

MEMORANDUM

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: March 19-20, 2026

From: STEVEN KECK, Chief Financial Officer

Reference Number: 2.4d.(3), 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- AFFORDABLE BUYER**

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 are being sold pursuant to the Roberti Act and are not subject to Executive Order N-06-19.

The Director's Deeds included in this item in the amount of \$808,885 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, 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.

"Improving lives and communities through transportation."

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 of Solicitation begins the sales process and provides tenants with 30 calendar days to respond to express interest in purchasing.

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. The Director's Deeds included in this item are for the sale of five Properties to current tenants at affordable prices.

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 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.

DIRECTOR'S DEED:

01-07-LA-710 PM 28.0
Disposal Unit #DD A8527-01-01
Fair Market Value Appraisal (Repaired) \$751,000
Convey to: Manuel Razo, Rosa Razo

City of Los Angeles
4,800 Square Feet (s.f.) Lot
1,264 Single Family Residence
(SFR)
Sales Price: \$87,155

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 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 A8527-01-01 is \$663,845.

02-07-LA-710 PM 28.0
Disposal Unit #DD A8537-01-01
Fair Market Value Appraisal (Repaired) \$684,000
Convey to: Luz Lopez-Uribe, Ramon Uribe

City of Los Angeles
4,800 s.f. lot
1,129 SFR
Sales Price: \$76,492

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 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 A8537-01-01 is \$607,508.

03-07-LA-710 PM 28.2
Disposal Unit #DD A8625-01-01
Fair Market Value Appraisal (Repaired) \$760,000
Convey to: Peter Alegria and Lorraine Alegria

City of Los Angeles
4,800 s.f. lot
1,462 SFR
Sales Price: \$343,917

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 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 A8625-01-01 is \$416,083.

04-07-LA-710 PM 28.2

Disposal Unit #DD A8631-01-01

Fair Market Value Appraisal (Repaired) \$729,000

Convey to: Jason Brown, Christopher Ponce

City of Los Angeles

4,800 s.f. lot

1,235 SFR

Sales Price: \$142,838

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 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 A8631-01-01 is \$586,162.

05-07-LA-710 PM 30.2

Disposal Unit #DD 68347-01-01

Fair Market Value Appraisal (Repaired) \$1,209,000

Convey to: Cecelia Flores, Manuel Rodriguez

City of South Pasadena

5,200 s.f. lot

1,073 SFR

Sales Price: \$158,483

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 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 68347-01-01 is \$1,050,517.

Attachments:

