

The Caltrans Tenants of the 710 Corridor

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The Caltrans Tenants Association, a registered 501(c3) non-profit organization, is comprised of all those living in Caltrans owned homes along the 710 Freeway corridor. There are almost 600 residential properties along the corridor including ninety- five “historic” homes. The tenants represent a diverse group of families who have an average tenancy of more than twenty years.

We came together as an association in response to Caltrans’ shift in a variety of policies that directly affect our tenancies. We believe that our neighborhood and our ability to remain in our homes are continually threatened by Caltrans insensitivity to our unique situation. We are concerned about Caltrans blatant attempt to depopulate the corridor and their failure to follow their own policies, mission statement, and abide by state and local health and safety codes.

The purpose of our group is:

- **To educate and inform members and the community on issues affecting Caltrans Tenants.**
- **To insure Caltrans properties are compliant with state and local health and safety codes. To date, no Caltrans properties have occupancy permits.**
- **To protect Caltrans Tenants and their neighbors from the criminal element, a direct result of Caltrans policies of vacating properties. According to a Caltrans quarterly report, 3/5/2002, there are close to 142 homes now vacant, most of them in Pasadena.**
- **To inform the community about the “historic home” rehabilitation process. Almost \$20 million taxpayer dollars was spent on 39 homes at an average of \$500,000 per house. Some, if not all, of these rehabbed homes are non-code compliant and are in need of considerable additional repair. The State Auditor report (August 2000), initiated in part by the complaints of tenants, showed gross mismanagement of taxpayer funds with little or no accountability. Privately secured contractors inspected a number of rehabbed properties and, without exception, found the poorest quality of materials and workmanship, well below private sector standards. The scope of the audit was narrowly defined and criminal intent or neglect was not addressed. Many of the rehabbed homes remain vacant and are the targets of criminal activity. Caltrans requested another \$22 million to finish the historical homes.**
- **To insure that the rights of the tenants are upheld, including any discrimination and illegal evictions to keep the fabric of the neighborhood intact and the properties occupied.**
- **To protect tenants from Caltrans policies of, unfair rental increases, unfair evaluation of fair market prices, and years of poor maintenance and repair.**
- **To protect the rights of all tenants as prescribed in Caltrans own Right of Way Manual.**
- **To protect the rights of all tenants to exercise their present and future options under government codes to purchase their homes, including the sale of surplus and excess properties. Many properties are in these categories and should be sold.**
- **To protect the intent of the Attorney General’s opinion, Dec. 30, 2009 regarding fair market value for rents and future purchase of properties.**

Caltrans Tenants are dedicated to procuring just and fair treatment by Caltrans as we await the eventual possible purchase of our homes. We consider ourselves a vibrant and caring part of our community and wish to be a part of the American dream in pride of responsible ownership. Many of us have put considerable time, effort, and money into improving and maintaining our rented homes. We want these homes to be put back on the tax role to be able to enhance the fabric of our community. We pledge to use all available legal, political, and editorial means possible to have tenants’ concerns addressed, their rights upheld and our goals met. We invite participation by all interested parties.