



State Route 710 Sales Program

Division of Right of Way
and Land Surveys

SR 710 Closure Gap Project



History

Why has it taken so long?

History of the SR 710 Corridor

- The Department acquired ~460 properties under Hardship Protection.
- Properties were acquired for the proposed extension of SR 710.
- Multiple lawsuits result in preliminary injunction issued in 1999.
- Passage of SB 416 in 2013 prohibits any surface route.
- Several project alternatives were studied including a bored tunnel.
- Final Environmental Impact Report released in November 2018.

Roberti Act

- ✓ Governs disposal of SR 710 surplus properties
- ✓ Preserves, maintains, and expands the supply of affordable housing
- ✓ Established priorities and procedures for selling properties
- ✓ Requires the Department to sell properties in a specific order of priority
- ✓ Restricts sales proceeds
- ✓ Restricts use of properties



Roberti Act Amendments

- Senate Bill 959
(Portantino, 2022)
- Senate Bill 381
(Portantino, 2021)
- Senate Bill 51 (Durazo,
2021) – Set Minimum
Sales Price at the
original acquisition price
paid by Caltrans.
- Senate Bill 7 (Portantino,
2019)

SB 959
Pasadena (effective 1/01/23)

SB 51
Los Angeles (El Sereno)

SB 381
South Pasadena

Current occupant who is the Former Owner	Current occupant who is the Former Owner	Current occupant who is the Former Owner
Single Family Occupant of 2+ years up to 120% of Area Median Income	Single Family Occupant of 2+ years up to 120% of Area Median Income	Single Family Occupant of 2+ years up to 120% of Area Median Income
Single Family Occupant of 5+ years up to 150% of Area Median Income	Single Family Occupant of 5+ years up to 150% of Area Median Income	Single Family Occupant of 5+ years up to 150% of Area Median Income
Present Tenant in Good Standing of 5+ years	Present Tenant in Good Standing of 5+ years	Present Tenant in Good Standing of 5+ years
Unoccupied Properties to City of Pasadena	Historic Home – City of Los Angeles or Non-Profit	Unoccupied Historic Home – City of South Pasadena
Private or Public Housing-Related Entity (HRE)	Private HRE, including City of Los Angeles	City of South Pasadena, then Los Angeles County, then Private HRE
Present Tenant in Good Standing (no required occupancy term)	Present Tenant in Good Standing (no required occupancy term)	Present Tenant in Good Standing (no required occupancy term)
Former Tenant in Good Standing	Former Tenant in Good Standing	Former Tenant in Good Standing
Public Auction (Streets & Highways Code Section 118)	Public Auction (Streets & Highways Code Section 118)	Public Auction (Streets & Highways Code Section 118)

Fair Market (sold as-is)
Affordable
Original (sold as-is)
Reasonable (sold as-is)

Distribution of Sales Proceeds

Caltrans

Sales proceeds into the SR 710 Rehabilitation Account for lender-required repairs for Affordable Price properties.

State Highway Account

Amounts exceeding \$1,200,000 in the SR 710 Rehabilitation Account are deposited into the State Highway Account for LATIP

Questions?