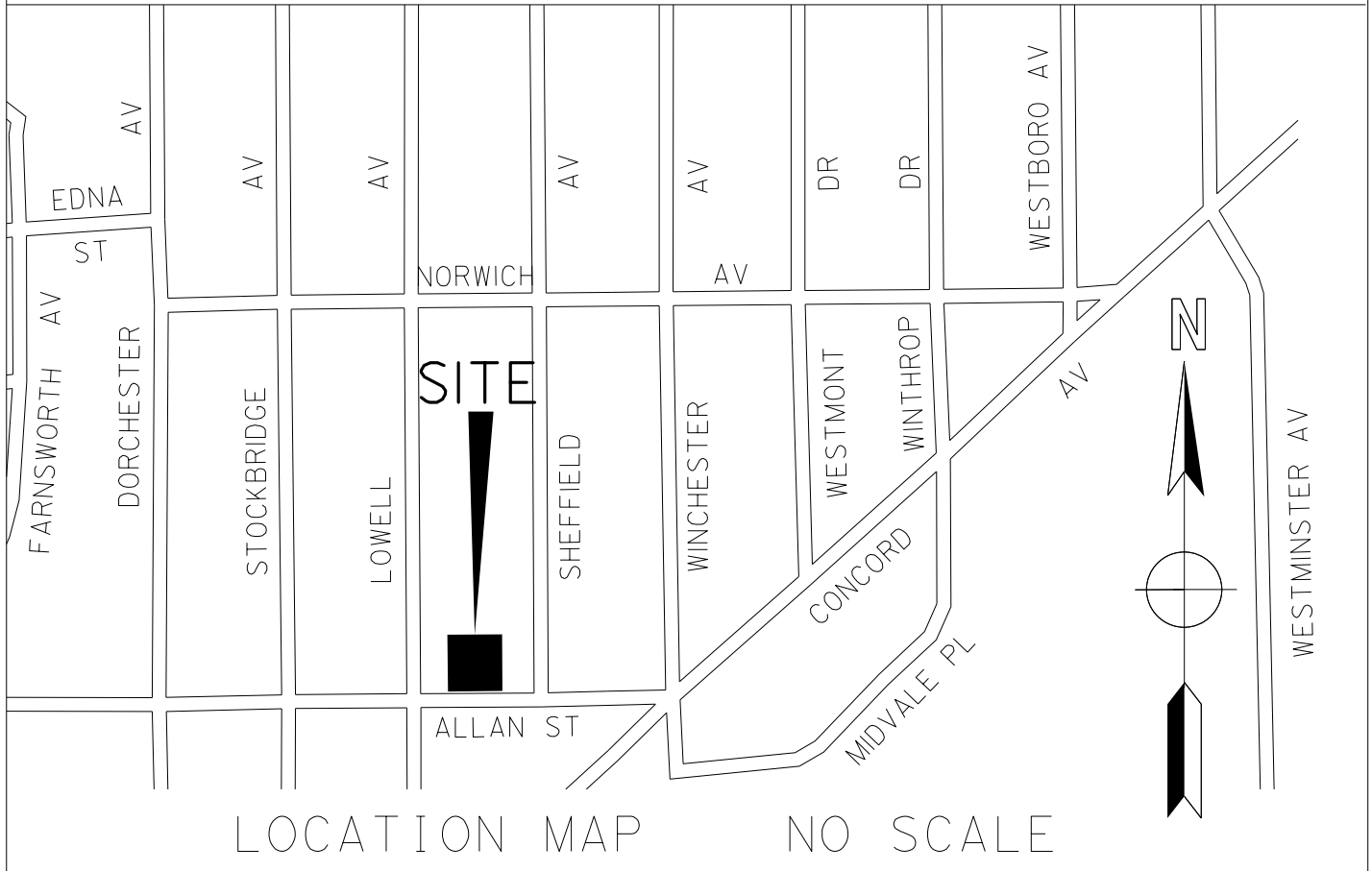
Exhibit 1A –5B - Parcel maps

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 A8527-01-01**

NOT TO SCALE

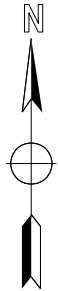
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DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	710	28.0	1	2

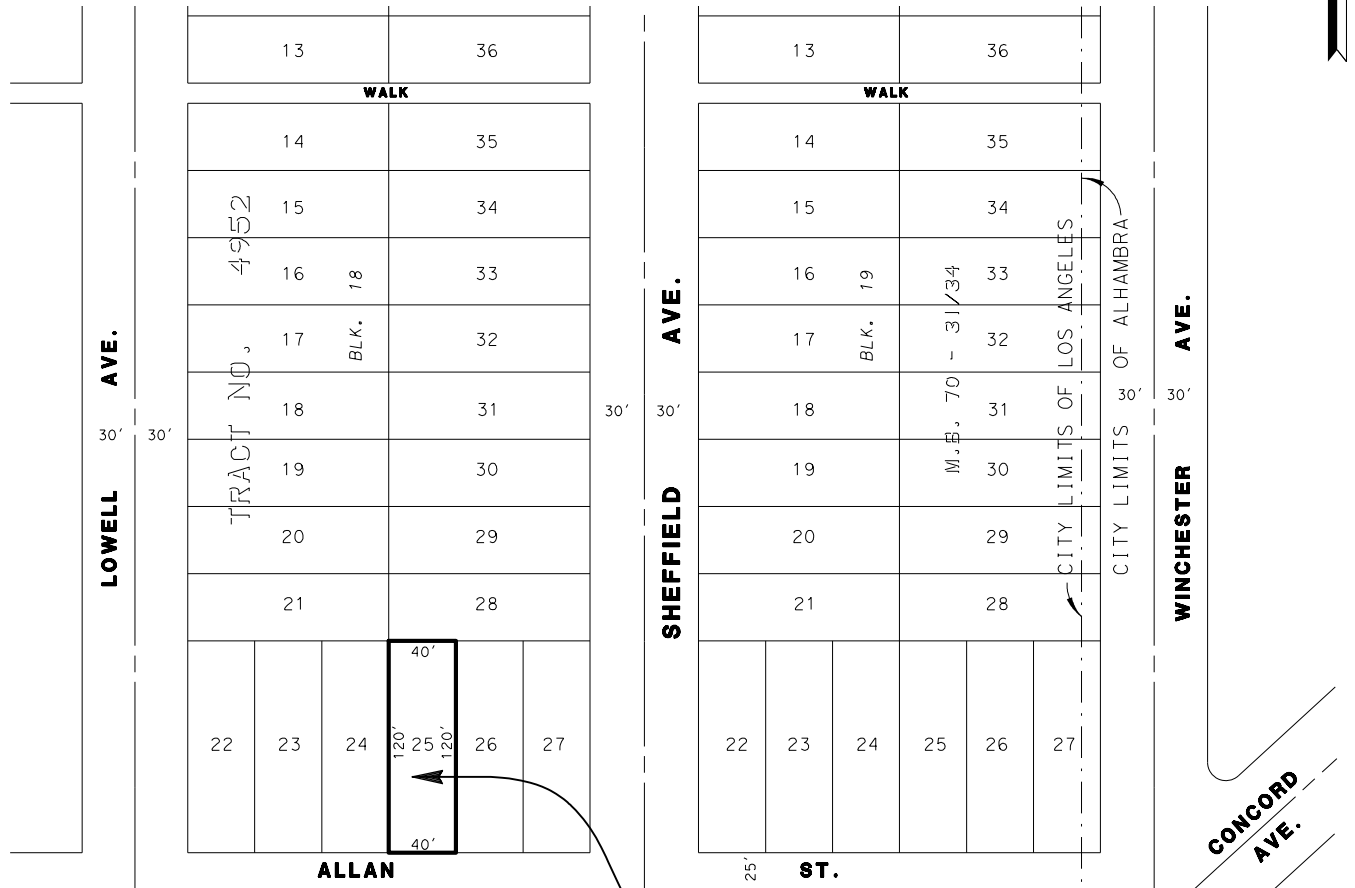
EXHIBIT "B"

