

From: [Greg Carlsson](#)
To: [Affordable Sales Program@DOT](mailto:Affordable_Sales_Program@DOT)
Cc: christophersutton.law@gmail.com; senator.lliu@sen.ca.gov
Subject: Re: 1112 South Pasadena,
Date: Monday, April 13, 2015 5:54:08 PM

Dear Ms. Lowden,

I have copied the document to assure its arrival.

Thank you for your response.

Greg Carlsson,
[REDACTED]

April 10, 2015

To: Jennifer S. Lowden
Assistant Chief, Division of Right of Way and Land Surveys
ATTN: Affordable Sale Program
California Department of Transportation
1120 N. Street MS 37
Sacramento, CA 95814

From: Greg Carlsson, Tenant
[REDACTED]

Re: Sale of the Cal Trans Properties

Dear Ms. Lowden:

My name is Greg Carlsson and I am a tenant at [REDACTED].

I would like clarification on a few areas which will help us with decision making.

There is a great deal of language in the document concerning the sale of homes to current occupants that have low to moderate incomes. Unfortunately, we do not qualify and would like some clarity and additional information to make a decision on whether or not we should consider purchasing our current home. I have rented a CalTrans ("CT") property for over 15 years and am now married. Our combined incomes exceed 150% of the area median income and it is our understanding that given our income, we are not able to buy our home at "less than market value" as defined under the Roberti Act. Below, I have listed a few items that I humbly request your assistance, via a response.

We are very interested in purchasing our home. However, we really need to have direction from CT on a number of items concerning the sale, escrow process, financing and long term responsibilities that may be imposed by CT. The timing of the sale of these properties is critical as we would like to be pre-approved for a home mortgage as soon as possible to take advantage of the low interest rates.

1) Has the Environmental Impact Report been completed?

- 2) When will "excess properties" as defined under the Roberti Act be identified and when will a list be made public? Will the list identify properties by which Phase (i.e.1-4) they will be disposed under?
- 3) How long will each the disposal of properties under each phase take?
- 4) How will the appraised fair market value be determined? Does CT have appraisers on staff or will a procurement be conducted by CT? When will the appraisals take place? Will we be notified of the appraisal to take place? Will the appraiser have to enter our home? How soon after the appraisal is complete will the property be offered for purchase?
- 5) As part of the appraisal process, will there be any consideration made as reflected via a price reduction, to address property deficiencies?

Your attention to this matter is greatly appreciated. Should you need to reach me, I am available by email at gregcarlsson@sbcglobal.net and phone at (626) 399-1966

Sincerely.

Greg Carlsson



Comments to be shared at the Pasadena Meeting on April 20:

- 1) Section 1486 -Real estate agents typically receive 2-4% of the property sale price as commission. Very few agents will take \$3,000.00 dollars as a commission on a sale, especially one that will be complicated such as the sale of CT properties being proposed. I suggest this amount is changed to reflect the market rate of 2 to 4 % of the sale price. Allowing market rate payment for real estate agents will ensure buyers are adequately represented.
- 2) Section 1488- Need clarity. Noncompliance with what?? The sale documents or deed restrictions after the sale?
- 3) Who is the Housing Related Public Entity (HRPE) that will be designated by the City of Pasadena to buy the houses and then sell them to buyers on the same day? What criteria will be used to select the HRPE?
- 4) Q&A Page 9 - The "refinanced loan would not be in a higher position than the use and resale restriction" sentence needs to be removed. Banks will not lend money to buy or to refinance with this type of restriction in place. If the bank has to foreclose they will not want have Cal Trans stating who they can sell the house to or anything else that may be in the restrictions. This restriction will not allow perspective Cal Trans renters to qualify for any loan. These type of restrictions will not allow loans to be sold to FHA, Fannie Mae or Freddie Mac. If this restriction is not removed Cal Trans MUST identify possible lenders, with comparable interest rates, that will agree to work with us.

Thank you for your consideration and time.

Greg Carlsson
[REDACTED]

CC: Chris Sutton
Senator Carol Luie

On Monday, April 13, 2015 12:46 PM, "Affordable Sales Program@DOT"
<Affordable.Sales.Program@dot.ca.gov> wrote:

Hello Mr. Carlsson,

This is to advise you that I am unable to open the attachment referenced in your e-mail. I am very interested in your comments and request that you provide such by including in the text of the e-mail, via an alternative attachment format, by fax at (916) 654-6378 or by regular mail. As a reminder, the comment period closes at 5:00 PM today, April 13, 2015.

Thank You,

Jennifer S. Lowden

Assistant Chief
Division of Right of Way and Land Surveys
916-653-2129
cell 916-956-3703
jennifer.lowden@dot.ca.gov

Caltrans Mission: Provide a safe, sustainable, integrated, and efficient transportation system to enhance California's economy and livability.

Caltrans Vision: A performance-driven, transparent, and accountable organization that values its people, resources and partners, and meets new challenges through leadership, innovation, and teamwork.

From: Greg Carlsson [REDACTED]
Sent: Friday, April 10, 2015 10:10 PM
To: Affordable Sales Program@DOT
Cc: senator.liu@sen.ca.gov; christophersutton.law@gmail.com
Subject: Fw: [REDACTED],

On Friday, April 10, 2015 9:59 PM, Greg Carlsson [REDACTED] > wrote:

Dear Ms. Lowden,

I have added an attachment with a few questions I have for you. I will be sharing additional questions during the April 20 meeting in Pasadena. Thanks you in advance for your response.

PS If you can not pull up the attachment please let me know.

Greg Carlsson

[REDACTED]