

MEMORANDUM

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: June 23-24, 2021

From: STEVEN KECK, Chief Financial Officer

Reference Number: 2.4d.(2), Action Item

Prepared By: Kimberly Erickson, Chief
Division of Right and Land Surveys

Subject: **CONVEYANCE OF EXCESS STATE-OWNED REAL PROPERTY – ROBERTI ACT**

ISSUE:

Should the California Transportation Commission (Commission) approve execution of a Director's Deed under the Roberti Act and the Affordable Sales Program?

RECOMMENDATION:

The California Department of Transportation (Department) recommends the Commission authorize execution of the Director's Deed summarized below. The conveyance of excess State-owned real property is pursuant to Section 118 of the Streets and Highways Code.

The Director's Deed included in this item involves an estimated fair market value of \$3,185,000. The State will receive a return of \$879,300 from the sale of this property, which will be transferred to two State accounts:

1. The "SR 710 Rehabilitation Account" for the purpose of providing repairs required by lenders, and
2. The State Highway Account to be used for allocation by the Commission exclusively to fund projects located in Pasadena, South Pasadena, Alhambra, La Cañada Flintridge, and the 90032 postal ZIP code.

Furthermore, properties sold at less than fair market value are subject to use and resale restrictions including limitations on the equity and appreciation of the property. Corresponding map is attached.

"Provide a safe and reliable transportation network that serves all people and respects the environment."

DIRECTOR'S DEED:

01-07-LA-710 PM 30.8
Disposal Unit #DD 68463-01-01
Convey to: Pasadena Friendship Community
Development Corporation

South Pasadena
16,000 Square Foot (s.f.) Lot
8,400 s.f. Multi-Family Residence
Reasonable Sale Price:
\$879,300 (Appraisal: \$3,185,000)

Direct sale. The property has been offered at a reasonable price, as-is, and without warranty to a Housing Related Entity (HRE) for use as low-or moderate-income rental or owner-occupied housing in accordance with the Roberti Act (Government Code Section 54235-54238.9) and Section 1477 (a)(4) of the Affordable Sales Program (21 CCR Section 1475-1491). The sales price represents a reasonable price, as determined by the HRE, that is best suited to the economically feasible use of the property as decent, safe, and sanitary housing at affordable rents and affordable prices. The HRE's reasonable price meets the Department's minimum sales price established for the property, which is the original acquisition price adjusted for inflation. Parcel does not meet DGS criteria for Executive Orders N-06-19 or for N-23-20.

BACKGROUND:

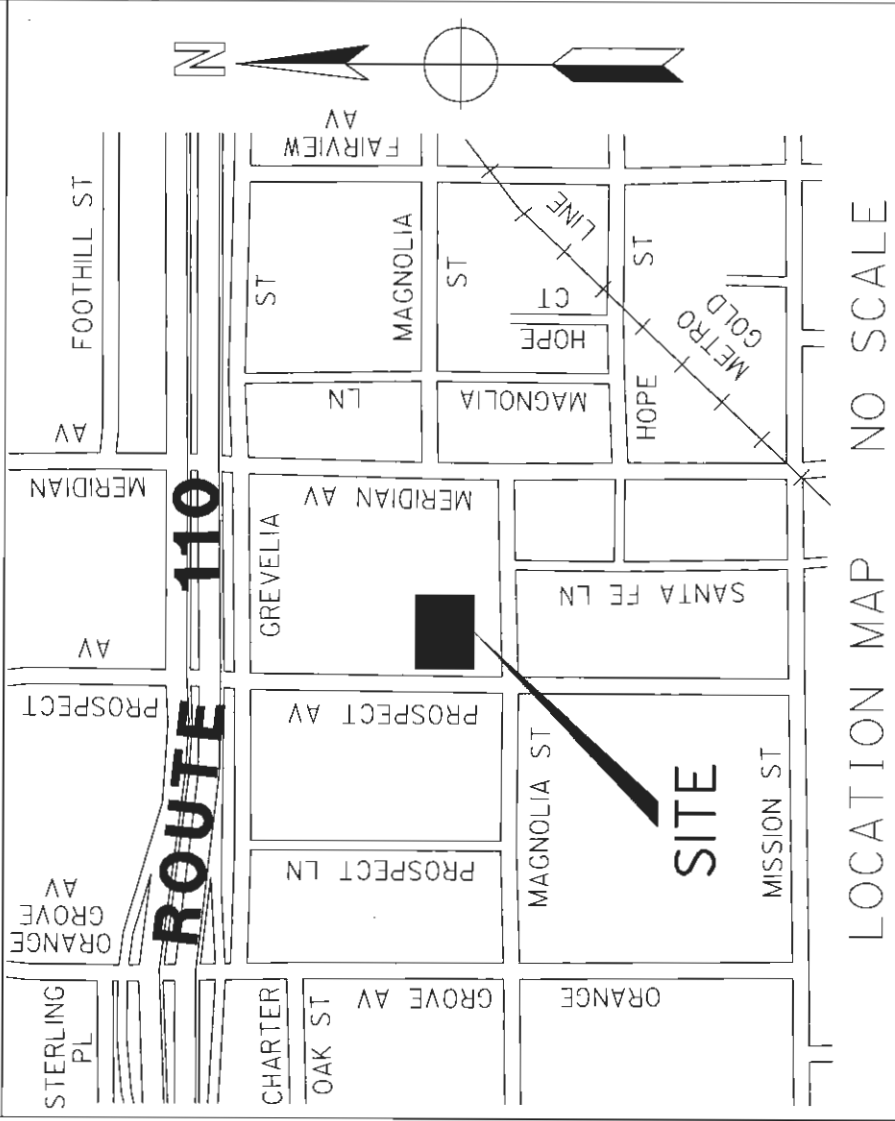
The Roberti Act was enacted in 1979 for the purpose of preserving, maintaining, and expanding the supply of affordable housing to affected persons and families of low-or moderate income. The Roberti Act and the Affordable Sales Program set forth the priorities and procedures for the sale of state-owned surplus residential properties located within the State Route 710 (SR 710) corridor in Los Angeles County. The Act requires the Department to sell properties in a specific order of priority and restricts use of sales proceeds for affordable housing and to fund transportation projects within the SR 710 corridor.

