

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: August 17-18, 2005

Reference No.: 2.4d.(2)
Action Item

From: CINDY McKIM
Chief Financial Officer

Prepared by: Bimla G. Rhinehart
Division Chief
Right of Way and Land Surveys

Ref: **DIRECTOR'S DEEDS**

RECOMMENDATION:

The Department of Transportation (Department) recommends the California Transportation Commission authorize the execution of the attached Director's Deed. The conveyances of excess State-owned real property, including exchanges, are pursuant to Section 118 of the Streets and Highways Code. This property is being sold pursuant to Government Code Section 54235 et seq. ("Roberti Bill"), and was offered to a qualifying tenant under that statute. The conveyances will include restrictive covenants requiring that the property be used for low- and moderate-income housing for 30 years.

In Government Code Section 54235 et seq., the Legislature found that the disposition of surplus properties owned by public agencies should be utilized to further state policies. It further found that there is a serious shortage of decent, safe, and sanitary housing which persons and families of low or moderate income can afford, and consequently a pressing and urgent need for the preservation and expansion of the low- and moderate-income housing supply. Additionally, it found that highway activities have contributed to the severe shortage of such housing, and that the loss of such housing is a significant environmental effect within the meaning of Article XIX of the California Constitution. The Legislature further found that the sale of surplus residential properties pursuant to Government Code Section 54235 et seq., would mitigate this environmental effect within the meaning of Article XIX of the California Constitution.

This property has an estimated current value of \$625,000. The State will receive a return of \$68,885 from the sale of this property, and there are no lender-required repairs. A recapitulation of the item presented follows (map attached):

CHAIR AND COMMISSIONERS

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01-07-LA-710-PM 31.4

Disposal Unit DD 061389-01-01

Convey to German & Rosalinda Barrero

Direct sale to present tenant. This property is being sold to a household of low- or moderate- income, as authorized by Government Code 54235, et. seq. (Senate Bill 86, Chapter 1116 of 1979 Statutes).

Pasadena

9,529 sf

\$68,885 (Appraisal \$625,000)

Attachments

**SUMMARY OF DIRECTOR'S DEEDS 2.4d.(2)
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - AUGUST 2005**

Table I - Volume by Districts

District	Direct Sales	Public Sales	Non-Inventory Conveyances	Other Funded Sales	Total Items	Current Estimated Value	Return From Sales	Recovery %
								% Return From Sales Current Value
01					0	\$0	\$0	
02					0	\$0	\$0	
03					0	\$0	\$0	
04					0	\$0	\$0	
05					0	\$0	\$0	
06					0	\$0	\$0	
07	1				1	\$625,000	\$68,885	11%
08					0	\$0	\$0	
09					0	\$0	\$0	
10					0	\$0	\$0	
11					0	\$0	\$0	
12					0	\$0	\$0	
Total	1	0	0	0	1	\$625,000	\$68,885	11%

Table II - Analysis by Type of Sale

Type of Sale	# of Items	Current Estimated Value	Return From Sales	Recovery %
				% Return From Sales Current Value
Direct Sales	1	\$625,000	\$68,885	11%
Public Sales	0	\$0	\$0	
Non-Inventory Conveyances	0	\$0	\$0	
Sub-Total	1	\$625,000	\$68,885	11%
Other Funded Sales	0	\$0	\$0	
Total	1	\$625,000	\$68,885	11%

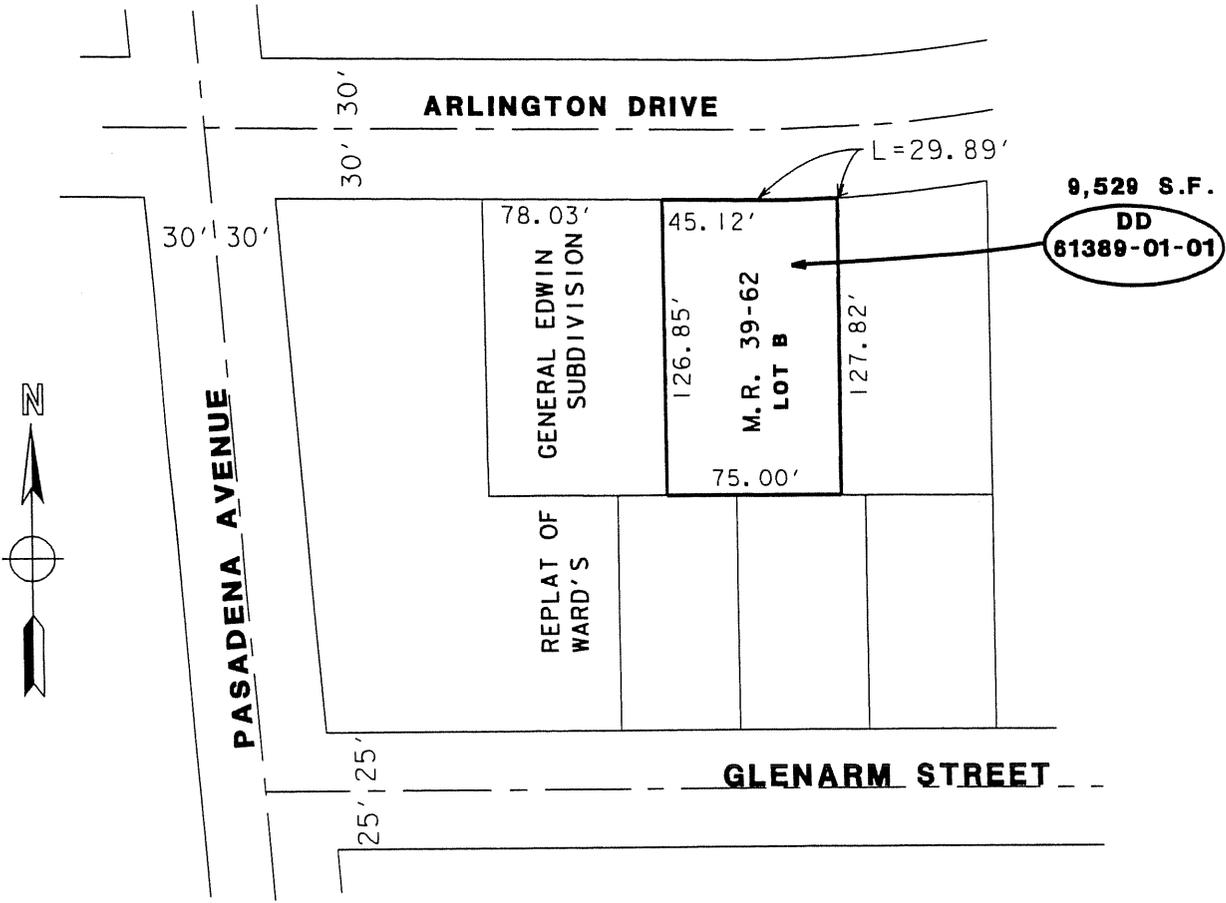
CITY OF PASADENA

DIST	COUNTY	ROUTE	POST MILE
07	LA	710	31.4



PARCEL NO. DD 61389-01-01
AREA S.F. 9,529 S.F.

REPLAT OF
 GENERAL EDWIN WARD'S SUBDIVISION
 LOT B
 M.R. 39-62



STATE RETAINS ACCESS RIGHTS

CITY OF PASADENA

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 61389-01-01

REF. MAP: F1534-3

SCALE: NONE
 DRWN: FC CHKD: JM
 DATE: 05-03-2005