PLAT MAP

CITY OF LOS ANGELES



PARCEL NO. **AREA**
DD A8527-01-01 **4,800 SF**



DD
A8527-01-01
4,800 S.F.

CITY OF LOS ANGELES

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

NOTES
Address: 5515 ALLAN ST.
LOS ANGELES, CA 90032
APN: 5220-002-904

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTOR'S DEED
DD A8527-01-01**

NOT TO SCALE

REF.: R/W MAP NO. F1530-3			DATE: 08-20-2024		
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	710	28.0	2	2

EXHIBIT "A"

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CITY OF LOS ANGELES

CITY OF LOS ANGELES



**FOR CTC ONLY NOT
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STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTOR'S DEED
DD A8537-01-01**

NOT TO SCALE

REF.: R/W MAP NO. F1530-3 DATE: 08-20-2024

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	710	28.0	1	2

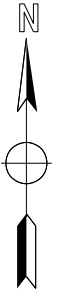
EXHIBIT "B"

PLAT MAP

CITY OF LOS ANGELES

PARCEL NO. **AREA**
DD A8537-01-01 **4,800 SF**

4,800 S.F.
**DD
A8537-01-01**



CITY OF LOS ANGELES

NOTES
 Address: 3145 SHEFFIELD AVE.
 LOS ANGELES, CA 90032
 APN: 5220-002-914

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
 DIRECTOR'S DEED
 DD A8537-01-01**

NOT TO SCALE

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

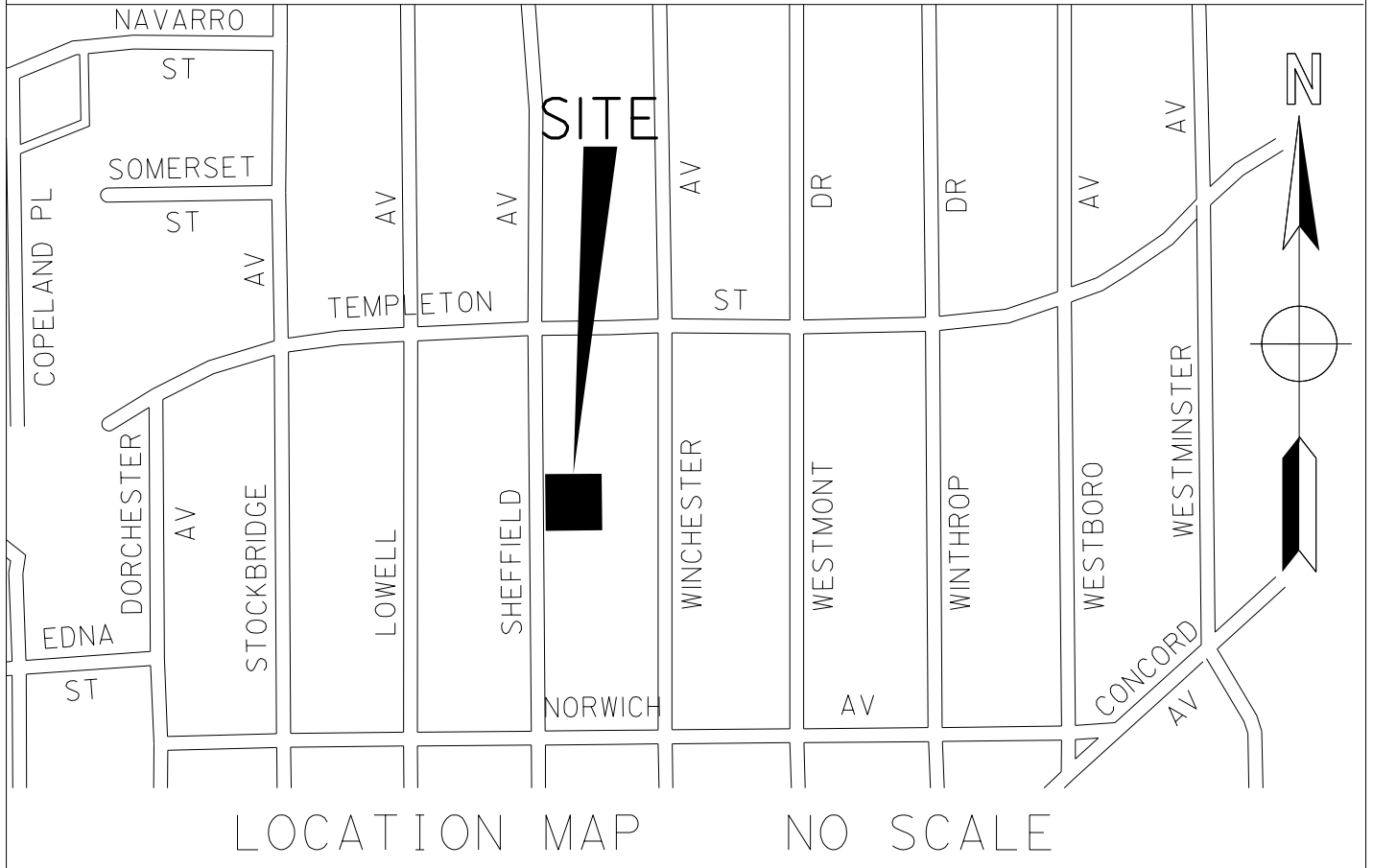
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DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	710	28.0	2	2

