

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: April 13-14, 2005

Reference No.: 2.4d.(3)
Action Item

From: CINDY McKIM
Chief Financial Officer

Prepared by: Brice D. Paris
Division Chief
Right of Way and Land Surveys

Ref: **DIRECTOR'S DEEDS**

RECOMMENDATION:

The Department of Transportation recommends the California Transportation Commission authorize the execution of the attached Director's Deeds. The conveyances of excess State-owned real property, including exchanges, are pursuant to Section 118 of the Streets and Highways Code. These properties are being sold pursuant to Government Code Section 54235 et seq. ("Roberti Bill"), and were offered by Request for Proposal for low- and moderate-income housing under that statute. The prospective buyers were the most responsive bidders. The conveyances will include restrictive covenants requiring that the properties 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.

Government Code Section 54237 specifies that properties subject to these provisions shall be offered to housing-related public and private entities at a "reasonable price, which is best suited to economically feasible use of the property as decent, safe, and sanitary housing at affordable rents and affordable prices for persons and families of low or moderate income, on the condition that the...purchasing entity cause the property to be used for low and moderate income rental or owner-occupied housing...[T]he price of the property in no case shall be less than the price paid by the agency for original acquisition...and shall not be greater than fair market value. Subject to the

foregoing, it shall be set at the level necessary to provide housing at affordable rents and affordable prices for present tenants and persons and families of low or moderate income. When such residential property is offered at a price which is less than fair market value, the selling agency shall impose such terms, conditions and restrictions as will assure that such housing will remain available to persons and families of low or moderate income.”

There were 17 housing entities that submitted proposals pursuant to the Department’s request. The proposals were scored based on the following criteria: highest price; rehabilitation plan; ability to serve the largest number of low and moderate income households at affordable price/rent; use of innovative funds; responsiveness to the General Plan Housing Element for the City of Los Angeles; entities’ years of experience; and financial capacity. The greatest weight was given to price.

Based on the limitations and constraints imposed by the referenced Government Code sections, there is no reasonable expectation that a subsequent offering would yield a greater return on the State’s assets.

The items included on this agenda involve an estimated current value of \$6,570,000. The State will receive a return of \$3,268,212 from the sale of these properties. A recapitulation of the items presented follows (maps attached):

<u>01-07-LA-710-31.1</u>	South Pasadena
Disposal Unit DD 045857-01-01	6,277 sf
Convey to Beacon Housing, Inc.	\$200,000 (Appraisal \$400,000)
Selling price represents the most responsive bid received at the first public sale.	

<u>02-07-LA-710-31.2</u>	Pasadena
Disposal Unit DD 048163-01-01	8,306 sf
Convey to Beacon Housing, Inc.	\$292,500 (Appraisal \$465,000)
Selling price represents the most responsive bid received at the first public sale.	

<u>03-07-LA-710-31.3</u>	Pasadena
Disposal Unit DD 048168-01-01	10,541 sf
Convey to Beacon Housing, Inc.	\$360,000 (Appraisal \$740,000)
Selling price represents the most responsive bid received at the first public sale.	

<u>04-07-LA-710-31.2</u>	Pasadena
Disposal Unit DD 048170-01-01	6,493 sf
Convey to Beacon Housing, Inc.	\$375,000 (Appraisal \$785,000)
Selling price represents the most responsive bid received at the first public sale.	

CHAIR AND COMMISSIONERS

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05-07-LA-710-30.8 South Pasadena
Disposal Unit DD 062423-01-01 8,500 sf
Convey to Esperanza Charities, Inc. \$202,000 (Appraisal \$450,000)
Selling price represents the most responsive bid received at the first public sale.

06-07-LA-710-30.8 South Pasadena
Disposal Unit DD 068439-01-01 6,250 sf
Convey to Beacon Housing, Inc. \$165,000 (Appraisal \$330,000)
Selling price represents the most responsive bid received at the first public sale.

07-07-LA-710-30.8 South Pasadena
Disposal Unit DD 068453-01-01 10,378 sf
Convey to Beacon Housing, Inc. \$270,000 (Appraisal \$500,000)
Selling price represents the most responsive bid received at the first public sale.

08-07-LA-710-30.8 South Pasadena
Disposal Unit DD 068463-01-01 16,000 sf
Convey to Beacon Housing, Inc. \$600,000 (Appraisal \$1,300,000)
Selling price represents the most responsive bid received at the first public sale.

09-07-LA-710-30.8 South Pasadena
Disposal Unit DD 068494-01-01 6,191 sf
Convey to Beacon Housing, Inc. \$117,500 (Appraisal \$235,000)
Selling price represents the most responsive bid received at the first public sale.

10-07-LA-710-31.1 South Pasadena
Disposal Unit DD 068599-01-01 13,310 sf
Convey to Beacon Housing, Inc. \$266,212 (Appraisal \$525,000)
Selling price represents the most responsive bid received at the first public sale.

11-07-LA-710-31.3 South Pasadena
Disposal Unit DD 068600-01-01 9,845 sf
Convey to Beacon Housing, Inc. \$250,000 (Appraisal \$500,000)
Selling price represents the most responsive bid received at the first public sale.

