

MEMORANDUM

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: January 30-31, 2025

From: STEVEN KECK, Chief Financial Officer

Reference Number: 2.4d.(3), Action Item

Prepared By: René Fletcher, Chief (Acting)
Division of Right of Way and Land Surveys

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

ISSUE:

Should the California Transportation Commission (Commission) approve execution of the following Director's Deeds?

RECOMMENDATION:

The California Department of Transportation (Department) recommends that the Commission authorize execution of the Director's Deeds summarized below. The conveyance of excess State-owned real property is pursuant to Section 118 of the Streets and Highways Code and specific to these Director's Deeds, the Roberti Act (Government Code § 54235 et seq.) and the State Route (SR) 710 Sales Program regulations (21 CCR 1475 et seq.).

The Roberti Act requires the Department to dispose of SR 710 Surplus Residential properties originally acquired for the SR 710 extension project and located in Pasadena, South Pasadena, and the El Sereno Community of Los Angeles, in a manner that preserves, maintains, and expands the supply of housing to persons and families of low to moderate income and sets forth the priorities and procedures for such disposals. Properties are being sold pursuant to the Roberti Act and are not subject to Executive Orders N-06-19 or N-23-20.

The Director's Deeds included in this item in the amount of \$565,086 will be deposited in the SR 710 Rehabilitation Account in accordance with Government Code (Gov. Code) § 54237.7 to fund lender required repairs for properties being sold at affordable prices to persons and families of low or moderate income. Funds in the SR 710 Rehabilitation Account exceeding \$1,200,000 are transferred to the State Highway Account for allocation by the Commission to exclusively fund projects located in Pasadena, South Pasadena, Alhambra, La Cañada Flintridge, and the 90032 postal zip code.

BACKGROUND:

During the summer of 2022, the Department began sending Notices of Solicitation to its tenants residing in single-family residences. Tenants of single-family residences have priority to purchase under the Roberti Act. The notice solicits a tenant's interest in purchasing the property they rent and begins the sales process. To date, all tenants residing in single-family residences have received notices. Tenants can either purchase at affordable pricing, based upon household income and size, or at fair market value.

Pursuant to Gov. Code § 54237(b), the Department must complete lender required repairs for properties being sold at affordable prices. The Director's Deeds included in this item are being sold at affordable prices and property repairs are ongoing. Further, because the properties are being sold at less than fair market value, a Declaration of Covenants, Conditions, and Restrictions (CC&Rs) will be recorded against the property. The CC&Rs contain the use and resale restrictions including the requirement of the buyer to pay net proceeds from a subsequent market sale to the Affordable Housing Trust Account administered by the California Housing and Finance Agency pursuant to Gov. Code § 54237.7(b). The net proceeds include any appreciation owed to the AHTA plus the net equity. The buyer receives 20 percent of appreciation for each year of ownership with 100 percent of appreciation earned after five years of ownership. The net equity is the difference between the fair market value at time of purchase and the Calculated Affordable Price of the buyer and is due and payable upon a subsequent market sale of the property or 45 years from the date the Department closes escrow on the transaction with the buyer.

DIRECTOR'S DEED:

01-07-LA-710 PM 28.2

Disposal Unit #DD A8617-01-01

Fair Market Value Appraisal: \$749,000

Convey to: Ricardo Rodriguez

City of Los Angeles

4,800 square foot (s.f.) lot

1,285 s.f. Single-family residence
(SFR)

Affordable Price: \$98,928

Direct sale. Disposal unit is a SFR being sold pursuant to the Roberti Act and the SR 710 Sales Program regulations. The sales price represents the Calculated Affordable Price of the eligible present tenant based upon household income and size. The buyer meets all of the requirements to purchase at an affordable price. CC&Rs will be recorded against the property providing the use and resale restrictions including the requirement to pay the net equity owed to the AHTA. The net equity to be returned for DD A8617-01-01 is \$650,072.