EXHIBIT "A"

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CITY OF LOS ANGELES

CITY OF LOS ANGELES



**FOR CTC ONLY NOT
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STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTOR'S DEED
DD A8625-01-01**

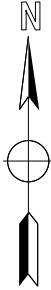
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EXHIBIT "B"

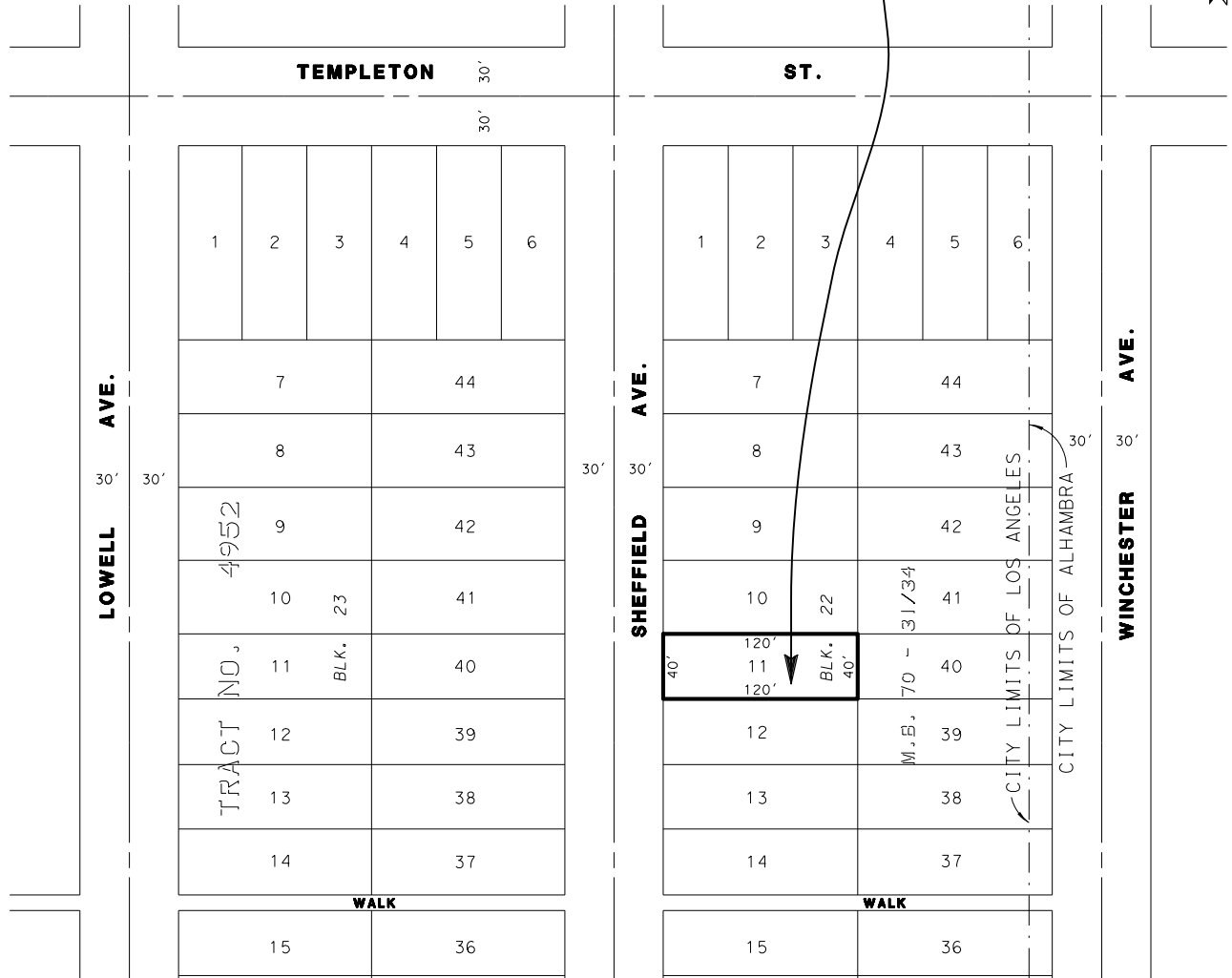
PLAT MAP

CITY OF LOS ANGELES



