23 amendment to the proposed regulations without
24 explanation, without a notice, without anything. And
25 the release of the list on July 3rd should extend the

1 comment period under the Administrative Procedures Act
2 for another 45 days, until August 17th. People are
3 asking for an even longer period, and I think that's
4 appropriate.

5 The list of affordable housing and surplus
6 housing that you set out in 1994 needs to be compared
7 to the list that you set out a few weeks ago.

8 In 1979 these laws were passed. The
9 median income included the largest number of people.
10 But because of the hollowing of the middle class and
11 because of the extenuating circumstances of these
12 properties being speculatively priced up and rents
13 being put up based upon houses in La Canada or
14 San Marino. What you've done, you've created
15 regulations that would exclude most of the people from
16 buying, and you need to work the regulations with the
17 people --

18 (Bell ringing.)

19 MR. SUTTON: -- the most of the people who
20 live in the houses will qualify. Otherwise, what
21 you're going to have is you are going to have the
22 overwhelming majority of these 585 houses going to
23 nonprofit agencies which will result in the
24 eviction --

25 MR. GREEN: Thank you.

1 MR. SUTTON: -- of the majority of the
2 people, and you have failed to do an environmental
3 analysis --

4 MR. GREEN: Thank you, Mr. Sutton.

5 MR. SUTTON: -- of what that eviction will
6 be.

7 MR. GREEN: Thank you. Make sure you
8 leave your comments.

9 Mr. Don Jones.

10 MR. JONES: Thank you.

11 MR. GREEN: You may proceed.

12 MR. JONES: Thank you for your courtesy,
13 and good evening, neighbors. My name is Don Justin
14 Jones. I would like to comment on a part of the
15 Section 1476 and 1488.

16 Former tenants in good standing is a
17 category that was not anticipated in the original
18 Roberti Bill, but occurs in this bill here. I have
19 submitted in comments at Cal State LA what I believe
20 should be the criterion for former tenants to be
21 staying. I will not repeat that. However, I would
22 like to leave former tenants in good standing with
23 Section 1488, which talks about for surplus
24 residential properties not sold pursuant, et cetera,
25 et cetera, that they should be offered to former

1 tenants in good standing.

2 I would like clarification to be sure that
3 all of the former vacant properties are eligible for
4 former tenants in good standing. There are over 60
5 vacant properties out there. Some of them have been
6 vacant for decades. To allow the community theft to
7 continue, the former tenants in good standing would
8 meet the criteria as I presented before. They should
9 have the opportunity to be reintegrated into the
10 community. As we know, several of the people who do
11 not live in their homes now were removed from their
12 homes for stated state purposes, but were not allowed
13 the opportunity to return to those homes. Those homes
14 they rented to other people at a higher rent,
15 precluding those of us who have been on retirement or
16 social security from moving back to our old homes.
17 Therefore, I think what's equitable and an honest
18 attempt at integration of the community is an offer to
19 vacant homes, there are over 60 vacant homes, to the
20 former tenants in good standing that meet the criteria
21 that I propounded earlier. I think it's fair. I
22 think it's a way to keep the fabric together. It's
23 the way to keep the community together.

24 I know I lived in my home for over 22
25 years. My son went to high school here. Cub Scouts,

1 church, confirmation. We have been part of this
2 community for years, as many of the people here can
3 attest.

4 Thank you very much for your courtesy. I
5 hope you will consider these remarks. Thank you.

6 MR. GREEN: Thank you.

7 I am going to go ahead and call the next
8 four names. Jim Wong, Linda Krausen, Suzanne Easter,
9 and Anne Alderson.

10 We will start with Mr. Wong.

11 MR. WONG: Thank you. Good evening. Jim
12 Wong, W-o-n-g. City of Pasadena Housing Department.
13 And I am going to be commenting specifically on two
14 sections, the first being Section 1477, subsection
15 (a) (4); and the second section will be 1476
16 definitions (i) and affordable sales price.

