

MEMORANDUM

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: January 29-30, 2026

From: STEVEN KECK, Chief Financial Officer

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

Prepared By: René Fletcher, Chief
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 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 (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 being sold pursuant to the Roberti Act are not subject to Executive Order N-06-19.

The Director's Deeds included in this item in the amount of \$716,866 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 to 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, through the State Route 710 Local Alternative Transportation Improvement Program to exclusively fund projects located in Pasadena, South Pasadena, Alhambra, La Canada Flintridge, and the 90032 postal zip code.

BACKGROUND:

The Department began issuing Notices of Solicitation in the summer of 2022 to current tenants in the SR 710 corridor to solicit interest in purchasing the SR 710 residential properties they rent. The Notice begins the sales process and provides tenants with 30 calendar days to respond to the Notice expressing interest in purchasing. Tenants can either purchase at an affordable price based upon household income and size, or at fair market value.

Upon receipt of a tenant's response to the Notice of Solicitation, the Department sends the tenant a written request for documentation, including income documentation, that is necessary to determine eligibility to participate in the SR 710 Sales Program and to purchase at an affordable price. Tenants not eligible to purchase at an affordable price are offered the property at the appraised fair market value pursuant to the Roberti Act which reserves priority to purchase to current tenants regardless of income.

Pursuant to Gov. Code § 54237(b), the Department must complete lender required repairs for properties being sold at affordable prices. A Declaration of Covenants, Conditions, and Restrictions (CC&Rs) will be recorded against Properties sold at less than fair market value. The CC&Rs contain the use and resale restrictions including the requirement of the affordable buyer to pay net proceeds from a subsequent market sale to the Affordable Housing Trust Account (AHTA) 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 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.

The Director's Deeds included in this item include a fair market value sale and an affordable price sale.

DIRECTOR'S DEED:

01- 07-LA-710 PM 28.2

Disposal Unit #DD A8619-01-01

Fair Market Value Appraisal \$ 633,000

Convey to: Rogelio Nunez Jr., Esmeralda Nunez,
As husband and wife

City of Los Angeles
4,800 square foot lot (s.f. lot)
Single Family Residence
(SFR)
Sales Price: \$633,000

Direct sale. Disposal unit is an SFR being sold pursuant to the Roberti Act and the SR 710 Sales Program regulations. The current tenants meet the criteria required for purchasing as a fair market value buyer including being tenants in good standing with the terms and conditions of their rental agreement and meeting the five-year occupancy requirement. The sales price represents the fair market value of the property. Funds from the sale will be deposited into the SR 710 Local Alternative Transportation Improvement Program (LATIP).

02-07-LA-710 PM 30.2

Disposal Unit #DD 68328-01-01

Fair Market Value Appraisal \$1,139,000

Convey to: Megeen Mclaughlin, Gary Wong,
Ryan Mclaughlin, as Joint Tenants

City of South Pasadena
7,952 s.f. lot
1,092 SFR
Sales Price: \$83,866

Direct sale. Disposal unit is an 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 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 68328-01-01 is \$1,055,134. Funds from the sale will be deposited into the SR 710 LATIP.

Attachments:

Exhibit 1A – 2B - Parcel maps

EXHIBIT "A"

INDEX MAP

COUNTY 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 A8619-01-01**

NOT TO SCALE

REF.: R/W MAP NO. F1530-4			DATE: 03-25-2025		
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	710	28.2	1	2

EXHIBIT "B"

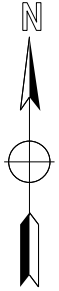
PLAT MAP

COUNTY OF LOS ANGELES

4,800 S.F.

DD
A8619-01-01

PARCEL NO.	AREA
DD A8619-01-01	4,800 SF



CITY OF LOS ANGELES

NOTES

Address: 3334 SHEFFIELD AVE.
LOS ANGELES, CA 90032
APN: 5291-019-912

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY
DIRECTOR'S DEED
DD A8619-01-01

NOT TO SCALE

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

REF.: R/W MAP NO. F1530-4				DATE: 03-25-2025	
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	710	28.2	2	2

EXHIBIT "A"

INDEX MAP

COUNTY OF LOS ANGELES

CITY OF SOUTH PASADENA



**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 68328-01-01**

NOT TO SCALE

REF.: R/W MAP NO. F1532-5			DATE: 03-25-2025		
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	710	30.2	1	2

EXHIBIT "B"

PLAT MAP

COUNTY OF LOS ANGELES

PARCEL NO. **AREA**
DD 68328-01-01 **7,952 SF**



CITY OF SOUTH PASADENA

NOTES

Address: 854 BANK STREET
 SOUTH PASADENA, CA 91030
 APN: 5314-020-900

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
 DIRECTOR'S DEED
 DD 68328-01-01**

NOT TO SCALE

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

REF.: R/W MAP NO. F1532-5			DATE: 03-25-2025		
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	710	30.2	2	2