PARCEL NO. AREA
DD A8625-01-01 4,800 SF

4,800 S.F.
**DD
A8625-01-01**



CITY OF LOS ANGELES

NOTES
 Address: 3412 SHEFFIELD AVE.
 LOS ANGELES, CA 90032
 APN: 5291-019-906

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
 DIRECTOR'S DEED
 DD A8625-01-01**

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

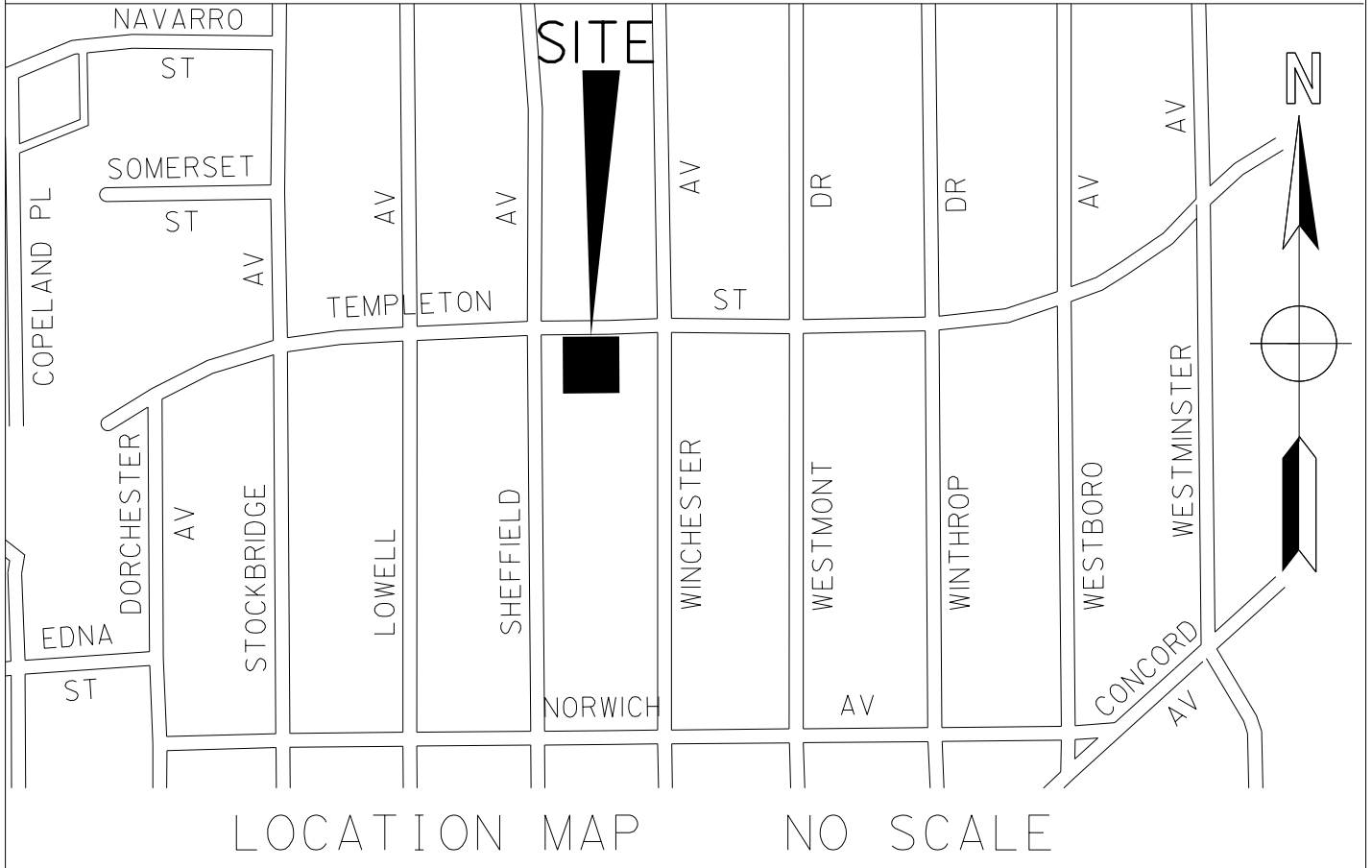
**FOR CTC ONLY NOT
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EXHIBIT "A"

