

From: [Shawn Salazar](#)
To: [Remedios, Douglas@CATC](#); [Williams, Benjamin@CATC](#); [Driller, Brigitte@CATC](#); [Zamora, Cherry@CATC](#); [Gordon, Christine D@DOT](#); [Mitchell, Denise@DOT](#); [Jimenez, Dylan@CATC](#); [Pray, Jon J@CATC](#); [Behrens, Justin@CATC](#); [Hall, Justin@DOT](#); [Harris, Kevin@CATC](#); [Golaszewski, Paul@CATC](#); [Linker, Sasha@DOT](#); [Taylor, Tanisha@CATC](#); [CA.State.Auditor](#); [ROB.CHUA@asm.ca.gov](#); [Salina Valencia](#); [councilmember.jurado@lacity.org](#); [Ashley Elias](#); [Davida Koren](#); [Mitchell Tsai](#); [Grace](#); [Christine Maralit](#)
Cc:
Subject: Written Testimony,, Roberti Act 710 Corridor; Tenant Request For The Commission To Postpone My Sale Approval To A Later Date!
Date: Wednesday, August 12, 2026 5:10:21 PM

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Dear Commissioners,

I am once again forced to contact you regarding the sale approval of the property I am purchasing located at 5532 Templeton St. Los Angeles CA, 90032. Caltrans is forcing me to purchase this property which my Mother and I have occupied for 33 years as tenants in great standing at its Fair Market Value. My Mother and I wish to purchase our home at an affordable cost as mandated by the Roberti Act because of the fact we are extremely low income but Caltrans has set unfair, inconsistent and unreasonable obstacles to allow us to achieve that which directly contradicts the Roberti acts letter intent of the law.

My Mother and I were denied to purchase our home at an affordable cost on January, 10th 2025 in a written notice of ineligibility signed by Caltrans director Dan Murdoch. The reason given by Caltrans of the denial was due to "Insufficient household income" which resulted in Caltrans unable to calculate a "positive calculated affordable price". The ineligibility letter only included my Mothers income at the time for the year of 2024 where she had an annual net income of approximately \$11,292.00 for a family size of two.

Now, after the denial, we reached out to Gretchen from Veterans Realty Group to get an understanding of the denial and what opportunities we might have to qualify for the affordable sales program. She quickly mentioned to us that we need to provide her and Caltrans more income if we are to meet housing expense requirements. She clearly mentioned to me that Veterans Realty Group and Caltrans is allowing a tenant to provide an income history of only three months to determine affordable homeownership in accordance with the Roberti Act. She mentioned that VRG(Veterans Realty Group) and Caltrans are allowing such a minimal work history due to the recent Covid-19 pandemic which caused financial hardship for families due to loss of jobs and the unattainable employment opportunities that the pandemic caused. I mentioned to her that I did in fact begin working in late 2024 for approximately three months. She told me to get her whatever information I had to verify my income and she would once again re-evaluate our qualification for the affordable sales program with it.

I got no response from Gretchen for about a month or so regarding the income I earned and that I provided her to qualify us for the affordable sales program. When I finally reached out to her she informed me and my Mother that we still had insufficient income to calculate an affordable price with a positive dollar value which now included my income I gave her. Now, my income which she ran of mine was an unfiled 1099-NEC tax form for self employment. I grossed approximately \$9,760.00 dollars in the year 2024 which my unfiled 1099-NEC tax document displayed. Gretchen took my gross self employment income from 2024 and combined it with my Mothers income from 2024 to combine a gross household income of approximately \$21,689.00. This left us with a 25% monthly housing expense limit of approximately \$438.58 a month to afford housing expenses with and achieve affordable homeownership in compliance with their interpretation of the Roberti act. VRG also allowed me to provide them a home insurance quote which was \$75.00 a month. They also requested me to provide them three months of current utility bills and both of these opportunities they gave me came about so that I could lower my housing expenses to afford housing expenses and qualify for the program.

The total monthly housing expenses Caltrans determined we must meet monthly including my very own household utility bills for three months and my very own home insurance quote I provided them totaled approximately \$478.49. As you can see, this clearly left me in the negative by approximately \$40.00 dollars. Heriberto Salazar from Caltrans gave me this calculation on August, 12th 2025.

About a month later after him providing me this calculation we determined that our household toilet was not working correctly and Caltrans sent out a plumber to address the issue. The plumber whose name was Brandon from the Mr. Rooter plumbing company determined the the toilet had a faulty fill valve which was causing the toilet to continuously run water when not in use. When I brought this to Caltrans' attention that we had a major silent water leak which overpriced the utility bills I gave to Heriberto Salazar to see if they were low enough to qualify us for the program, Caltrans and Heriberto completely downplayed the situation and refused to accept three months of current utility bills since the water leak was repaired which in turn would provide Caltrans with a more accurate and reliable household utility expense for my family so that we would now qualify for the affordable sales program.