Tenant Eligibility Criteria



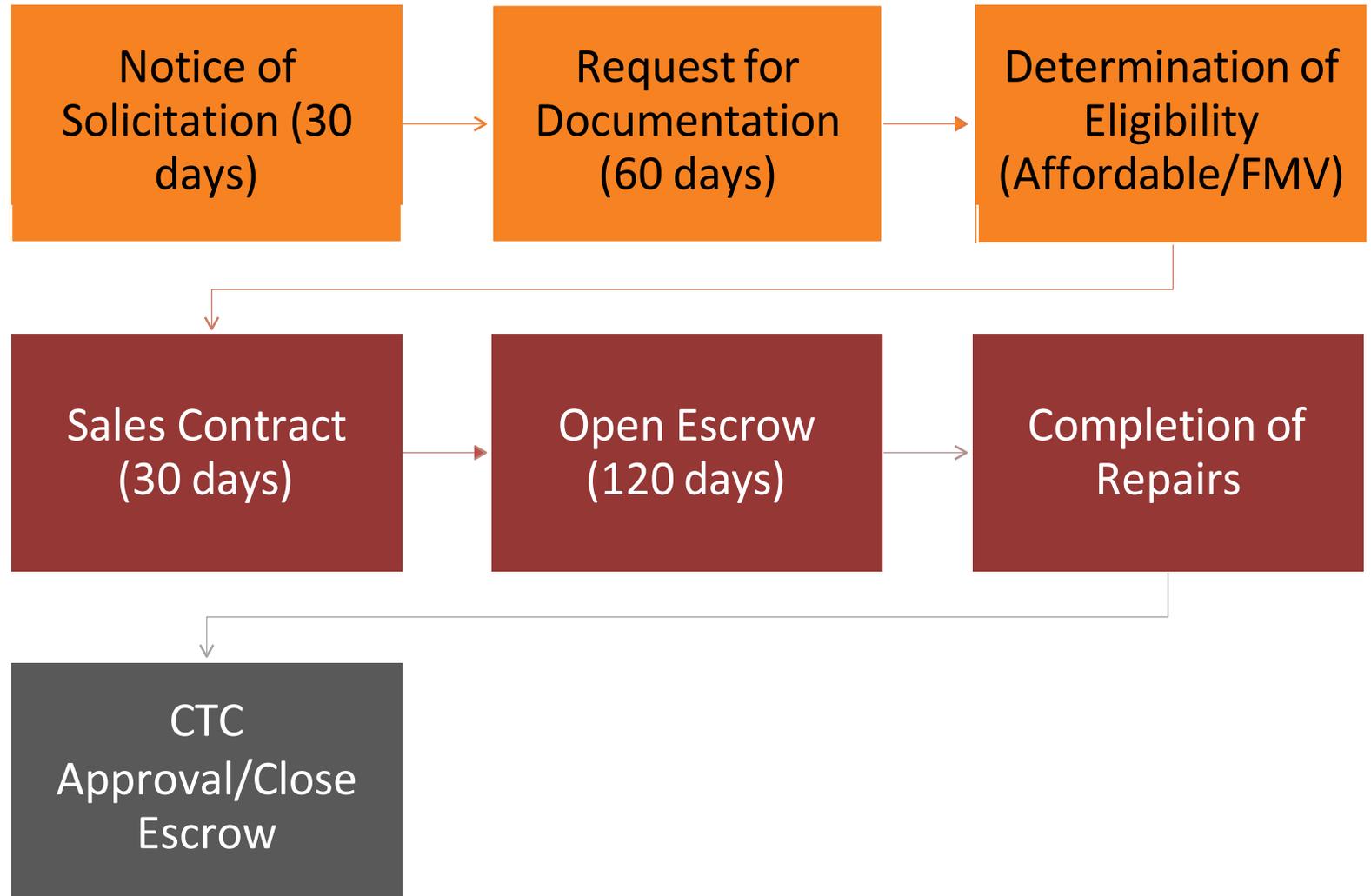
Affordable Buyer

- Principal Place of Residence (2-5 years)
- Persons and Families of Low or Moderate Income
- No ownership interest in any real property prior three years
- Calculated Affordable price with a positive dollar value

Fair Market Value Buyer

- Principal Place of Residence (5 yrs)
- Loan Prequalification
- Proof of funds for required down payment
- Good Standing (current on rent obligations)

Sales Process





265 Waverly Dr., Pasadena

- Sold July 2018
- Affordable Price: \$297,421
- 2018 FMV: \$1,100,000
- Net Equity to State: \$802,579



To Buyer at Resale

- Purchased 2018: \$297,421
- FMV 2018: \$1.1M
- Est. Current Value \$1.4M
- Est. to Buyer: \$300k

532 Meridian Ave. South Pasadena

- Sold: July 2018
- Affordable Price: \$161,686
- Fair Market Value: \$765,000
- Net Equity to State: \$603,314



To Buyer at Resale

- Purchased 2018: \$161,686
- FMV 2018 : \$765,000
- Est. Current Value \$1.3M
- Est. to Buyer: \$535k



