

From: [Jason Brown](#)
To: [Remedios, Douglas@CATC](#)
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Subject: RE: Integrated Public Comment & Formal Notice of Severe Programmatic Non-Compliance, Environmental Fraud, Retaliation, and Statutory Violations by Caltrans District 7
Date: Friday, August 14, 2026 6:24:34 AM
Attachments: [CTC Meeting Record 5536 Templeton.pdf](#)

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Douglas Remedios
California Transportation Commission
1120 N Street, MS-52
Sacramento, CA 95814

RE: Property:5536 Templeton Street, Los Angeles, CA 90032(Roberti Act Escrow)

CTC Meeting: August 20–21, 2026 (San Diego, CA) / Agenda Item No. 6 – Public Comment

Dear Mr. Remedios and Honorable Commissioners,

My name is Jason Brown, and I am submitting updated public comment (our last is attached) regarding our Roberti Act affordable home purchase at 5536 Templeton Street in Los Angeles. Since April, Caltrans has escalated retaliatory delays and administrative obstruction that now threaten our CalHFA financing and our ability to meet the mandatory closing timeline established when this sale was approved by the Commission.

The property formally failed its HUD/FHA inspection on March 4 due to unlicensed electrical work, unsafe foundation repairs, improper termite remediation, drainage failures, chimney hazards, and other violations. Caltrans has not corrected these issues, all of which were created by its own neglect of repairs over the years and some caused by its own contractor.

In January, Amerivet performed an illegal, uncontained breach of the attic and disturbed loose vermiculite insulation for months without certified personnel or containment. The South Coast AQMD confirmed that no Rule 1403 notifications or asbestos surveys were ever filed. Rather than addressing the violations it caused, Caltrans attempted to illegally shift the asbestos inspection, coordination, and upfront cost burden onto us—the occupants and whistleblowers—even though Caltrans created the contamination. Although eventual reimbursement was vaguely referenced, it is unlawful for Caltrans to require household occupants or whistleblowers to personally coordinate and pay for asbestos testing to fix hazards created by the agency and its contractors. We are considering paying the amount to resolve the matter promptly and ensure our own peace of mind.

Since April, retaliation has intensified. Caltrans contractors abandoned the property when asked to verify their CSLB licensing before attic re-entry. Caltrans delayed estimates, halted

repairs, delayed remediation authorizations, and continues to withhold documentation we've submitted a CPRA for. These actions directly implicate whistleblower protections under Labor Code 1102.5 and Government Code 8547.

We also recently discovered a serious gap in municipal code affecting affordable Roberti Act purchasers financed through CalHFA. Under current California Code of Regulations Title 21 §1481.2(d)(1), the Department is required to perform repairs necessary to meet minimum property standards—but this requirement explicitly applies to the SR-710 Affordable Price program, not to Caltrans-owned homes sold under the Roberti Act with CalHFA financing.

As a result, there is no municipal or regulatory requirement ensuring that Caltrans- owned residential properties sold affordably under the Roberti Act must be delivered fully compliant with habitability, permitting, structural, and environmental safety standards prior to sale. Because Caltrans' failures have exposed this gap, we have formally requested our City Councilmember introduce an amendment, to the full chamber, requiring that any Caltrans-owned residential property sold under the Roberti Act and financed through CalHFA must undergo mandatory habitability, permit, structural, and environmental compliance verification—and prohibiting Caltrans from shifting regulatory burdens, hazardous-materials testing costs, or repair obligations onto purchasers.

Additionally, once our home sale was approved by the CTC, Roberti Act rules require escrow to close within 90 days, with one possible 30-day extension. Every delay preventing closing—hazard creation, halted repairs, environmental violations, contractor misconduct, administrative obstruction, unlawful CPRA delays, and retaliation—has been caused exclusively by Caltrans, not by us.

We respectfully request written assurances that none of these Caltrans-caused delays will be held against our household or used to jeopardize our escrow, financing, eligibility, or standing within the Roberti Act program.

Accordingly, we respectfully request that the Commission direct Caltrans to:

- Fully fund and complete asbestos investigation and remediation under Rule 1403 using properly certified CAC- supervised personnel;
- Complete all outstanding HUD-failed repairs with licensed contractors;
- Cease all retaliatory delays and unlawful shifting of regulatory or hazardous-materials responsibilities onto occupants;
- Provide formal written assurance that Caltrans' failures and delays will not be held against the buyers under the mandatory closing timeline;
- Comply fully with the December 2023 Roberti Act sales contract, all applicable environmental laws, and relevant building codes.

