

**From:** Ada Lai [REDACTED]  
**Sent:** Friday, August 14, 2015 2:30 PM  
**To:** Affordable Sales Program@DOT  
**Subject:** Public Comments: Affordable Sales Program, Public Comments Close August 14, 2015?

Public comment for more listing transparency with affordability for disadvantaged individuals, public, and private entities:

When less than a month ago, I found out from local newspaper Pasadena Weekly and called Caltrans in obtaining from some of the 460 properties listings of addresses for different phases of the 710-Corridor Affordable Sales Program, and the program regulations impact to the local community. As for my understanding for the need to find affordability, I learned not only from previous experience, but as I already have with a twist of fate in light of my current disabling conditions and situation relying on certain affordable programs for relocations, and after applying for publicly funded programs such as HUD funded CDBG / HOME public program, or private supports as per the regulations in the City Of Pasadena's Inclusionary housing availability.

- 1) I would like to see if any public or private entities of the "710-Corridor" have some vacant rental with option to buy, using Housing Authority Of County Of Los Angeles (HACoLA) Section 8 upon transferring for such relocation, and any remedies for any rent increase according to market value when renting for 1 or 2 bedrooms?
- 2) HACoLA or any HUD fund projects for my/our community's disadvantaged minority might not have seen the current situation when waiting for reasonable accommodations while finding a way to move to back to a City where rent has been more than doubled for the past 15 years. Each City's own Housing Authority might have a goal for better neighborhood with HUD funding, and treatments such as Pasadena or Los Angeles might be able to collaborate to help with such option to buy or even to help placement of displaced residence in the past?
- 3) Besides, when I got a reply call from one of the CalTrans hotlines for regulations, she has been very helpful to mention a website in

which I did some research with the following important deadline for public comment or review until August 14 or 15, 2015:

[http://www.dot.ca.gov/dist07/business/710sales/docs/ASP-regulations\\_070115.pdf](http://www.dot.ca.gov/dist07/business/710sales/docs/ASP-regulations_070115.pdf)

<http://www.dot.ca.gov/dist07/business/710sales/>

I would call and reached out to my other community friends and professionals to give me some support as we follow-up in the meanwhile and I finalized some more concerns:

Thank you for your kind attention. Please redact my full name and e-mail address and provide only my first name.

Regards,

Ada

Important for More Transparency from professionals' comments:

- 1) Transparency or adaptive use of Inclusionary Housing requirements, or U.S. Housing and Urban Development (HUD) supportive programs for collaborations for the disadvantaged, qualifying individual or public entities to get involved in the sales process such as with whom any "public listing" or Caltrans contact to be provided for more inclusive public and private entities to get the "public listing" in the affordable Sales Program?
- 2) Allowing for Private Realtors, Caltrans as the Sellers/Buyers, or other feasible modes of Brokers/Agents contacts for the goals to provide any "public listing" to be more accessible and affordable?
- 3) Public Entities, Private Investors, Individuals who would like to qualify for any "Option To Buy" or rent to own/buy program (such as HUD's Assisted Housing (Section 8 voucher) or HUD's Managed Housing (Project-Based) rentals with option to buy. There are many demand for disabled and senior housing for investors to satisfy the inclusionary housing such as 13% or some required homes built within Pasadena need to be affordable, when the Affordable Sales Program would be ideal for public and private sectors in joining hands collaborating with disadvantaged renters such as disabled and

seniors to be first time home buyers for satisfying the 30-year affordable and accessible homes using HUD program funds? Financing/Refinancing requirements that allow improvement for not just the community's affordable homes/programs, helping one individual at a time to gain their stability?

Property List For Rentals Or Sales:

<http://www.dot.ca.gov/dist07/business/rentals/>

<http://www.dot.ca.gov/dist07/business/710sales/>

Info. & FAQ's:

<http://www.dot.ca.gov/dist07/business/710sales/docs/Information%20Flyer%20English.pdf>

[http://www.dot.ca.gov/dist07/business/710sales/docs/FAQs\\_English\\_062615.pdf](http://www.dot.ca.gov/dist07/business/710sales/docs/FAQs_English_062615.pdf)

Misc.:

Feasible Rental Application, No Property Listed?

<http://www.dot.ca.gov/dist07/business/rentals/docs/Instruction-Application-2012.pdf>

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Outside Of L.A. County:

<http://www.dot.ca.gov/dist07/business/sale/>



I believe these are some of the collective inputs for public comments that would be needed.

For example would the ASP allow individual Realtors representing buyers for affordable homes for rent for Section 8 entities? Or would the option to buy provide the renters of Section 8 whom would like to qualify more for disabled, seniors, or disadvantaged, etc., who's future stability might need more good faith efforts to be renting and be back in the "inclusionary housing" of the properties allowing 710 Corridor to not restrict to only current residents/tenants/previous landlords/owners of properties?

For instance: On some government sales really is too stringent for even the disabled to fancy payment without option to buy later. For the indigent and disabled who need to be integrated back to the

community that pushed them out, such as for locally registered voter in the East Pasadena locale where the rental costs have gotten until too high and residents were pushed out due to disability, or incident as in almost 10 years ago a rear-unit/back home was \$620 to 680, rented out as a studio, located in the Morningside Street next to the Lamanda Park Library in Pasadena.) This reflect the approximate rental price for apartment there but some records of the then District 7 before being "Gerrymandered" to District 4 now has some rent increases almost doubled.

Now the rental price was \$1,600 2-Bedroom at the District 7 Playhouse District moderate income affordability scale last year when one the management there said a move in with no deposit for inclusionary housing requirements, which is a moderate income unit, but must have satisfy the income bracket to pay 33% or so percent of income for rent requirements without accepting any government subsidies programs (Section 8). (XXX <Redacted> Apartment is high end, located at XX X <Redacted> Madison Ave., Pasadena, CA 91101) with all amenities on site, even washer/dryer inside the apartment).

In just a current visit scout close to the NW at the District location the rent is \$1,400 for 2-Bedroom \$1,100 1-Bedroom along XXXX <Redacted> Los Robles Ave., where the management would take section 8 but very run down within the locale.

Thanks!

Regards,  
Ada