12-07-LA-710-31.4 Pasadena
Disposal Unit DD 068777-01-01 3,850 sf
Convey to Beacon Housing, Inc. \$170,000 (Appraisal \$340,000)
Selling price represents the most responsive bid received at the first public sale.

Attachment

SUMMARY OF DIRECTOR'S DEEDS (2.4d.3)

PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - APRIL 2005

Table I - Volume by Districts

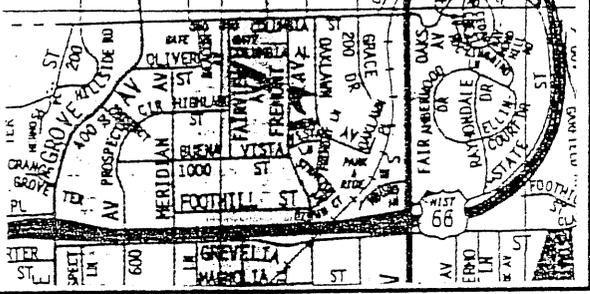
District	Direct Sales	Public Sales	Non-Inventory Conveyances	Other Funded Sales	Total Items	Current Estimated Value	Return From Sales	Recovery %
								% Return From Sales Current Value
01					0	\$0	\$0	
02					0	\$0	\$0	
03					0	\$0	\$0	
04					0	\$0	\$0	
05					0	\$0	\$0	
06					0	\$0	\$0	
07		12			12	\$6,570,000	\$3,268,212	50%
08					0	\$0	\$0	
09					0	\$0	\$0	
10					0	\$0	\$0	
11					0	\$0	\$0	
12					0	\$0	\$0	
Total	0	12	0	0	12	\$6,570,000	\$3,268,212	50%

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	0	\$0	\$0	
Public Sales	12	\$6,570,000	\$3,268,212	50%
Non-Inventory Conveyances	0	\$0	\$0	
Sub-Total	12	\$6,570,000	\$3,268,212	50%
Other Funded Sales	0	\$0	\$0	
Total	12	\$6,570,000	\$3,268,212	50%

CITY OF SOUTH PASADENA

DIST	COUNTY	RTE	PM
07	LA	710	31.1



PARCEL NO. **AREA S.F.**
DD 45857-01-01 **6,277 S.F.**

COLUMBIA

ST.

Southerly Boundary of CITY OF PASADENA

Northerly Boundary of CITY OF SOUTH PASADENA

A.O. PORTER'S SUBDIVISION

FAIRVIEW AVE.

FAIRVIEW

OF THE PORTER AND GREEN TRACT

M.R. 14-97

2

3

4

5

6,277 S.F.