17 The City would recommend that Section
18 (a) (4) be modified to read as follows: All other
19 surplus residential properties and all properties
20 described in paragraphs one, two, and three of this
21 subdivision that are not purchased by the former
22 owners of the present -- or the present occupants
23 shall then be offered on a first priority basis to
24 housing-related public entities and then to
25 housing-related nonprofit private entities at an

1 affordable price as defined in Section 1476.

2 And then, accordingly, our recommendation
3 would be to modify the affordable price definition in
4 Section 1476 to include the following provision:

5 However, in the event of the sale of surplus property
6 to a housing-related entity, be it public or private,
7 the amount of the Caltrans sales price shall be
8 determined as follows: And we recommend two
9 categories. One for unimproved property. And the
10 sales price for unimproved property shall be the
11 residential amount based on the affordable sales price
12 calculated for this subsection at the low or moderate
13 income level less the cost of developing dwelling
14 units on the property. The residual amount will be
15 determined jointly by Caltrans and the housing-related
16 entity.

17 And then the second subsection for sales
18 and properties by Caltrans relates to improved
19 property, such that the sales price shall be the
20 residual amount based on the affordable sales price
21 calculated per the section at the low or moderate
22 income level less the cost of preparing --

23 (Bell ringing.)

24 MR. WONG: -- and rehabilitating the
25 improvements to bring them to palatable and marketable

1 standards. Thank you.

2 MR. GREEN: Thank you, sir.

3 Linda.

4 MS. KRAUSEN: Good evening, again. My
5 name is Linda Krausen. 1109 Grevelia Street, South
6 Pasadena, and I am going to try to stay within the two
7 minutes and also within the section.

8 MR. GREEN: Could you spell your last
9 name?

10 MS. KRAUSEN: K-r-a-u, S, as in Sam, E,
11 N, as in Nancy. 1109 Grevalia, South Pasadena.

12 I'm going to speak on three areas. First
13 is the priority of sales. I am at Number 3 and Number
14 3 and on Number 5, and intervening between me and the
15 possibility of buying my home. I don't qualify for
16 one of these. It is a for-profit, limited-profit or
17 non-profit housing entity which will rehab and develop
18 my house hoping for a higher -- a rental property or a
19 home that's up to me or to others. They have no
20 covenant and they have no restrictions. It is the
21 sense of the stakeholders in this area, in the
22 710 corridor, that you maintain neighborhoods with the
23 original fabric of right of first ownership for all
24 homes within the corridor, which will be the tenants
25 who are occupying them at present. And pursuant to

1 the priorities one through three and five, in that
2 order. And that the housing-related entities mention
3 to allocate to the last priority and that is
4 the (inaudible) sense of the South Pasadena city
5 council last night and the desire of many of the long
6 time tenants.

7 We have recently discovered it is possible
8 to reverse these priorities. More time is needed for
9 that effort.

10 As far as covenants are concerned,
11 according to the Governments Section 5423 --

12 MR. GREEN: Excuse me. The court reporter
13 has asked us to slow your talking down just a hair.
14 Thank you.

15 MS. KRAUSEN: I am so sorry. I work at
16 court and I totally understand. I hate to talk.
17 Okay. Can I -- well --

18 According to the section -- Section 4(b),
19 Caltrans was, as the selling agency, will impose the
20 terms and conditions and restrictions to ensure that
21 housing will remain available. The Department of
22 Housing and Community Development shall provide
23 recommendations about these issues. Therefore, it is
24 at Caltrans' discretion to impose or not impose and to
25 change or not change the number of years for these

1 restrictive covenants.

2 I would therefore advise Caltrans to look
3 at -- into some other cities for version of the voice
4 where the covenants are for 10 years or 15 years, and
5 many cities around California where they are quite
6 low, and I think that these properties have --

7 (Bell ringing.)

