

August 21, 2014

Per the requirements of the California Administrative Procedures Act I have the following recommendation to make on your proposed Section 1475 Purpose and Scope, section (a):

Add the words 'are meant to' and 'parts of' in the first sentence to read as follows:

"In 1979, the Legislature passed Senate Bill 86, known as the Roberti Act, and these regulations **are meant to** implement **the spirit of that Act.**"

Also, in the same section on the next sentence replace the word will with the word may to read as follows:

"The Legislature has found and declared that the sale of certain surplus residential properties by the Department of Transportation (Department) **may** result in the loss of decent and affordable housing for persons and families of low and moderate income and in the displacement of large numbers of such persons and families.

I object to your proposed Section 1478, section (h), sub section (1). It should be eliminated as proposed. There should be no Directors Deed restriction making any restriction on property that is privately owned. Your proposal violates the spirit of the Roberti Act. It is both unrealistic and unreasonable. It serves no other purpose but to ensure that Cal Trans continues to manage properties by proxy. Therefore maintaining a pseudo tenant-management relationship in tact for 30 years. Eliminate your proposed Section 1478, section (h), sub section (1).

In your proposed Section 1480, Term of Conditional Offer Prior to Sale, section (a) I recommend that you increase the conditional offer prior to sale to present occupants open for a period of 120 days from the date of mailing.

In your proposed Section 1482 Incomplete or Insufficient Documentation is grounds for Denial section (a) I would recommend the addition of the following sentence to start the section: "For income qualified buyers purchasing at an affordable price."

I object to your Proposed Section 1489 Duty of Purchaser Upon Noncompliance section (a). I recommend that this Section be eliminated in its entirety along with Section 1478, section (h), sub section (1). Your proposed changes do nothing more than maintain Cal Trans role as a property management agency along the SR 710 homes for up to 30 years and are therefore unnecessary. Your proposed language threatens homeowners with eviction without any real understanding or guidelines to address what happens to the house next.

Further, your proposed Section 1490 language reinforces the proposed Section 1478, section (h), sub section (1) language which again, does nothing more than perpetuate a pseudo management role for Cal Trans by proxy. Therefore, I recommend that you eliminate proposed enforcement mechanisms disguised as Section 1490 Monitoring section (a).

Thank You,

Omar Perez



PLEASE DISREGARD MY OTHER LETTER. THIS ONE HAS THE NECESSARY CHANGE...

'THE SPIRIT OF' INSERTION.

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