

California Department of Transportation
Attention Affordable Sales Program
1120 N Street
MS 37
Sacramento, CA 95814

7/8/2014

Regarding the sale of properties on the 710 corridor:

I believe it is in the best interest of the neighborhoods affected by these sales that every effort is made to avoid displacing current tenants, particularly those who have lived in their homes for 20 or 30 years or more, many of whom have raised families and made lifelong attachments in their communities. If 'environmental impact' truly is of utmost importance then considering the impact of removing established citizens should be given serious consideration.

Also, many long time residents who are near retirement will soon be facing significantly diminished incomes so whether or not they currently meet affordable housing requirements their current incomes and resources will have to last the rest of their lives and should be evaluated with that in mind.

The restriction of having no interest in any real property for the past three years seems arbitrary. No other asset restrictions are noted so why should a tenant be denied the opportunity to buy a property simply because their assets may be in real property as opposed to some other investment?

It seems only fair that current tenants, whether they meet affordable housing standards or are prepared to pay fair market value, are given 1st priority in purchasing the homes they occupy, again, particularly long time residents. No one who has lived in a Caltrans property for decades is wealthy and all have lived with the frustrations and sometimes substandard maintenance that is common with state owned properties. For California taxpayers it is certainly a better value to get Fair Market Value from a current tenant than a 'reasonable' price from an agency.

The Roberti Bill suggests that its articles be liberally interpreted to avoid displacing current residents. Wouldn't the simplest policy be to offer the homes at a fairly and objectively established price to current residents, let the residents decide whether or not to apply for Affordable Housing and let those who do not qualify or have no interest in Affordable Housing buy their homes, without restriction? Then any left over properties could be offered either to agencies or auctioned to the public.

Thank you for your consideration,



Sherry Fuqua-Gilson