8 MS. KRAUSEN: Since these properties have
9 been in an affordable -- a low and moderate affordable
10 situations since 1979, adding 30 years onto them would
11 be 75 years of that. And some of these houses won't
12 even last that long. And certainly the people who
13 live there --

14 MR. GREEN: Thank you.

15 MS. KRAUSEN: -- will not.

16 MR. GREEN: Thank you.

17 If you have a written statement, be sure
18 and leave that with us as well, if you'd like to.

19 MS. KRAUSEN: Thank you.

20 MR. GREEN: Suzanne Easter.

21 MS. EASTER: Hi. My name is Suzanne
22 Easter, like the holiday, E-a-s-t-e-r.

23 I am a resident of South Pasadena for the
24 last 17 years. My home was in the early rounds of
25 properties considered surplus. In 2000, I entered

1 into a CTC-approved market value sales contract.
2 Shortly after I opened escrow, Caltrans deemed my
3 market value sale illegal. They gated the contract
4 but never provided any documentation to support their
5 claim. Fourteen years later, the current sales
6 provisions allowing for market value sales proves that
7 this claim is false.

8 In 2002, I again entered into another
9 CTC-approved affordable sales contract, opened escrow
10 once again, and was again unable to get the deed to my
11 home because Caltrans ill concede poorly written sales
12 contract.

13 My feeling is that Caltrans should honor
14 anybody who is in a situation like I am, their
15 original sales contract, whether they be market value
16 or for affordable housing. And that they will -- and
17 for those of us who are offered CTC-approved
18 contracts, and they should be offered at the original
19 price offered. We were denied the right to the deeds
20 to our homes because of Caltrans' deceptions and
21 mismanagement. Caltrans should prioritize closing
22 these sales as efficiently as possible in order to
23 rectify the injustice and emotional and financial pain
24 and suffering inflicted on the tenants.

25 Thank you.

1 MR. GREEN: Thank you.

2 Anne?

3 MS. ALDERSON: Me?

4 MR. GREEN: We are ready.

5 MS. ALDERSON: All right. My name is Anne
6 Alderson. I live down the street here, in Pasadena,
7 on 929 S. Pasadena Avenue.

8 I just want to emphasize I was at the
9 meeting the other night, and I want to emphasize my
10 opinion about what should happen, and one is the
11 30-year covenant should be removed and instead of
12 programs should be based on how many years tenants
13 have lived in their homes.

14 Second, the restrictions and rules for the
15 sales program should be removed. I am disabled and my
16 gross income has nothing to do with reality. Other
17 agencies, including the federal government, use
18 adjustable income. I believe the federal statute
19 allows for special circumstances for someone like me,
20 but Caltrans did not choose to follow the federal
21 statute.

22 A couple of weeks ago I received a letter
23 from Mr. Rubin Carmen notifying me that I had unpaid
24 rent of \$2.26.

25 MR. GREEN: Is this related to the

1 regulation? Please focus your comments on the
2 regulations.

3 MS. ALDERSON: I would like to follow this
4 up because it is telling you what is going on and
5 how --

6 MR. GREEN: Ma'am, what I've asked you to
7 do is leave your comment outside of finding
8 information. This is a public hearing designed
9 specifically on the regulations.

10 AUDIENCE SPEAKER: She wants her good
11 standing to buy the house.

12 MS. ALDERSON: And that's what the bottom
13 line is. You're not getting it, sir.

14 MR. GREEN: Then try to get to that bottom
15 line, ma'am.

16 MS. ALDERSON: Yeah, I'll get to the
17 bottom line.

18 And now I owe for this apartment \$252.26,
19 due to late charges. What if I paid the \$2.26 by the
20 1st? I would remain a tenant in good standing. Now,
21 if you do not call that a threat, I don't know what
22 you want to call it. Okay.

23 So we have disability laws in the U.S.
24 and California for a reason, and you need follow it.

25 Thank you.

1 (Bell ringing.)

2 MR. GREEN: Thank you for coming.

3 As I mentioned in the beginning, we
4 anticipate a lot of people will not be able to be here
5 right at 6:00, and I can see that the crowd is
6 probably getting close to double, so I have got to
7 repeat -- not 13-minutes worth, but maybe a two-minute
8 version.