DD 45857-01-01



STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA- DEPARTMENT OF TRANSPORTATION- DISTRICT 07

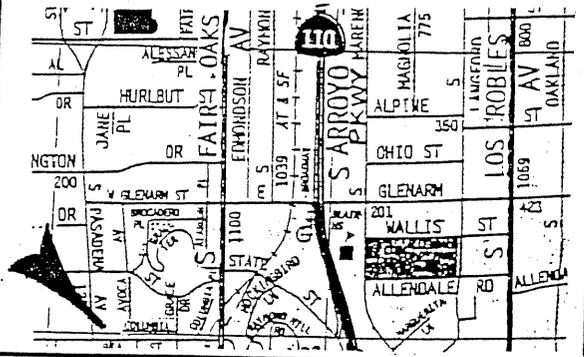
PLAT ACCOMPANYING

DIRECTOR'S DEED DD 45857-01-01

SCALE: NONE
 DRWN: FC CHKD: JM
 DATE: 02-11-2005

REF MAP: F1533-7

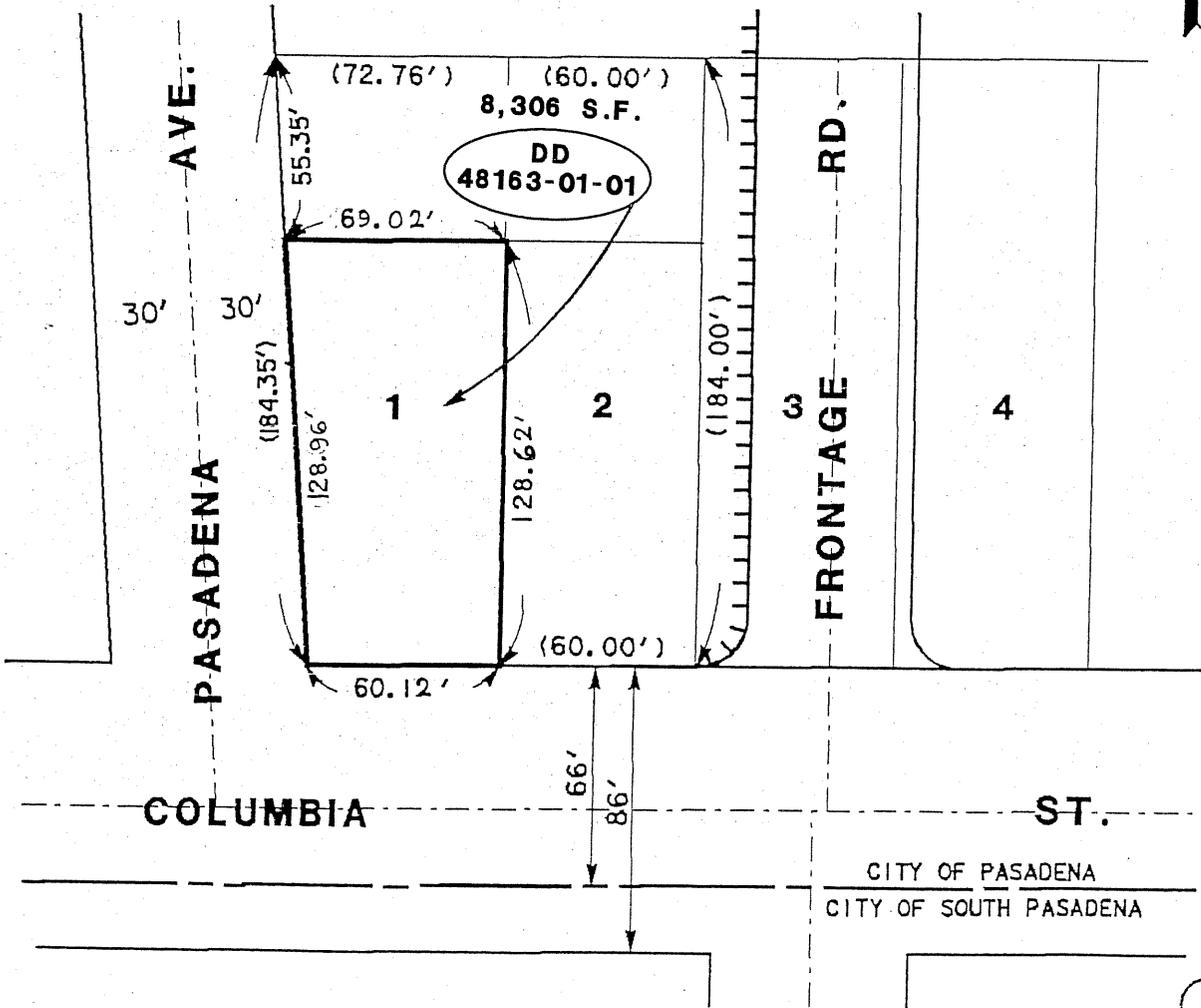
CITY OF PASADENA



DIST	COUNTY	RTE	PM
07	LA	710	31.2

PARCEL NO. AREA S.F.
DD 48163-01-01 8,306 S.F.

**SUBDIV. OF LOTS 1 THROUGH 4
 OF MRS. M. WERNER'S TRACT
 M.R. 36-100**



STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA- DEPARTMENT OF TRANSPORTATION- DISTRICT 07

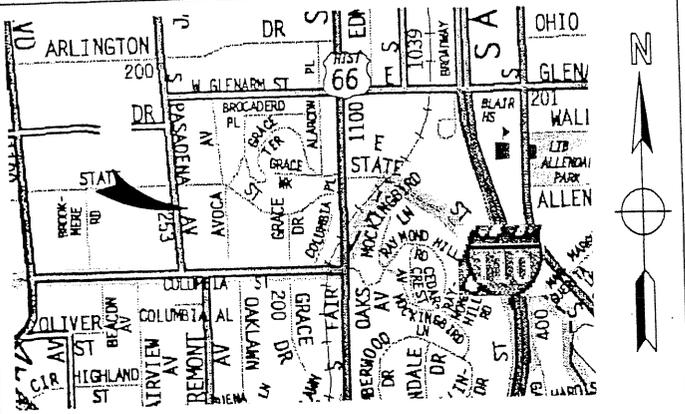
PLAT ACCOMPANYING
DIRECTOR'S DEED DD 48163-01-01

SCALE: NONE
 DRWN: FC CHKD: JM
 DATE: 02-11-2005
 Attachment 3 of 13

REF MAP: F1534-1

CITY OF PASADENA

DIST	COUNTY	ROUTE	POST MILE
07	LA	710	31.2



LOCATION MAP NO SCALE

PARCEL NO. DD48168-01-01
 AREA S.F. 10,541 S.F.