Attachment:

Exhibit 1A – Parcel Map

EXHIBIT "B"

CITY OF SOUTH PASADENA



COUNTY OF LOS ANGELES CITY OF SOUTH PASADENA

LOCATION MAP

NOTES

All distances are in meters unless otherwise noted.

LEGEND

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTOR'S DEED
DD 68463-01-01**

NOT TO SCALE

REF.: R/W MAP NO. F1533-4		DATE: 03-25-2021	
DISTRICT	COUNTY	ROUTE	SHEET NO.
07	LA	710	30.8
		SHEET NO.	TOTAL SHEETS
		1	2

DIST	COUNTY	ROUTE	POST MILE
07	LA	710	30.8

EXHIBIT "B"

PARCEL NO. **AREA**
DD 68463-01-01 **16,000 SF**



WOTKYNS & MARTIN

BLOCK A

PROSPECT AVE.

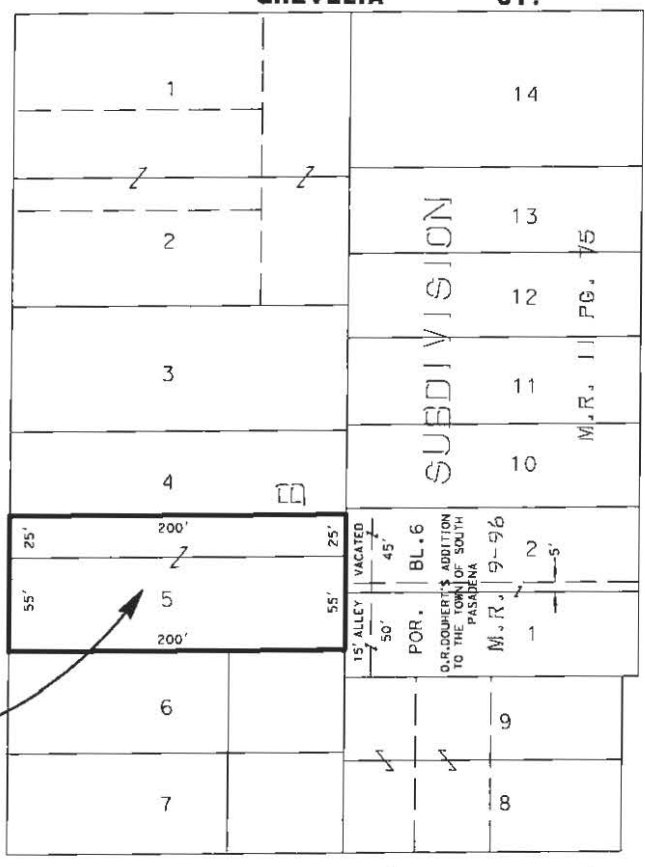
ROUTE 110 FREEWAY

GREVELIA ST.

MERIDIAN AVE.

MAGNOLIA ST.

MAGNOLIA ST.



16,000 S.F.
DD
68463-01-01

CITY OF SOUTH PASADENA

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

626 PROSPECT AVENUE
 SOUTH PASADENA, CA 91030

PLAT ACCOMPANYING

ASSESSOR IDENTIFICATION NO.
 5315-016-900

DIRECTOR'S DEED DD 68463-01-01

REF. MAP: R/W MAP NO. F1533-4

SCALE: NOT TO SCALE
 DRWN: ST CHKD: JA
 DATE: 03-25-2021