9 This is a public hearing. The public
10 hearing is focused exclusively on the affordable sales
11 program proposed by Caltrans in Title 21 of the
12 California Code of Regulations, beginning with
13 Sections 54235 through 54236, 38.6, as required by the
14 Administrative Procedures Act. This is not a town
15 hall meeting. This is a -- again, it's a public
16 hearing specifically to go over the regulations.

17 If you were -- if you would like to speak
18 this evening, we would ask that you complete a speaker
19 card. Speaker cards are located outside on the table,
20 and there's some ushers here that you can also get
21 them from. And in order to give everyone an equal
22 time to present their view, only those who have
23 completed a speaker card will be allowed to speak.

24 If you have not yet completed a speaker
25 card and wish to speak, please go to the table and

1 complete a card.

2 Thank you.

3 I am going to name the next four speakers.
4 We have Jamie Spidle, Vickere Murphy. I'm going to
5 say it's Brigitte, Brigelle, Bergman. I'm sorry if I
6 mispronounced that. And then Janice Toebben.

7 Again, so please be sure when you come
8 forward that you say your first name and, of course,
9 spell your last name for us.

10 So we will start with Jamie.

11 MS. SPIDLE: My name is Jamie Spidle.
12 Last name, S-p-i-d-l-e, and I was just wondering if
13 it's been considered to have some of our rent that we
14 have been paying all these years going towards a
15 possible down payment towards the house. And also if
16 you're of -- considered a moderate to low income if
17 property taxes might also be invested. And I don't
18 even know if this is relevant now, but those are the
19 two things I'd like to have people consider. And
20 that's all I have to say.

21 MR. GREEN: Thank you for coming.

22 Miss Vickere Murphy, please.

23 MS. MURPHY: Hi. I'm Vickere Murphy. I
24 am with Senator Carol Liu's office and I am pleased to
25 have this opportunity to present our office's comments

1 on the Caltrans proposed affordable sales program
2 regulations. It's a page and a half and I'll put it
3 in the box when I'm done.

4 MR. GREEN: Thank you.

5 MS. MURPHY: I would like the opportunity
6 to read this full statement. Our office has very few
7 technical changes to the regulations that we propose.
8 We understand that the Roberti Bill is explicit in its
9 directions to the department and for the most part
10 allows very little latitude for discretion. The
11 proposed regulations are succinct and to the point,
12 the cross references to current law or regulations
13 are, in several cases, called for in the Roberti Bill
14 and lend themselves to a more consistent approach for
15 affordable housing. I think that this group tasked
16 with the regulations, once finalized, will be
17 limitation. We expect there may be some unexpected
18 twists and turns in determining eligibility, time
19 frames and price as the process progresses. It will
20 be important for Caltrans to negotiate these
21 expeditiously, fairly and consistently. As Caltrans
22 considers public comment in developing its revised
23 draft regulations, we expect that the focus will be to
24 fully implement the intent and direction of the
25 Roberti Bill as currently written. Where latitude

1 exists, we expect it to be exercised in compliance
2 with the intent of the law, which is to put housing in
3 the hands of qualified low and moderate income
4 individuals and families. Where sales to nonprofit
5 and private housing entities take place, we expect
6 that purchasers will have suitable financial capacity
7 and a track record of performance that will assure
8 timely conversion of Caltrans properties into
9 affordable housing.

10 Both the sales and the post-sale
11 monitoring process must be committed to assuring this
12 outcome. When it comes to determining fair market
13 value, we expect that comparables should be true
14 comparables, in similar condition, and located in
15 similar settings.

16 We would also expect the sales price to be
17 subject to some negotiation as would normally occur in
18 the real estate marketplace. As the sales process
19 proceeds, we encourage Caltrans to continue its
20 outreach to those who are potentially eligible --

21 (Bell ringing.)