**RESUBDIVISION OF MRS. M. WERNER'S TRACT
 M.R. 11-2**

STATE

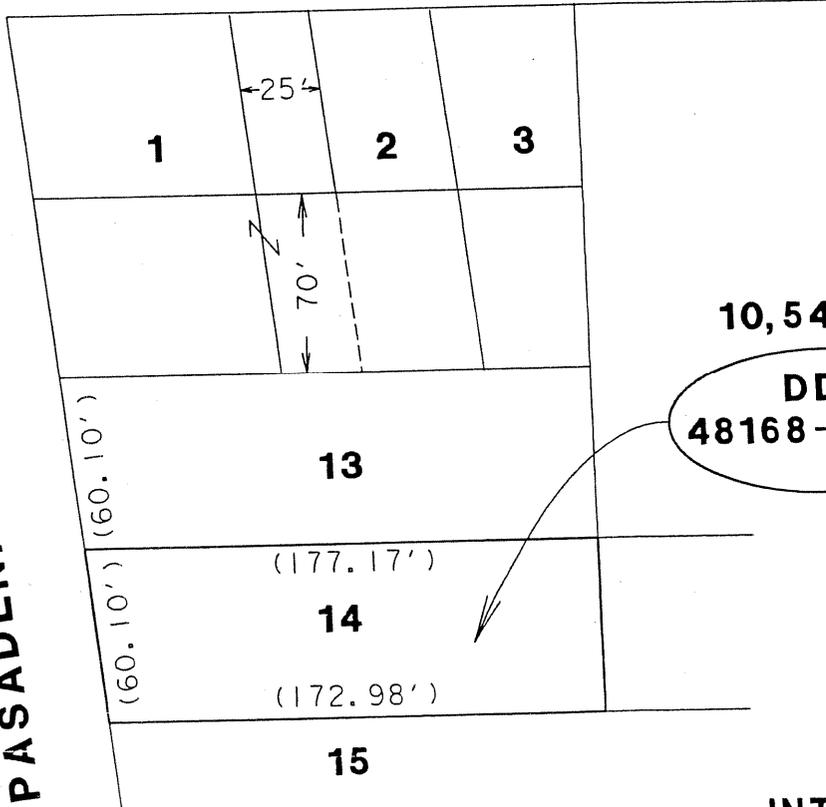
50'

STREET

AVENUE

60'

PASADENA



10,541 SF

**DD
 48168-01-01**

**INTERSTATE
 CITY OF PASADENA**

||||||| STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

SCALE: NONE
 DRWN: FC CHKD: JM
 DATE: 12-28-2004

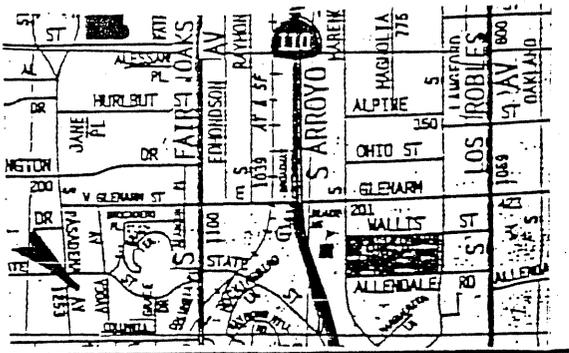
PLAT ACCOMPANYING

DIRECTOR'S DEED DD 48168-01-01

Attachment 4 of 13

REF. MAP: F1534-1

CITY OF PASADENA



DIST	COUNTY	RTE	PM
07	LA	710	31.2

PARCEL NO. DD 48170-01-01 **AREA S.F. 6,511 S.F.**

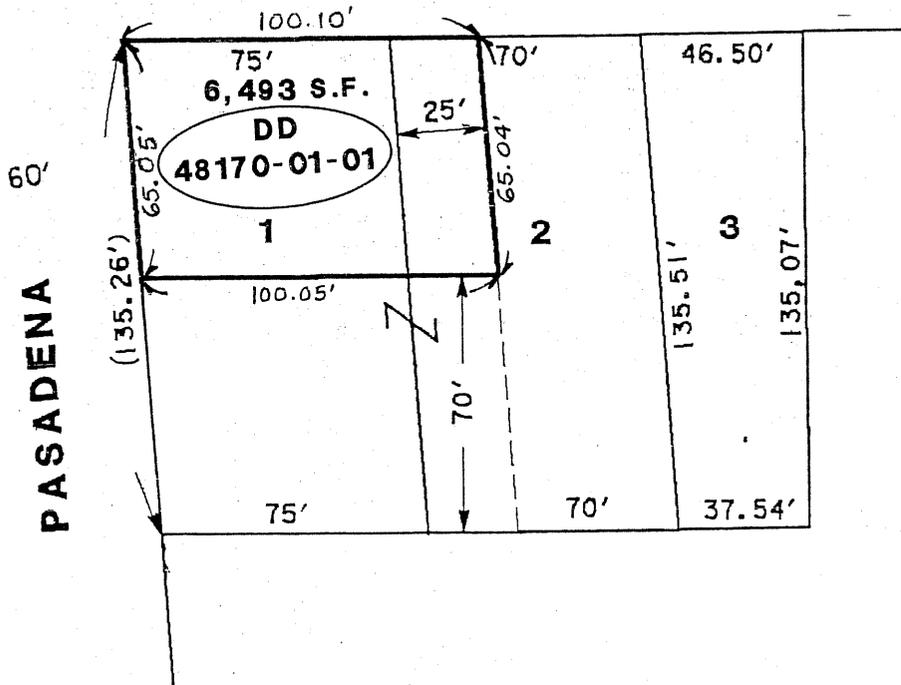


AVE.

TRACT NO. 1414

M.B. 21-114/115

50' STATE ST.



STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA- DEPARTMENT OF TRANSPORTATION- DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 48170-01-01

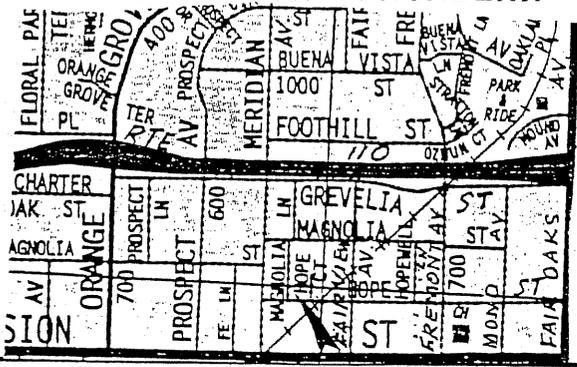
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 DRWN: FC CHKD: JM
 DATE: 02-11-2005

REF MAP: F1534-1

Attachment 5 of 13

CITY OF SOUTH PASADENA

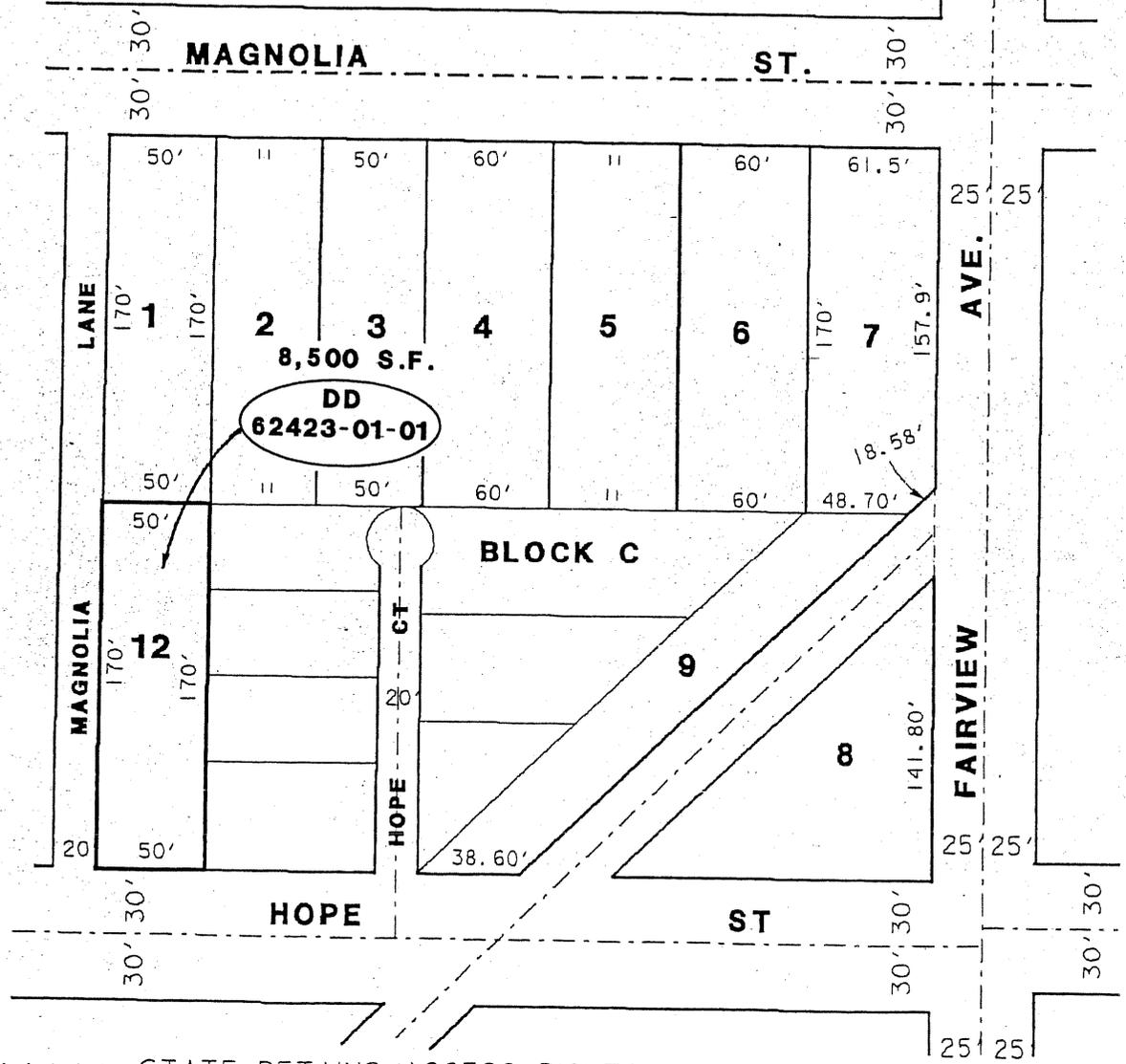
DIST	COUNTY	RTE	PM
07	LA	710	30.8



PARCEL NO. 8,500 S.F.
DD 62423-01-01 AREA S.F.