Now, assembly member Calozas office has been working around the clock to get Caltrans to accept current utility bills from my household so that it would lower housing expenses drastically due to the fact a water leak is no longer over pricing them and we would qualify for the affordable sales program in accordance with the Roberti Act! CalTrans has been extremely vague and secretive with the assembly member when they ask Caltrans to provide them clear answers on how they administer this program in compliance with the state law known as the Roberti Act!

CalTrans has now told the assembly member that accepting current utility bills is not the issue but Caltrans is now trying to claim that my self employment income which I earned in 2024 is undocumented and unverified or unstable. I have direct emails from program manager Carolyn Dabney from Caltrans where she is clearly stating to me that my filed 1099 tax return as reported to the IRS is a valid and acceptable method

that would verify my income for my self employment income I made in 2024. Carolyn Dabney went on record requesting me to provide VRG with my filed 1099 income tax return which would officially document my income and she is doing so on email! I gave my filed 1099 income tax return to VRG and Caltrans multiple times which officially documents and verifies my income which I earned in 2024. I gave my assembly member proof of this as well and Rob Chua from Jessica Calozas office verified that Caltrans does have my documented income tax return which verifies my income!

I have over 300 emails of my back and forth battles with Caltrans and VRG so that I document absolutely everything during this sales program that they have told me! The fact is this commissioners! Me and my Mother do qualify for the affordable sales program with our DOCUMENTED earned income from the year 2024 combined if Caltrans only accepts the fact that my income is documented with my federal income tax return from 2024 which I provided them and if they only did the right thing and allow me to provide them three months of current utility bills since the repair of a major water leak!!

I have ran the number's myself and my Mother and I would most certainly qualify and meet housing expense requirements with our combined documented income from 2024 if Caltrans only utilized three months of our current utility bills since the repair of a major water leak!

On top of the denied affordable issue with my family Caltrans is also not properly taking into account the repairs needed to make my home safe and habitable while setting the homes FMV. Active legislation in the form of AB2329 is moving through the senate to direct Caltrans to abide by this portion of the Roberti Act which they are ignoring. On top of this active legislation a lawsuit is currently being worked on and sought for this exact issue as well! This is just another major reason why my sale should be postponed until this issue is resolved commissioners.

Caltrans is an unstoppable power hungry government agency that has no regard for ethical behavior or the Law! They have done and continue to do everything in their power to deny my Mother and I our lawful right of affordable homeownership as mandated by the Roberti Act!

My main reason for this written testimony today is to allow the commission to see the reason Caltrans is currently being sued, audited and active legislation is being passed to force Caltrans to abide by the Law!

I am requesting the commission to postpone my sale approval until the California state audit is concluded against Caltrans and AB2329 becomes law so that my tenants rights can be preserved and protected! I would also like a postponement on sale approval until the lawsuit plays out against Caltrans and a verdict is reached if I should have lawfully been given the right of affordable homeownership as Caltrans is being sued for right now!!

Caltrans is claiming to my assembly member that they only have the right to issue

one postponement of my sale approval and I have already been granted that so I am coming to you once again to request that you postpone my approval until these major allegations against Caltrans become resolved! I wish to stay in full compliance of my sale agreement at this time so that I do not give up my first right to purchase this property.

Please do the right thing commission and do what Caltrans cannot, be an ethical and righteous government agency that has the people's best interest and rights at heart.

Thank You,

-Shawn Salazar

From: [Rafael Escobar](#)
To: [Remedios, Douglas@CATC](#)
Cc: [Golaszewski, Paul@CATC](#)
Subject: Postponement of Sale
Date: Wednesday, August 12, 2026 9:34:15 PM

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Dear Mr. Remedios,

I am writing to you so that this statement can be used as written testimony at the upcoming CTC hearing scheduled for August 20 and 21, 2026:

My wife and I have been faithful tenants of our Caltrans home for 25+ years and it has always been our goal to purchase the home in which we raised our children. After 33 years of service to the Los Angeles Unified School District, as a teacher and school site administrator, I am finally in a position to purchase the home now that it has come up for sale. We want to continue to live here so that we can help turn the El Sereno community into a bright and vibrant one. Unfortunately the price for the home at which it is being offered is woefully overpriced given its current condition. Many needed repairs need to be completed so that the home is safe and habitable and ultimately in a position to be sold at Fair Market Value. If cost of repairs were taken into consideration and therefore taken off the purchase price of the home, this would undoubtedly make the sale all the more palatable. But this is not taking place, which we believe is a violation of the Roberti Act.

We are therefore respectfully requesting a postponement of the sale of our home so that the pending legislation (AB2329) can be enacted. Said legislation seeks to preserve and protect the rights of Caltrans tenants as outlined in the Roberti Act.

Should you have any questions or need additional information please feel free to reach out by email or at the number noted below.

Rafael and Maria Escobar

We are item #92 in the agenda.