22 MS. MURPHY: -- to participate by
23 providing and directing them to resources that assist
24 them.

25 And finally, our technical comments on the

1 proposed regulations from Section 1475, purpose and
2 scope, include a reference to the Roberti Bill, as
3 amended by SB 416 in 2013 and Section 1476(e),
4 definition of reasonable price, include a reference to
5 meeting the intent of the Roberti Bill as stated in
6 Section 1475, regarding the purpose of the
7 regulations. Section 1478(i)(1), need clarification
8 of not usable, with respect to development of
9 corporate accounting. Section 1478(1), referencing
10 directors. (B), director needs to be defined in
11 Section 1476, under the definitions. Section 1490,
12 monitoring. Responsibility and accountability for the
13 annual monitoring should be applied to the director.

14 In closing, we note that SB416 also made
15 reference to the sale of non-residential property. We
16 look forward to seeing draft regulations and the time
17 frame for that process.

18 Thank you so much for your attention and
19 consideration.

20 MR. GREEN: Thank you.

21 I'm reaching for this. Brigelle -- I'm
22 sorry, I'm mispronouncing the name. B-r-i-g --

23 MS. BERGMAN: Brigitte. Brigitte.

24 MR. GREEN: -- i-t-t-e. Brigitte. Okay.
25 And I do apologize.

1 MS. BERGMAN: Thank you. My name is
2 Brigitte Bergman. B-e-r-g-m-a-n.

3 MR. GREEN: I stand corrected.

4 MS. BERGMAN: Thank you. So much of what
5 I wanted to say has already been said, and said very
6 well, so I will make it short.

7 I have been renting from Caltrans for
8 48 years. I'm possibly the longest renter of all of
9 you. This year I thought I saw a light at the end of
10 a long, very long tunnel, but no. With disbelief, I
11 read about what Caltrans is planning to do to make it
12 impossible for a lifetime tenant to purchase the
13 rented home. Not only will they not be able -- will
14 they not be able to get the mortgage, improve the
15 property, or be free of Caltrans. But a 30-year lease
16 restriction would force me to live to become a 105
17 years old. Mr. Roberti is turning in his grave.

18 MR. GREEN: Janice Toebben.

19 MS. TOEBBEN: A hard act to follow.

20 MR. GREEN: Yeah, that's right.

21 MS. TOEBBEN: I'm Janice Toebben. I'm
22 from Pasadena. I represent a five-unit condominium,
23 for the repairs, which is a tangent of Bellevue. And
24 our interest is in the definitions. We do -- we were
25 not notified of anything with regard to the property

1 that we've leased for over 20 years behind us. It is
2 not a home. It is property. So we are interested in
3 the regulations addressing when you have leased land.
4 It will effect our property if something is done with
5 it that is not to our liking. It's been part of our
6 homes.

7 Thank you very much.

8 MR. GREEN: Thank you for coming.

9 We have paused just for one second. Make
10 sure our court reporter is taken care of tonight.
11 Make sure you get everyone's comments correctly.

12 The next four speakers I'm going to call
13 up: Marijane DiCandia, Emilia Lomeli, Joanne -- what
14 is that, Nickels or Nuckols? Everardo Garcia.

15 Marijane.

16 MS. DICANDIA: Marijane DiCandia. I'm
17 representing 907 Summit Drive in South Pasadena. I
18 live in a duplex and from everything -- I'm not good
19 at reading all this, you know, legal speak. But from
20 what I understand, it seems like it's not really
21 clarified in a duplex situation. I know that we'd be
22 considered multi-family, but it's not, like, multi.

23 I would just like you to be clarified
24 since we are both eligible, you know, the rear and --
25 the rear tenant and me, that Caltrans will definitely

1 make it a split lease or condominium lease, and -- in
2 which case, if they don't want to do that, if that's
3 too complicated or doesn't work out somehow, that I
4 would be offered one of the 50 vacant houses in the --
5 in my neighborhood.

