

From: [Lowden, Jennifer S@DOT](mailto:Lowden.Jennifer.S@DOT)
To: [Affordable Sales Program@DOT](mailto:Affordable.Sales.Program@DOT)
Subject: FW: Comments on Caltrans Affordable Sales Regulations Proposal by United Caltrans Tenants
Date: Wednesday, April 15, 2015 12:09:30 PM

From: Roberto Flores [mailto:robertof2@socal.rr.com]
Sent: Monday, April 13, 2015 4:54 PM
To: Lowden, Jennifer S@DOT
Cc: Green, Brent L@DOT; Margaret Lin; Vazquez, Adrian; Genny Guerrero; Rascon, Sarah; Charles, Rob; Hernandez, Javier; hgarcia4432@gmail.com
Subject: Comments on Caltrans Affordable Sales Regulations Proposal by United Caltrans Tenants

Note: This is an initial response and comment to the latest Caltrans proposal by UCT. We do this in protest because you have not allowed us sufficient time to fully discuss and respond. UCT sent a request for 120-day extension. 120 days is essential to allow us significant and meaningful participation on regulations that we will be expected to abide by.

United Caltrans Tenants

To: Jennifer S. Lowden
Assistant Chief, Division of Right of Way and Land Surveys
ATTN: Affordable Sales Program
California Department of Transportation

These are comments regarding the new proposed regulations for the Affordable Sales Program.

Please consider the following adjustments:

1. Under definitions 1476. (a) all tenants shall be included in the moderate income levels as long as they are below 200% of the area or city income instead of the 150% of median county income. Rationale: There are many present tenants who fall just outside of the current proposed income limits for the Affordable Sales Program but do not have sufficient income to qualify for the “At Fair Market” price of the home as offered. This would expand the opportunity for more of the tenants and would be in line with the economics of the cost of housing in the communities involved.

2. Area income in the median income shall be defined as the median income of the community or city where the property is located.

Rationale: The cost of living and of housing has escalated in recent years and in order to be a fair representation of the median income for the affected families who are tenants, a true measure of affordability is to use the median income of the community or the city.

3. Under 1477.(a) 2 change the clause to include a change reflecting that if a tenant has had the opportunity to obtain some property during the years that they have been tenants, these tenants should not be denied the opportunity to buy their homes or denied their first right of refusal to purchase.

4. In all cases, the order of priority should be: 1. Original Tenant, 2. Current Tenant, 3. Former Tenant in good standing, 4. Public Housing Entities, 5. Private Non-profit Housing Entity as long as they follow the restrictions of the Roberti Bill, 6. General Public.

5. Add under definitions: Gross Income shall be defined as Adjusted Net Gross Income with consideration given to all deductions included in our last joint proposal.

6. In all cases where public housing entities and private housing entities are involved or listed, that the public housing entities have first rights to purchase. (Change the order listed in the document.)

7. Concerning empty lots, include provisions to allow all of the cities and tenants to take ownership of the empty lots created by the 710 project and turn them into good use such as community gardens, descanso parks for the elderly, pocket parks, infant playgrounds, community exercise parks, basketball courts. This includes already established community garden in El Sereno and a proposed project for The Bungalows in El Sereno and any other established gardens or projects.

In addition to these changes, UCT continues to request that CalTrans

make public a list of all prices that the homes were purchased for in the past. Taxpayer's money bought these homes and it should be available to the public. Also, UCT is appealing to CalTrans that during the sales period, to immediately stop all increases in rent and roll back the 10% every 6 months increases to March 2013. And, since the home are in such major states of disrepair, this warrants a moratorium on the rent until all repairs are completed for all tenants in the corridor.

Sincerely, United CalTrans Tenants