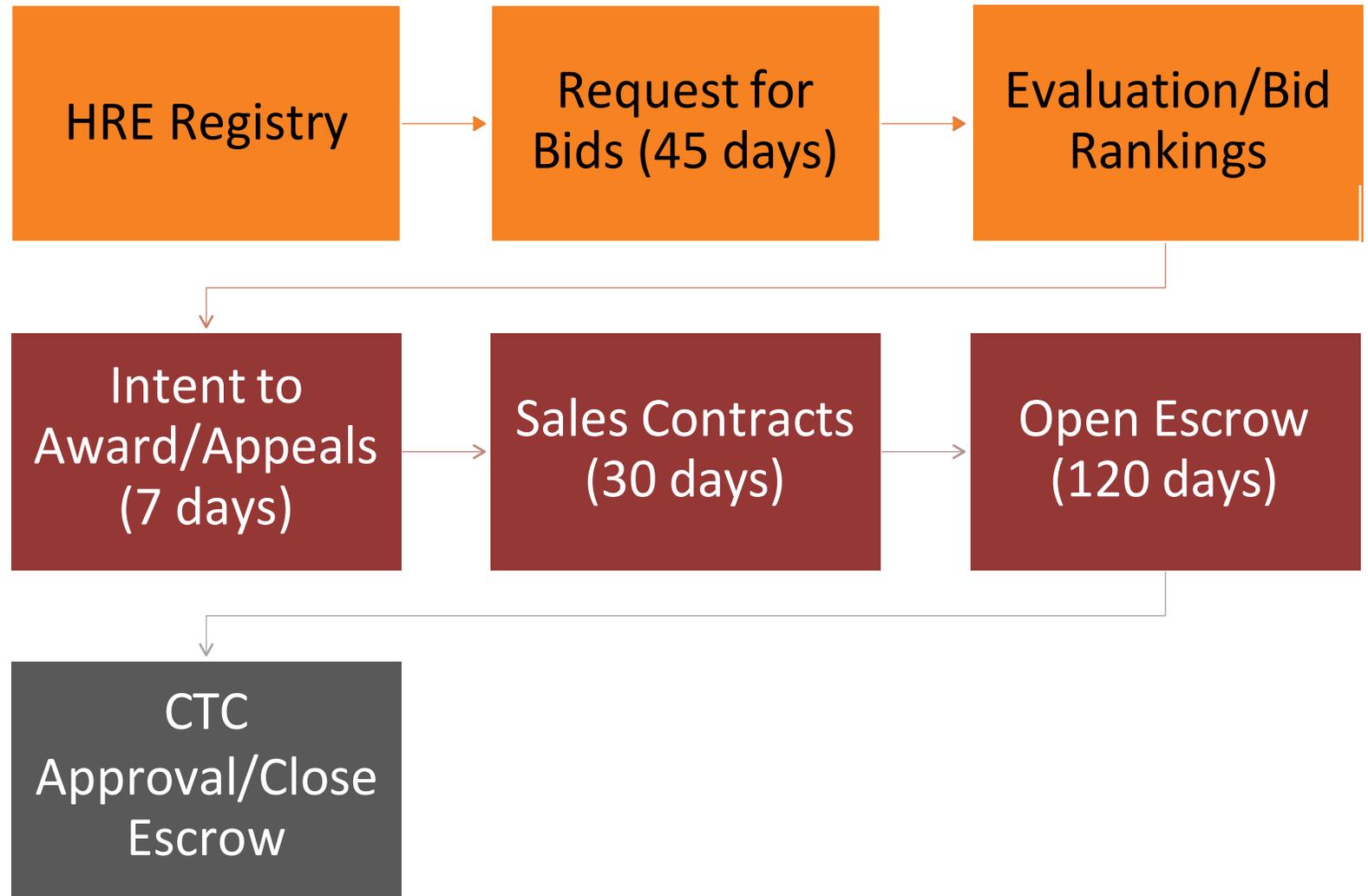
Questions?

Housing Related Entity (HRE) Sales

- Pasadena and South Pasadena have priority to purchase unoccupied properties within their jurisdiction.
- City of Los Angeles must compete against other private HREs.



Private HRE Sales Process



Evaluation Criteria

- Experience and capability in providing affordable housing;
- Ability to sustainably provide affordable housing;
- Target income with preference to provide affordable housing for lower income households;
- Financial feasibility of the submitted proforma;
- Compliance with the regulations and Use and Resale Restrictions;
- Rehabilitation plan;
- Readiness to perform.

HRE Use Requirements

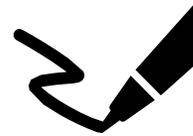
- Affordable Rental Housing for 55-years
- Affordable Homeownership for 45-years
- Must offer Caltrans tenants first right of occupancy



Notice of Proposed Action



Opportunity for Public Involvement
Regarding the Proposed Regulations



Written Comment Period ends
April 24, 2024



Public Hearing on April 26, 2024
from 5:00 to 8:00 p.m.
at South Pasadena High School

<http://www.dot.ca.gov/710homes>

Thank You

QUESTIONS?