02-07-LA-710 PM 28.4

Disposal Unit #DD C577-01-01

Fair Market Value Appraisal: \$819,000

Convey to: Antonio Vasquez and Laura Valdez

City of Los Angeles

6,715 s.f. lot

1,279 s.f. SFR

Affordable Price: \$325,995

Direct sale. Disposal unit is a SFR being sold pursuant to the Roberti Act and the SR 710 Sales Program regulations. The sales price represents the Calculated Affordable Price of the eligible present tenants based upon household income and size. The buyers meet all of the requirements to purchase at an affordable price. CC&Rs will be recorded against the property providing the use and resale restrictions including the requirement to pay the net equity owed to the AHTA. The net equity to be returned for DD C577-01-01 is \$493,005.

03-07-LA-710 PM 28.9

Disposal Unit #DD 48107-01-01

Fair Market Appraisal: \$735,000

Convey to: Adam Garcia

City of Los Angeles

7,500 s.f. lot

784 s.f. SFR

Affordable Price: \$140,163

Direct Sale. Disposal unit is a SFR being sold pursuant to the Roberti Act and the SR 710 Sales Program regulations. The sales price represents the Calculated Affordable Price of the eligible present tenant based upon household income and size. The buyer meets all of the requirements to purchase at an affordable price. CC&Rs will be recorded against the property providing the use and resale restrictions including the requirement to pay the net equity owed to the AHTA. The net equity to be returned for DD 48107-01-01 is \$594,837.

Attachments:

Exhibit 1A - 3B - Parcel Maps

EXHIBIT "A"

INDEX MAP

CITY OF LOS ANGELES

CITY OF LOS ANGELES



LOCATION MAP

NO SCALE

**FOR CTC ONLY NOT
PART OF THE DEED**

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTOR'S DEED
DD A8617-01-01**

NOT TO SCALE

REF.: R/W MAP NO. F1530-4			DATE: 08-20-2024		
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	710	28.2	1	2

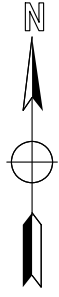
EXHIBIT "B"

PLAT MAP

CITY OF LOS ANGELES

PARCEL NO.	AREA
DD A8617-01-01	4,800 SF

4,800 S.F.
DD
A8617-01-01



CITY OF LOS ANGELES

NOTES
 Address: 3326 SHEFFIELD AVE.
 LOS ANGELES, CA 90032
 APN: 5291-019-914

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY
DIRECTOR'S DEED
DD A8617-01-01

NOT TO SCALE

REF.: R/W MAP NO. F1530-4			DATE: 08-20-2024		
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	710	28.2	2	2

**FOR CTC ONLY NOT
 PART OF THE DEED**

EXHIBIT "A"

INDEX MAP

CITY OF LOS ANGELES

CITY OF LOS ANGELES



**FOR CTC ONLY NOT
PART OF THE DEED**

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTOR'S DEED
DD C577-01-01**

NOT TO SCALE

REF.: R/W MAP NO. F1530-5 DATE: 08-20-2024

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	710	28.4	1	2

EXHIBIT "B"

PLAT MAP

CITY OF LOS ANGELES

PARCEL NO. **AREA**
DD C577-01-01 **6,715 SF**

6,715 S.F.

**DD
C577-01-01**



CITY OF LOS ANGELES

NOTES

Address: 3724 SHEFFIELD AVE.
 LOS ANGELES, CA 90032
 APN: 5291-001-903

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
 DIRECTOR'S DEED
 DD C577-01-01**

NOT TO SCALE

REF.: R/W MAP NO. F1530-5				DATE: 08-20-2024	
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	710	28.4	2	2