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CITY OF LOS ANGELES

CITY OF LOS ANGELES



**FOR CTC ONLY NOT
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STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTOR'S DEED
DD A8631-01-01**

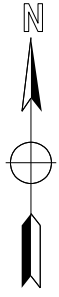
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07	LA	710	28.2	1	2

EXHIBIT "B"

PLAT MAP

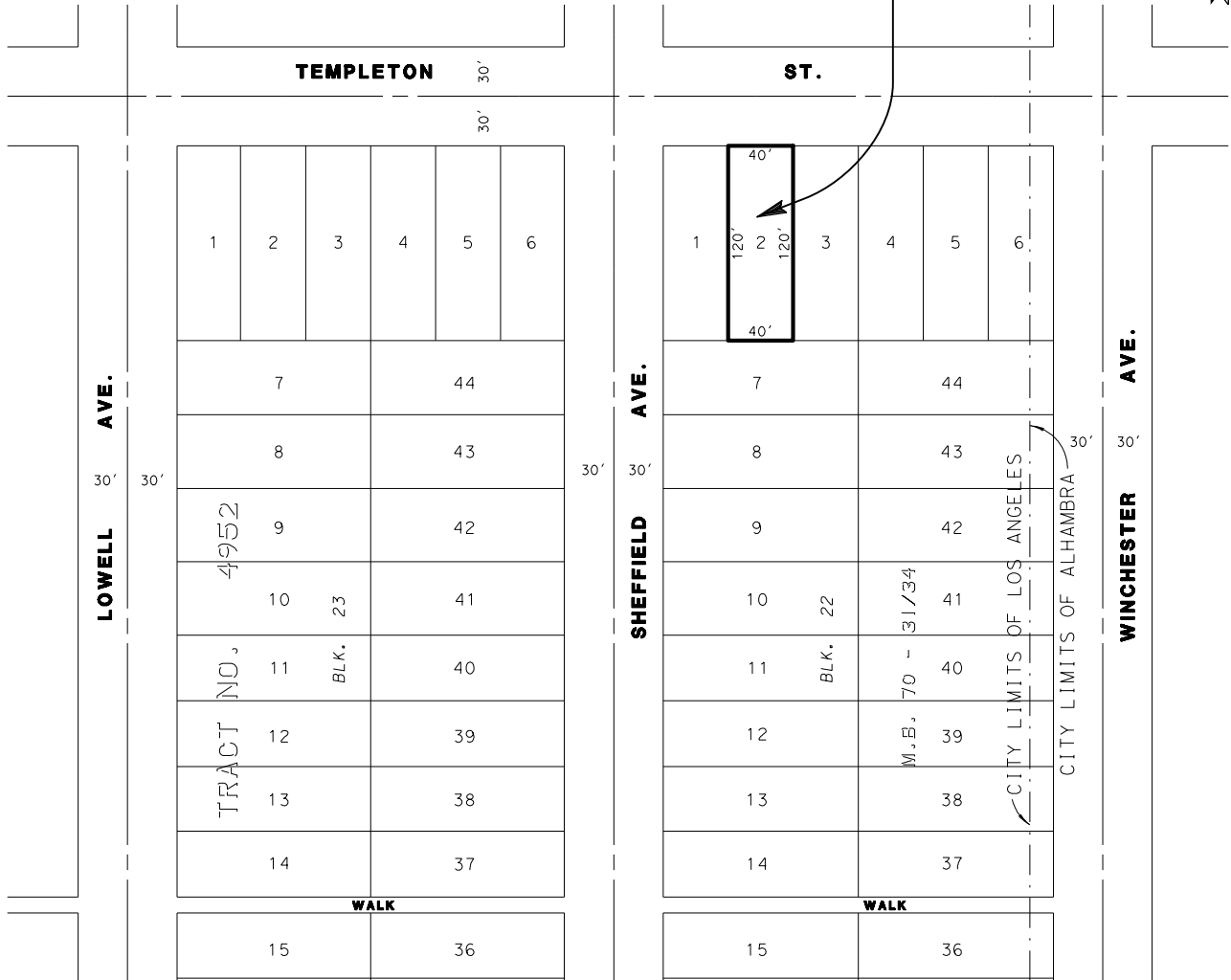
CITY OF LOS ANGELES



PARCEL NO.	AREA
DD A8631-01-01	4,800 SF

4,800 S.F.