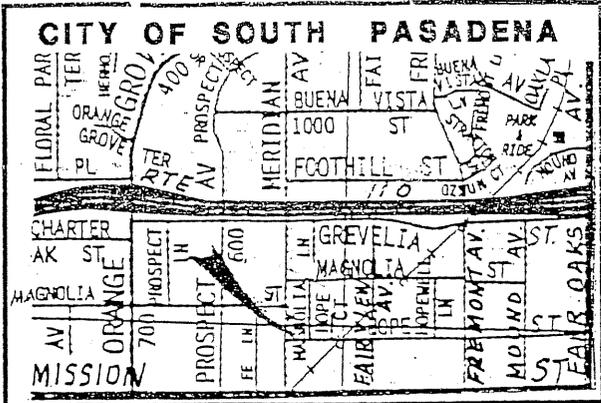


**REPLAT OF THE BUENA VISTA TRACT
M.R. 17-39**



STATE OF CALIFORNIA- DEPARTMENT OF TRANSPORTATION- DISTRICT 07
 PLAT ACCOMPANYING
DIRECTOR'S DEED DD 62423-01-01
 REF MAP: F1533-6

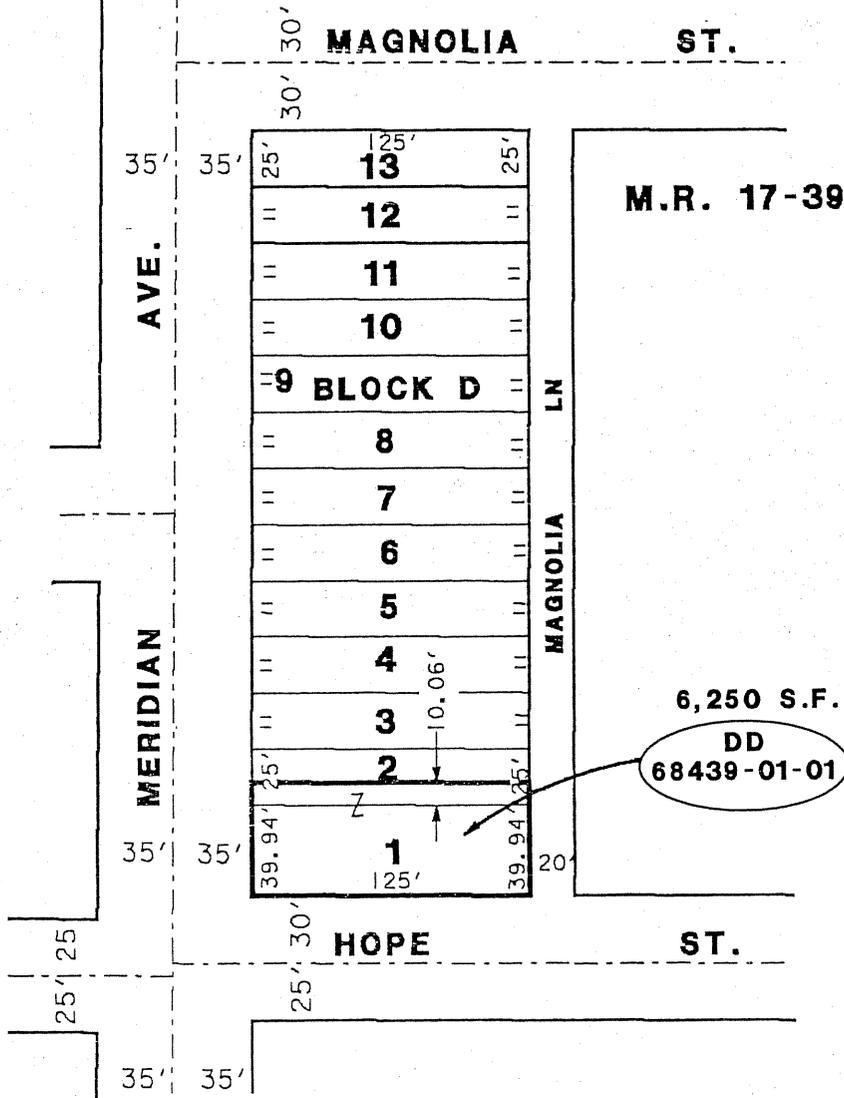
SCALE: NONE
 DRWN: FC CHKD: JM
 DATE: 02-11-2005
 Attachment 6 of 13



DIST	COUNTY	RTE	PM
07	LA	710	30.8

PARCEL NO. DD 68439-01-01
AREA S.F. 6,250 S.F.