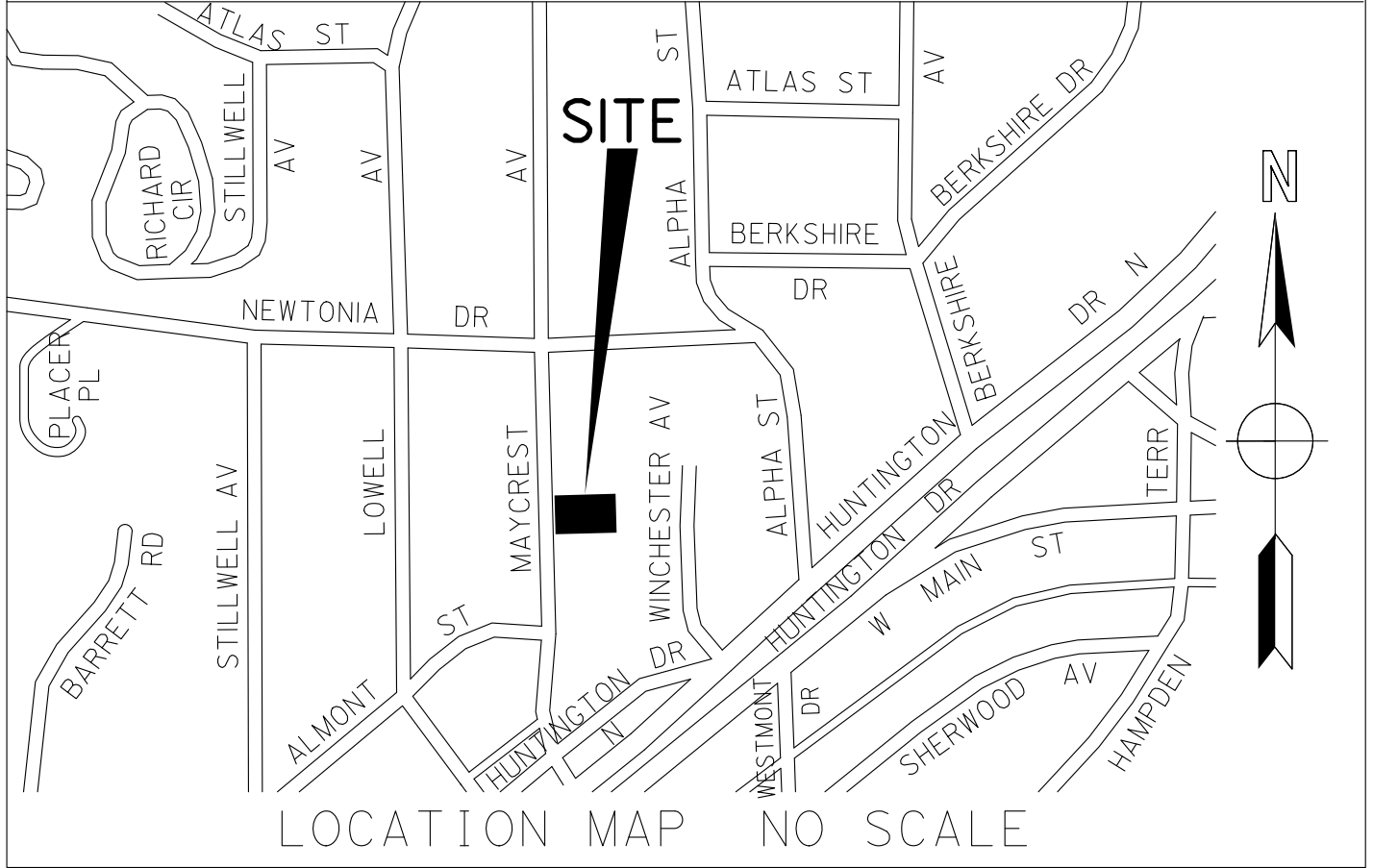
**FOR CTC ONLY NOT
 PART OF THE DEED**

EXHIBIT "A"

INDEX MAP

CITY OF LOS ANGELES

CITY OF LOS ANGELES



**FOR CTC ONLY NOT
PART OF THE DEED**

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTOR'S DEED
DD 48107-01-01**

NOT TO SCALE

REF.: R/W MAP NO. F1531-2			DATE: 08-20-2024		
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	710	28.9	1	2

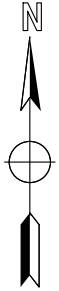
EXHIBIT "B"

PLAT MAP

CITY OF LOS ANGELES

PARCEL NO.	AREA
DD 48107-01-01	7,500 SF

7,500 S.F.
DD
48107-01-01



CITY OF LOS ANGELES

NOTES

Address: 4326 MAYCREST AVE.
 LOS ANGELES, CA 90032

APN: 5309-022-905

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY
DIRECTOR'S DEED
DD 48107-01-01

NOT TO SCALE

REF.: R/W MAP NO. F1531-2			DATE: 08-20-2024		
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	710	28.9	2	2

**FOR CTC ONLY NOT
 PART OF THE DEED**