We appreciate the Commission's continued oversight and urge immediate intervention to prevent further harm and ensure Caltrans' full compliance with statutory obligations.

Sincerely,

Jason Brown &
Christopher Ponce
5536 Templeton Street
Los Angeles, CA 90032

STATEMENT OF CTC PROCEEDINGS & ADMINISTRATIVE RECORD

California Transportation Commission Sale Approval & Agenda Item No. 83 Overview

Property Location:	5536 Templeton Street, Los Angeles, CA 90032
Contracted Buyers:	Jason L. Brown & Christopher Ponce
Statutory Program:	Roberti Act Surplus Residential Property Program
Primary Agencies:	California Transportation Commission (CTC) / Caltrans District 7
Record Date:	August 13, 2026

1. MARCH 19–20, 2026 — FORMAL CTC SALE APPROVAL

During the public meeting on **March 19–20, 2026**, the California Transportation Commission (CTC) officially authorized and approved the sale of the state-owned surplus single-family residence located at **5536 Templeton Street, Los Angeles, CA 90032** to contracted buyers **Jason L. Brown and Christopher Ponce** pursuant to the Roberti Act (California Government Code § 54235 et seq.). This approval directed the California Department of Transportation (Caltrans) to execute all necessary conveyances to complete the residential property sale under established program guidelines.

2. JUNE 25, 2026 — CTC AGENDA ITEM NO. 83 PROCEEDINGS

Subsequent to the initial March sale approval, ongoing execution disputes, failed inspections, and unaddressed safety repairs brought the transaction back before the Commission. On **June 25, 2026**, the CTC addressed the administrative, habitability, and repair status of 5536 Templeton Street under **Agenda Item No. 83**.

Core Focus of Agenda Item No. 83: Administrative tracking and public accounting of stalled escrow proceedings, hazardous material compliance, contractor performance oversight, and unresolved habitability defects following initial CTC sale authorization.

Key substantive matters, administrative disclosures, and formal public testimony raised regarding Agenda Item No. 83 included:

- **Lender Inspection Failure (HUD Compliance):** Following a failed federal Housing and Urban Development (HUD) property inspection on **March 4, 2026**, formal records were presented to the Commission documenting Caltrans' failure to complete lender-required safety and code repairs needed to close escrow.

- **Uncorrected Electrical & Wiring Defects:** Formal disclosures identified ongoing safety hazards, specifically unmitigated **live cloth wiring**, outdated electrical panels, and improper wiring upgrades that violated program repair commitments and safety standards.
- **Municipal Permitting & Contractor Misconduct:** Direct evidence was submitted concerning Caltrans District 7 and primary contractor Amerivet Contracting utilizing unlicensed subcontractors (including RCCI) to execute structural and electrical work without obtaining required municipal permits or plan approvals from the Los Angeles Department of Building and Safety (LADBS).
- **Environmental Compliance & Hazardous Materials:** Proceedings highlighted disputes concerning non-compliant asbestos testing previously conducted at the residence in violation of South Coast Air Quality Management District (SCAQMD) Rule 1403 standards, prompting demands for strict forensic protocols (TEM surface dust sampling, EPA aggressive air protocols, and Certified Asbestos Consultant supervision) prior to future material disturbances.

3. SUBSEQUENT ADMINISTRATIVE & PUBLIC RECORDS ACTIONS

Following the June 25, 2026 CTC meeting, the contracted buyers escalated formal compliance and oversight demands across multiple oversight bodies:

- **California Public Records Act (CPRA) Requests:** Active enforcement demands filed with Caltrans District 7 (originating May 7, 2026) for the rolling release of completed HUD inspection reports, master contracts, subcontractor logs, and LADBS permit documentation.
- **External Regulatory Escalations:** Formal filings submitted to the **California State Auditor** (Audit 2026-133), Councilmember Ysabel Jurado's office, state legislative representatives, and municipal building authorities regarding contractor oversight, environmental safety, and public record withholding.

Document prepared for legal and administrative reference regarding CTC Sale Approval and Agenda Item No. 83 (5536 Templeton St).