DD
A8631-01-01



CITY OF LOS ANGELES

NOTES

Address: 5536 TEMPLETON ST.
LOS ANGELES, CA 90032

APN: 5291-019-901

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTOR'S DEED
DD A8631-01-01**

NOT TO SCALE

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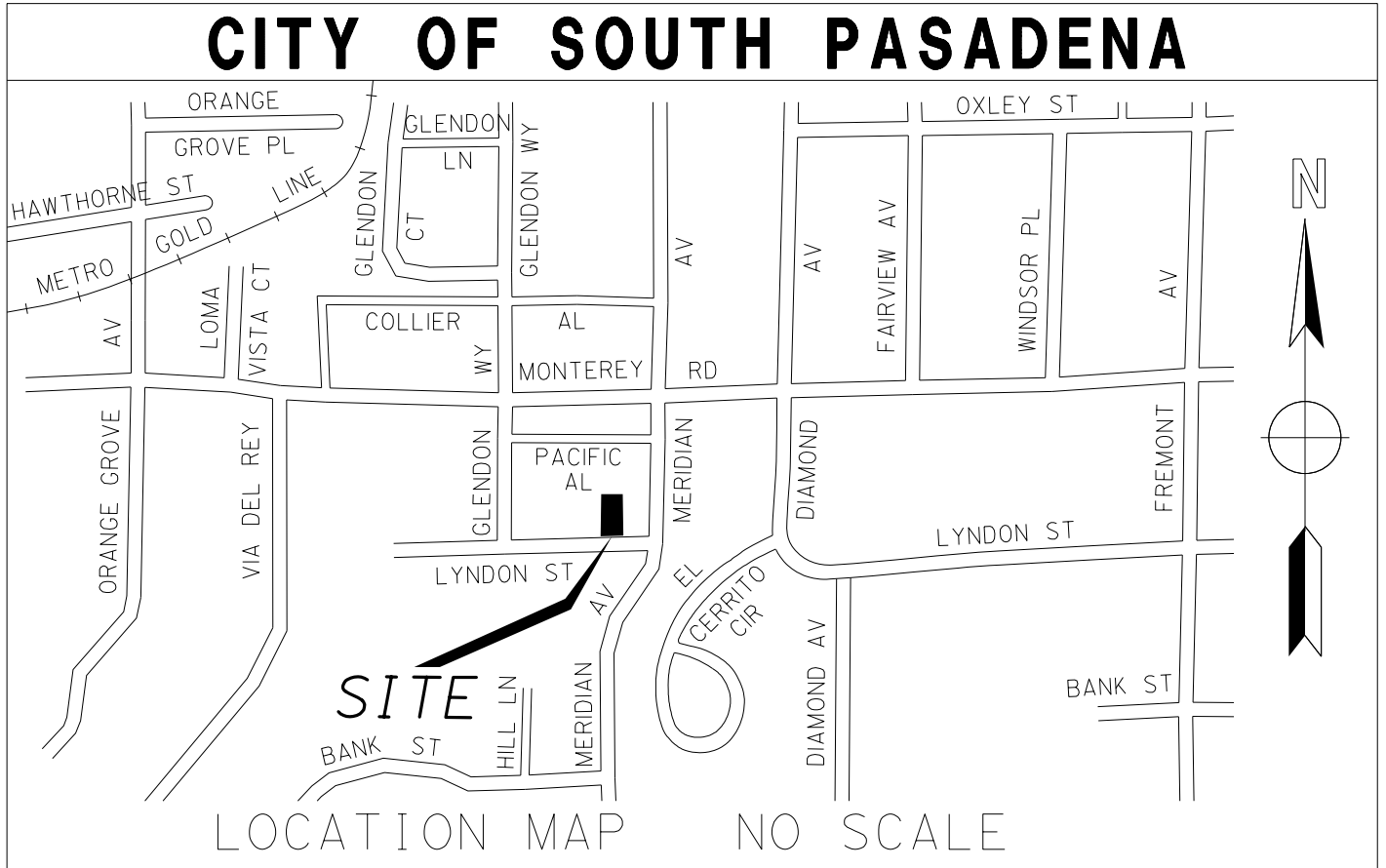
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	710	28.2	2	2

**FOR CTC ONLY NOT
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EXHIBIT "A"

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CITY OF SOUTH PASADENA



**FOR CTC ONLY NOT
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STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTOR'S DEED
DD 68347-01-01**