6 I would like to, I think -- and I think
7 that situation needs to be clarified, because even if
8 I read in it the Roberti Bill, it doesn't say -- it's
9 a very nebulous, you know. What would you do in that
10 situation? It's not an apartment building. It's a
11 house. So I don't know. I guess I am not allowed to
12 ask questions, but I am just stating, I guess, that I
13 would like that to be clarified. Because that's going
14 to be a big problem for lots of people, not just me.

15 And I can't wait to buy my house. Thank
16 you.

17 MR. GREEN: Thank you. Looks like Emalia.

18 MS. LOMELI: It's Emilia.

19 MR. GREEN: Emilia.

20 MS. LOMELI: Nogado. And Emilia, that
21 would be with an "E." E-m-i-l-i-a, Lomeli,
22 L-o-m-e-l-i.

23 A lot of the other representatives have
24 already mentioned the things that I want to mention.
25 First, I'm just going to go on record again that the

1 covenants should be left out. They are ridiculous,
2 unnecessary, and they are intended to prohibit us from
3 truly buying the properties, which is what they are
4 mandated to do, to sell the properties.

5 But I also want to specifically mention
6 one section, 1482. In my household, one of us is
7 eligible to buy the property based on the guidelines,
8 the other one is not. And I'm speaking of my husband
9 and I. Yet, the guidelines call for household income,
10 and, you know, since I only have two minutes I would
11 love to meet with you and discuss this. You sent us a
12 letter saying that we could call Jennifer Lowden, and
13 I called her twice and she never called me back. So
14 maybe there is someone else I could call that would
15 call me back. Because I have questions about that.

16 And the other comment that I wanted to
17 make, I have worked with people that are tenants right
18 now that are considered in the low income program or
19 affordable rent program, and that program gives the
20 tenants that are in the affordable rent program -- and
21 why this is relevant -- I want to make that link
22 because I know you want us to do that quickly -- is
23 that if that person's income changes, they're taken
24 out of the program. In the case of one member that I
25 helped relocate -- and it was a lot of effort -- at

1 the time that that family, which is the low income
2 family, moved to an alternate Caltrans house, his
3 enrollment or participation in the low rent program
4 was terminated because it doesn't transfer from one
5 house to the other. So it seems very disingenuous to
6 be arguing on behalf of low income owning properties
7 when, in the guidelines for rental, affordable rental
8 programs, if that tenant moves --

9 (Bell ringing.)

10 MS. LOMELI: -- you kick them out of the
11 program. And I would like to see if Jennifer Loton or
12 someone that you would --

13 MR. GREEN: And have your comments that
14 you had questioned us and you leave them with us. We
15 will reply to you. So make sure you leave your
16 comments in the comment box outside.

17 MS. LOMELI: Last year, in October, I made
18 comments and asked for a response, and I never
19 received a response. So who do I hold accountable for
20 a response this time?

21 MR. GREEN: Please leave them in the
22 comment box. I would remark that a lot of the
23 questions and comments that we're getting were things
24 that came up during the workshops. And I think that
25 you'll see the information that we provided, in the

1 FAQs and the information on the table, that a lot of
2 the comments that you are making and questions you
3 have may have already been addressed, so I would
4 encourage you to start there. Some of the information
5 is already available. I can't comment on it tonight
6 or make questions, but I can say that information is
7 available if you seek for it. And if you leave
8 comments, we will reply to them tonight.

9 MS. LOMELI: What workshops?

10 AUDIENCE SPEAKER: She is asking what
11 workshops.

12 MR. GREEN: There were workshops
13 specifically related to what we were doing tonight.
14 The workshop was one of the pegs of the legislative
15 process. Tonight is the hearings. So the workshops
16 were on the same topic, but that was more of a Q and A
17 session, and this is purely a session to assess your
18 comments and input on regulations.

19 Joanne?

20 MS. NUCKOLS: Joanne Nuckols. Last name
21 is spelled N-u-c-k-o-l-s. I am representing the 710
22 Action Committee. We are going to be making a couple
23 of broad statements and will be submitting a more
24 detailed comment in writing before the deadline.