REPLAT OF THE BUENA VISTA TRACT



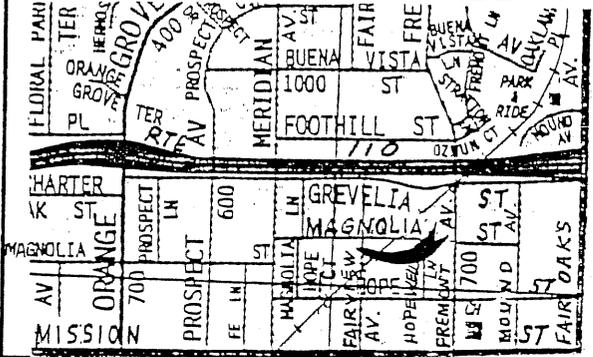
STATE OF CALIFORNIA- DEPARTMENT OF TRANSPORTATION- DISTRICT 07

PLAT ACCOMPANYING
DIRECTOR'S DEED DD 68439-01-01

SCALE: NONE
 DRWN: FC CHKD: JM
 DATE: 02-11-2005
 Attachment 7 of 13

REF MAP: F1533-6

CITY OF SOUTH PASADENA

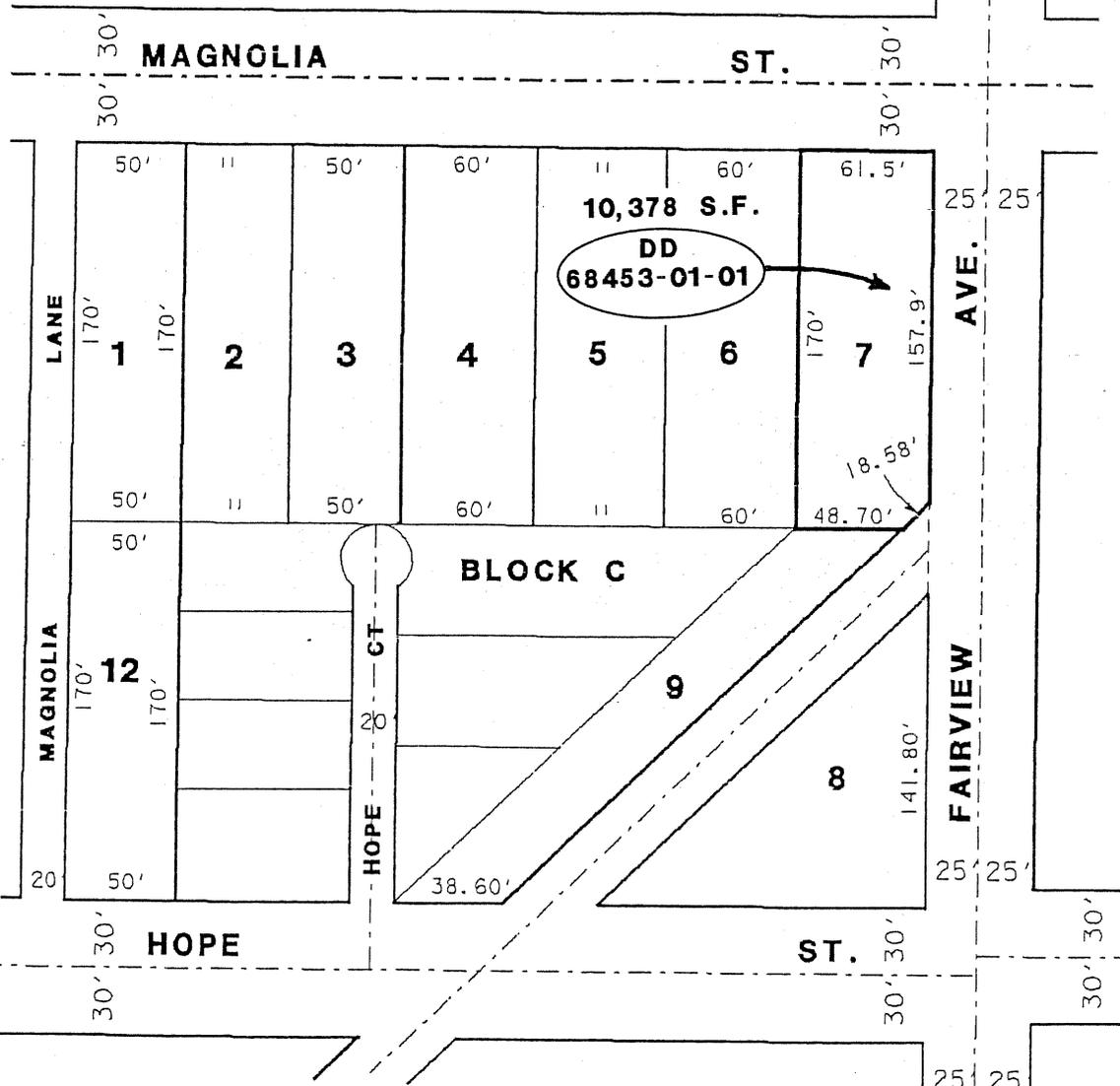


DIST	COUNTY	RTE	PM
07	LA	710	30.8

PARCEL NO. AREA S.F.
DD 68453-01-01 10,378 S.F.



