

September 2, 2014

Ms. Jennifer S. Lowden
Assistant Chief
Division of Right Away and Land Surveys

Dear Ms. Lowden;

These are additional requests to for your consideration on the guidelines for sales and purchase of Cal Trans properties. As we discussed, we would ask that your guidelines insure that when “homes, properties are offered to tenant” as you described, that each tenant in a household be provided the option to accept the “purchase sale of the property” individually (as well as have an option to decline individually).

If you have several tenants husband, wife, children , household partners and others. The tenants individually should make the choice to buy. For those that decide to buy, their income and only their income should be taken into account. A choice to purchase should not be imposed on all tenants and income of those tenants not choosing to buy ought not to be taken into account for

purposes of the purchase. (We all know that in an open market individuals in a household may make and be able to make home purchases while others would not. The same circumstances should exist under the purchases for these homes).

In our household, we are now paying over \$30,000 annually in rent. Another rent increase just went into effect yesterday, September 1, 2014. If this process is prolonged much longer, we may pay another \$100,000 before Cal Trans determines purchase price or eligibility. This is why the latest rent increases should be reversed or stopped provide a percentage of credit from rental payment toward purchase. Cal Trans now has been legislated to sell, but at the pace we were moving it may be years. Tenants will have paid perhaps the sale price that will be set while we were waiting to make the purchase just in rent payments.

In addition, the Rental Division has been demanding and threatening to evict tenants that like ourselves who have had pets for the duration of our tenancy. In many cases as with our household tenants have had their pets for over 12 years with full knowledge of the Rental Agent assigned to our "homes". As I discussed with you this "new requirement" requires tenants to sign an Application to have a pet, obtain Pet Insurance or Renters Insurance evidence of vaccinations as well as make an additional deposit \$200 per pet. In some cases tenants have shared in meetings that they had to move their pet since they can't afford these costs. The notice

reminds tenants that “as you know, its important to remain a tenant in good standing as you know a reference made in qualifying to purchase ones home. I know you said you were going back to the Local Cal Trans property following the last meeting you held in El Sereno and would find out if I could come in and discuss this problem with someone. Let me know if Mr. Andrew Nierenberg has designated someone in authority to discuss this problem. Since the sale of the properties describes purchasing homes “in as is condition”. We don’t see the urgency from the Department issuing these new requirements and requiring additional deposits (they currently hold rental deposits).

I respectfully suggest, that there be coordination of actions by the Rental Department and team working on the sales. There are actions by the Rental Unit that are hindering or jeopardizing tenants abilities to purchase which is in violation of the goals of the Senator Carol Liu Bill.

Sincerely,

Emilia Lomeli-Fannan

