

## MEMORANDUM

To: CHAIR AND COMMISSIONERS  
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: May 14-15, 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 - HOUSING RELATED ENTITY**

### **ISSUE:**

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

### **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 and specific to this Director's Deed, 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 Deed included in this item in the amount of \$23,850 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 SR 710 Local Alternative Transportation Improvement Program, to exclusively fund projects located in Pasadena, South Pasadena, Alhambra, La Cañada Flintridge, and the 90032 postal zip code.

**BACKGROUND:**

The Department offered the property to Housing Related Entities (HREs) in accordance with Gov. Code § 54239.1(c) and 21 CCR § 1485 at the Department's original acquisition price, as-is, without warranty for use as affordable housing. Initially, the property was offered to the first ranked HRE, but after deciding not to purchase, an offer was extended to the second ranked HRE, HRE EL Sereno LLC. This entity is a collaborative partnership formed between San Gabriel Valley Habitat for Humanity and New Economics for Women, operating under the name HRE El Sereno LLC, a California Limited Liability Company.

Properties sold at less than fair market value are subject to recorded covenants containing the use and resale restrictions to ensure use as affordable rental housing for a term of 55 years or affordable owner-occupied housing for a term of 45 years. The City of Los Angeles will monitor compliance with the covenants in accordance with Gov. Code § 54239.1(c)(4),

**DIRECTOR'S DEED:**

**01-** 07-LA-710 PM 28.4

Disposal Unit #DD C578-01-01

Fair Market Value Appraisal: Non-Applicable (N/A)

Convey to: HRE El Sereno LLC,

a California Limited Liability Company

Los Angeles

5,280 Square Feet Lot

1,369 Single-Family Residence  
(SFR)

Sales Price: \$23,850

Direct sale. Disposal unit is an unoccupied SFR being sold pursuant to the Roberti Act. HRE El Sereno, a California Limited Liability Company, meets the criteria required for purchasing as an HRE. The sales price represents the requirement to sell the property at the original acquisition price paid by the Department pursuant to Gov. Code § 54239.1(c)(1). A Declaration of Covenants, Conditions, and Restrictions will be recorded against the property providing the use and resale restrictions including the requirement to utilize the property for affordable rental housing for 55 years or affordable homeownership for 45 years.

Attachments:

Exhibit 1A – 1B – Parcel Maps

# EXHIBIT "A"

## INDEX MAP

COUNTY OF LOS ANGELES

### CITY OF LOS ANGELES



STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY  
DIRECTOR'S DEED  
DD C578-01-01**

NOT TO SCALE

**FOR CTC USE ONLY  
(NOT PART OF THE DEED)**

REF.: R/W MAP NO. F1530-5			DATE: 01-27-2026		
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	710	28.4	1	2

# EXHIBIT "B"

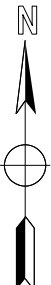
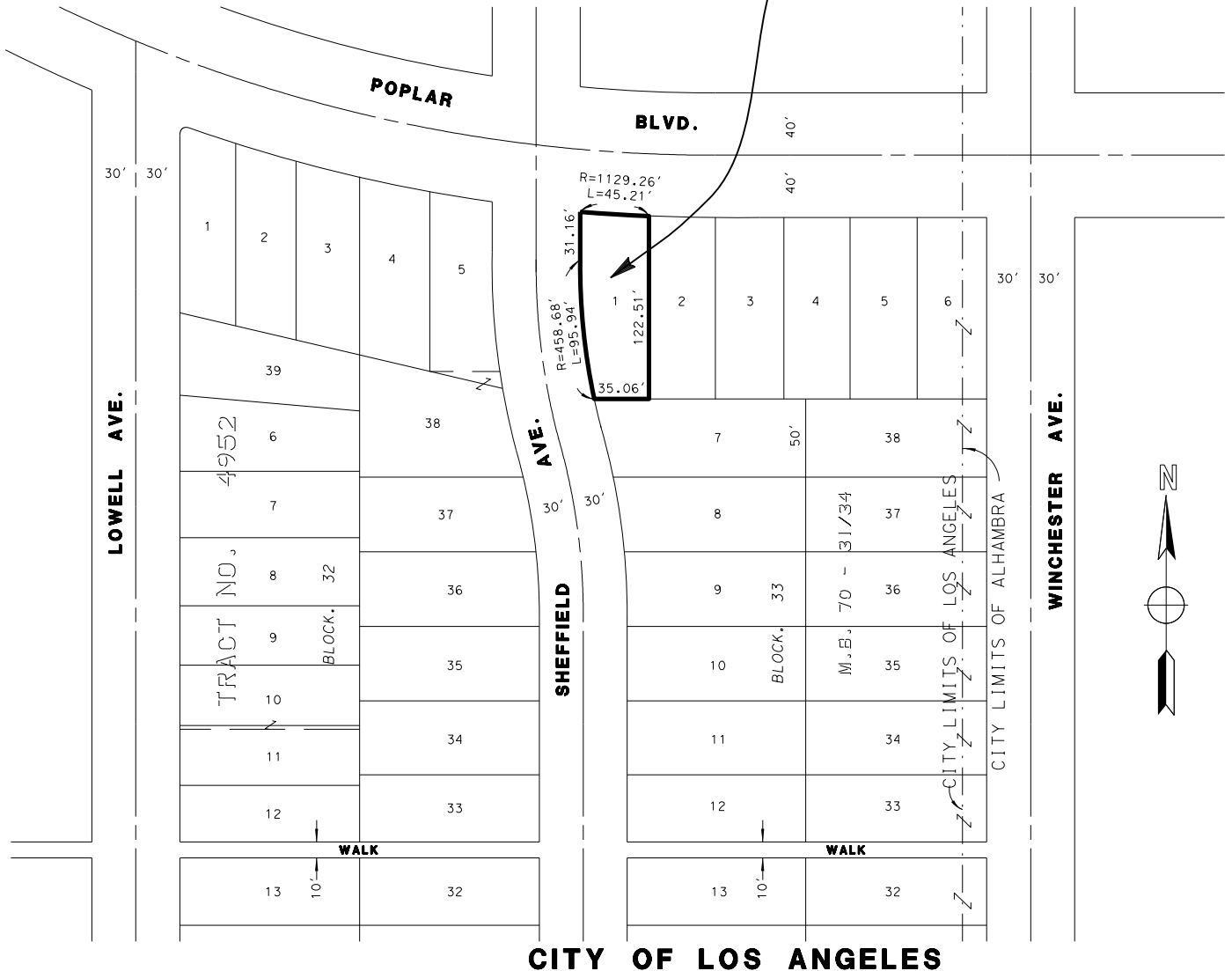
## PLAT MAP

### COUNTY OF LOS ANGELES

**PARCEL NO.**      **AREA**  
**DD C578-01-01**    **5,280 SF**

**5,280 S.F.**

**DD  
C578-01-01**



**FOR CTC USE ONLY**  
**(NOT PART OF THE DEED)**