NOT TO SCALE

REF.: R/W MAP NO. F1532-5			DATE: 08-20-2024		
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	710	30.2	1	2

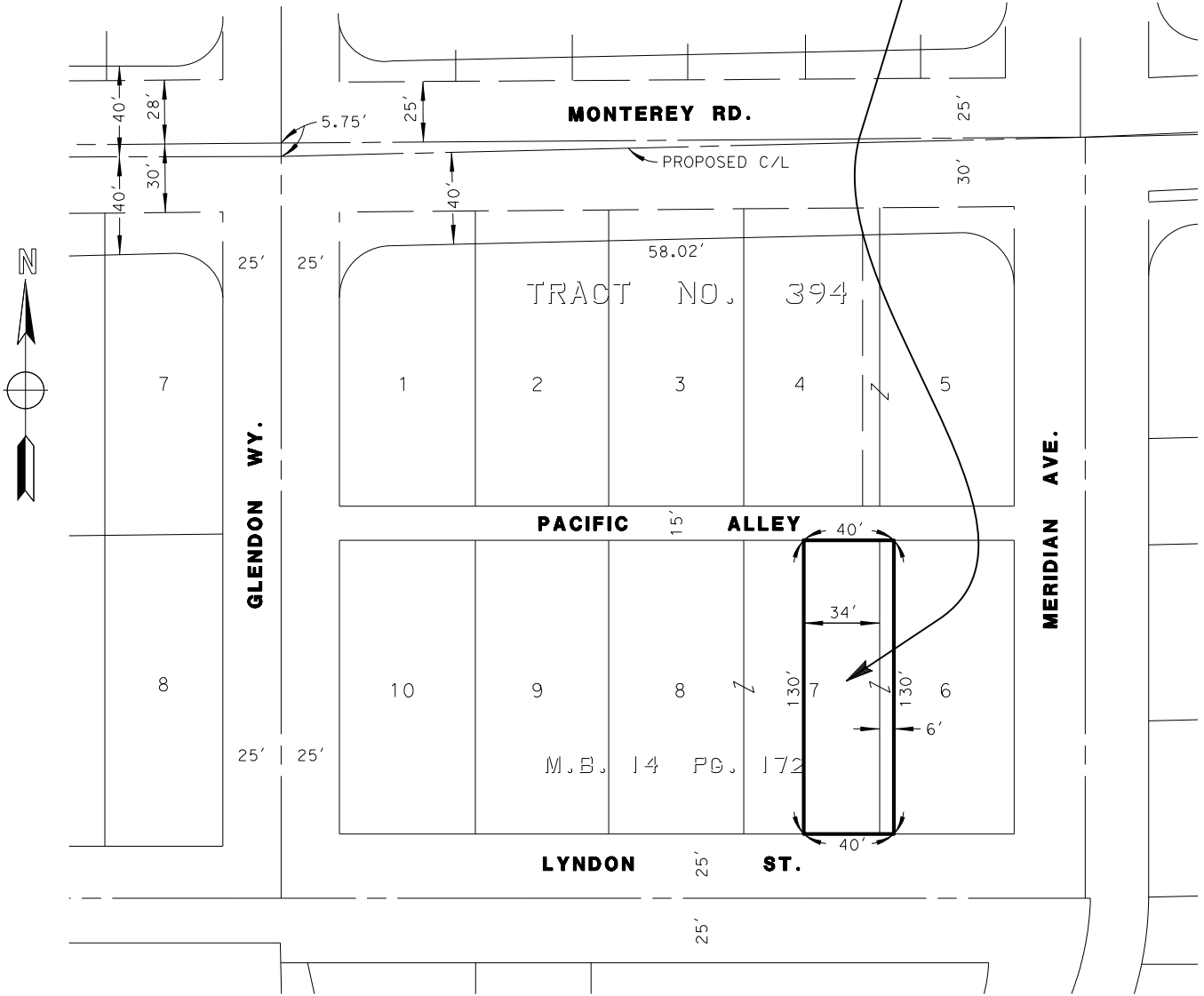
EXHIBIT "B"

PLAT MAP

CITY OF SOUTH PASADENA

PARCEL NO. **AREA**
DD 68347-01-01 **5,200 SF**

5,200 S.F.
**DD
68347-01-01**



CITY OF SOUTH PASADENA

NOTES

Address: 916 LYNDON ST.
 SOUTH PASADENA, CA 91030

APN: 5314-022-902

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
 DIRECTOR'S DEED
 DD 68347-01-01**

NOT TO SCALE

REF.: R/W MAP NO. F1532-5		DATE: 08-20-2024			
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	710	30.2	2	2

**FOR CTC ONLY NOT
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