25 First off, we feel that any tenant,

1 whether they qualify under affordable or fair market
2 value, should be able to purchase the property in
3 which they reside. As stated in the perspective buyer
4 and priority order list that you were handing out
5 tonight, if a tenant does not qualify under one --
6 Number 1, 2, or 3 category, they would be evicted.
7 This is unfair and should be changed.

8 We are against any sale that results in
9 the property becoming a rental in perpetuity, as they
10 have been for many, many years. The Roberti Law and
11 these new regulations should be promoting and
12 facilitating home ownership.

13 And that will conclude the comments.

14 Thank you.

15 MR. GREEN: Thank you.

16 Everardo Garcia. How are you?

17 MR. GARCIA: Very well. My name is
18 Everardo Garcia, G-a-r-c-i-a. I live in El Sereno,
19 and I wanted to discuss, in particular, the Section
20 1476, these definitions.

21 In particular, the areas of good standing
22 and former tenants in good standing. I would just
23 like to see a little bit more clarification to add to
24 what this standing is. Unfortunately, I don't have
25 access to the tenant lease agreement to see what

1 constitutes a good tenant. I unfortunately live
2 across from a situation where we've been really
3 dealing with unkind and -- neighbors for about
4 30 years, and we have been terrorized in the
5 neighborhood. And unfortunately Caltrans hasn't done
6 anything as we report them. So we don't know, really,
7 the definition for a Caltrans good tenant is.

8 If there are -- I'm sure a -- quite a few
9 police reports against this house, and we haven't had
10 anything. So I would like to see a better
11 clarification as what a good tenant would be.
12 Especially, I think, in order to create a better
13 neighborhood I think we would want tenants who want to
14 help preserve the neighborhood.

15 Thank you very much.

16 MR. GREEN: Thank you.

17 Joel Alvarez.

18 MR. ALVAREZ: Hello. My name is Joel
19 Alvarez, A-l-v-a-r-e-z. The reason I wanted to come
20 in today is because I am in the -- somewhat the
21 oversight of people that are just moved in. I am over
22 two years, but I don't qualify for the low and
23 moderate income. I'm not over the 150 -- over a
24 million, but when I first signed up for the rental,
25 you held me to a high income standard. And so you

1 guys wanted me to be here or above, and now you guys
2 want me to be here and below. And at this point, I
3 think I'm last in line to purchase my house, which I
4 think is very unfair.

5 In the two years that I have been there,
6 my family has established itself in the community. I
7 have -- my daughter has gone to school from
8 kindergarten and is now going to second grade. So I
9 feel that we should have a little bit more of a stay
10 in buying the houses, or at least get an opportunity
11 to buy the house. I would just would like you to
12 maybe look into that and see if a -- it could be moved
13 up a little bit for that. Thank you.

14 MR. GREEN: Thank you.

15 I'm going to take another pause now.
16 Obviously, we are not at 8:00 o'clock yet. We do not
17 have any more speaker cards, but as we had indicated
18 on Tuesday night, we will be here until 8:00 or after.
19 Some folks, of course, weren't able to make it until
20 now or later, so we do anticipate other speakers
21 speaking. Because they may come in at any time,
22 you're welcome to stay. If you do decide that you
23 want to have a conversation, then come in. I've asked
24 that you either -- to be quiet or to leave the room.

25 At this point, I do want to do just a very

1 brief closing for those of you that decide that you no
2 longer want to stay this evening. That -- I would
3 like to just describe what comes next. As mentioned
4 previously, the rulemaking process is governed by the
5 provisions of the Administrative Procedures Act and
6 can be found in government code. Also as indicated
7 earlier, if you have additional comments, the written
8 comment period closes at 5:00 p.m. on July 31st, 2014.
9 The notice of extension of written comment period that
10 is available at the information table provides the
11 mailing address, fax number, and e-mail address to
12 send your written comments to. Please do so by
13 July 31, 2014.

