

From: [REDACTED]
To: [Affordable Sales Program@DOT](mailto:Affordable_Sales_Program@DOT)
Subject: comments on disposal of surplus property on State Route 710
Date: Monday, April 13, 2015 5:56:39 PM

Dear Ms. Lowden,

I am responding to the Department of Transportation's request for comments regarding the disposal of surplus residential property for State Route 710. As housing costs accrue over a lifetime, affordable housing should be considered in the context of previous costs paid to Caltrans. Please find below two comments for your consideration:

- 1) To further lower long-term housing costs, previous rent paid to Caltrans should be counted as a credit towards the purchase of a home, if the occupant is given an opportunity to purchase the property from Caltrans.
 - o Occupants who also qualify as purchasers, who have been paying the market rate for rent, should be given credit towards the purchase of the home, such that each dollar that has been spent should reduce the purchase price of the home.
 - o If an occupant has been paying below market rental for Caltrans properties, at the rate of 50%, for example, the distribution of these subsidies should be taken into account as part of an overall affordable housing scheme. Any subsidies that have already been received by the occupant reflect an existing preference and reflect lowered lifetime housing costs. As such, each dollar paid in rent should not count as a full credit, but be prorated to reflect the subsidy already given. I.e., if a renter-occupant has paid 50% of market rate for monthly rent, each dollar paid towards rent should only count as a \$0.50 credit.

- 2) Under §1482(a)(1), the prospective buyer shall provide documentation from income sources of all occupants over 18 years of age. This documentation should reflect income from the last 12 months before the date of offer for purchase, to provide the most accurate reflection of the purchaser's financial standing.

Linda Lau