14 All the written and oral comments we've
15 received via fax, e-mail, regular mail, and at the
16 public hearings will be reviewed and summarized. If
17 those comments lead to a revision in the regulations,
18 we will put out an additional 15-day notice and
19 receive written comments during that time. However,
20 we will have not have another public hearing.

21 Once we've received the public's input, we
22 will summarize and respond to the comments in our
23 final statement of reasons and modify the text of the
24 regulations as appropriate. This will be joined with
25 the transcripts from the hearings on Tuesday night at

1 California State University, Los Angeles and tonight,
2 along with all the written comments we received. This
3 will all be a part of the rulemaking file that is
4 given into the Office of Administrative Law for review
5 and approval.

6 Once the Office of Administrative Law has
7 reviewed the files and made sure we have complied with
8 the standards of adopting regulations, they will issue
9 an approval. We hope to have that by late fall.

10 With that, I am going to pause the
11 meeting, wait to see if we have any additional speaker
12 cards. So thank you for coming tonight.

13 (Brief recess.)

14 MR. GREEN: Excuse me, ladies and
15 gentlemen. May I have your attention one last time?
16 We have an additional speaker and, so those who are
17 still commenting, if you please either be quiet or
18 leave the room. Thank you.

19 I'll ask it one more time. Please be
20 quiet or leave the room if you'd like to speak. We
21 have an additional speaker. Thank you.

22 Our next speaker this evening is -- I'm
23 thinking it's Rick Alderson. Please do help me. I'm
24 sorry.

25 MS. R. ALDERSON: It's Rochelle Alderson,

1 A-l-d-e-r-s-o-n.

2 I'm seeking with -- having read this
3 documentation on behalf of my mother, who lives in
4 this particular area for 29 years. I moved in there
5 when I was 15 years old, with her -- and I can tell
6 you that the 30 years on top of her 68 years is
7 completely unreasonable for -- as a covenant, for her
8 to be able to have and own anything. She will have
9 nothing to show for her 60 years.

10 Also, when it comes to the financial
11 requirements around the home, she is disabled and she
12 has multiple sclerosis, which is a very challenging
13 disease, and the fact that there are all of these
14 requirements around it that don't take account for the
15 financial liability of disabled people, I think is
16 also something that needs to be considered and
17 re-evaluated.

18 When it comes to the value of the home,
19 the fact that you are unable to make improvements on
20 it, to me, it also says you don't care about the
21 community, you care only about limiting the ability
22 for those who have -- who have really put in blood,
23 sweat, and tears into this neighborhood and into these
24 homes, and I don't think it's in the spirit of the
25 Roberti Bill.

1 So that a closure of my comments. Thank
2 you.

3 MR. GREEN: Thank you.

4 I'm going to ask the ushers, Caltrans
5 ushers, have we received any other comment cards?

6 All right. Well, I know to put it back on
7 you. Again, we will be here until 8:00 clock
8 accepting comment cards and additional statements.

9 No comment cards as of right now.

10 (Brief recess.)

11 MR. GREEN: Good evening. I've confirmed
12 there are no more speaker cards. So with that I am
13 going to officially conclude tonight's public hearing.

14 Thank you all for taking the time out of
15 your busy schedules and participating this evening.
16 Most of you look like you are already home and had a
17 good time.

18 Thank you.

19

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21 (Whereupon, the proceedings recessed at
22 the hour of 8:01 p.m.)

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State of California)
) ss
County of Orange)

I, Joyce Holbrook, Certified Shorthand Reporter, qualified in and for the State of California, do hereby certify:

That the foregoing transcript is a true and correct transcription of my original stenographic notes.

I further certify that I am neither attorney or counsel for, nor related to or employed by any of the parties to the action in which this proceeding was taken; and furthermore, that I am not a relative or employee of any attorney or counsel employed by the parties hereto or financially interested in the action.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 20__.

Joyce Holbrook, RPR, CSR #9041

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