**REPLAT OF THE BUENA VISTA TRACT
M.R. 17-39**



STATE RETAINS ACCESS RIGHTS

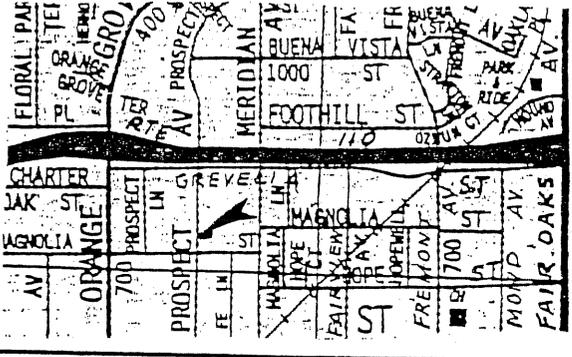
STATE OF CALIFORNIA- DEPARTMENT OF TRANSPORTATION- DISTRICT 07

PLAT ACCOMPANYING
DIRECTOR'S DEED DD 68453-01-01

SCALE: NONE
 DRWN: FC CHKD: JM
 DATE: 02-11-2005

REF MAP: F1533-6

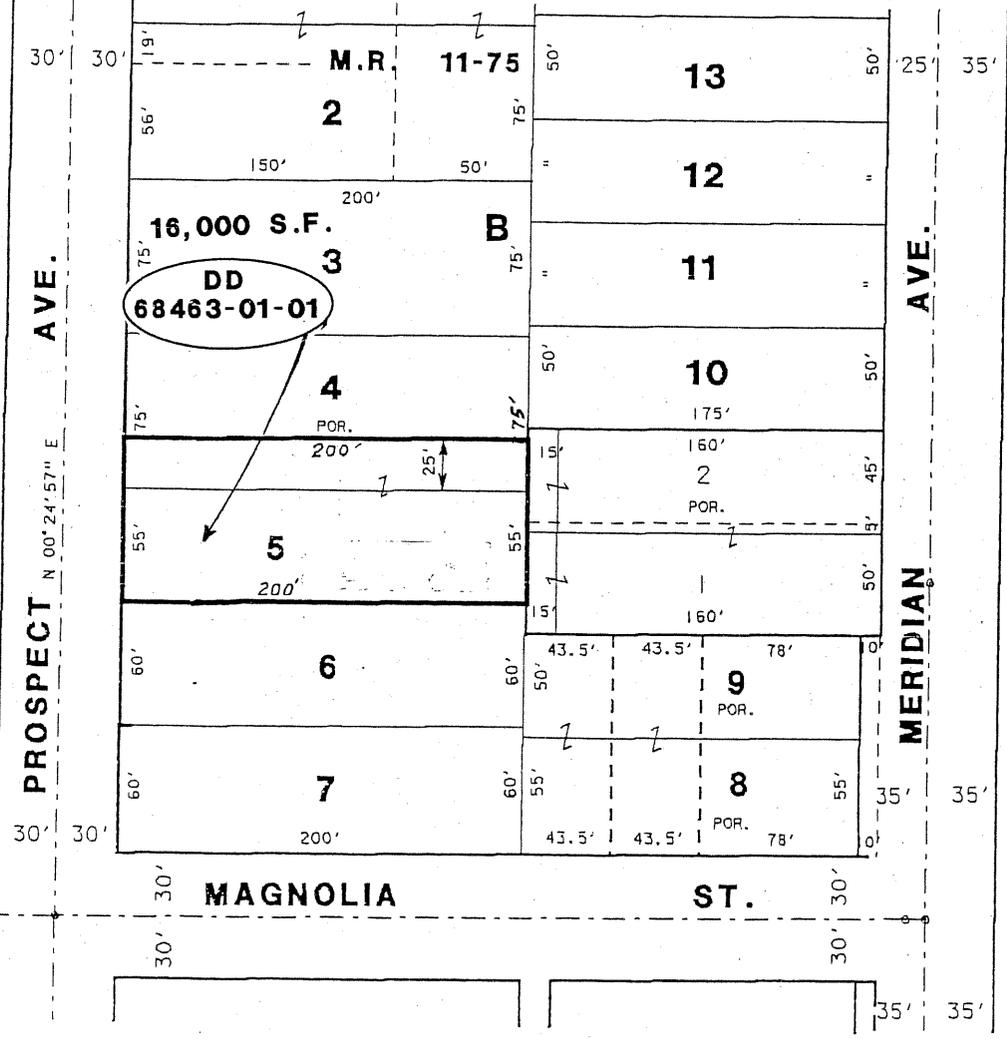
CITY OF SOUTH PASADENA



DIST	COUNTY	RTE	PM
07	LA	710	30.8

PARCEL NO. AREA S.F.
DD 68463-01-01 16,000 S.F.

WOTKINS & MARTIN SUBDIVISION



STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA- DEPARTMENT OF TRANSPORTATION- DISTRICT 07

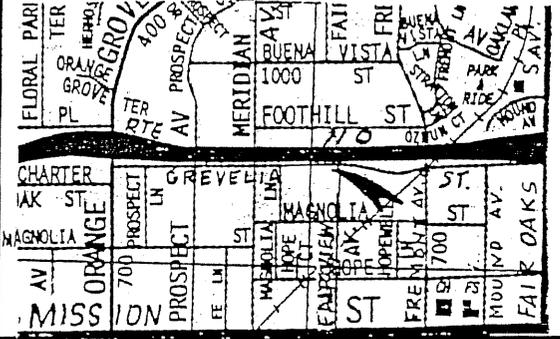
PLAT ACCOMPANYING

DIRECTOR'S DEED DD 68463-01-01

SCALE: NONE
 DRWN: FC CHKD: JM
 DATE: 02-11-2005
 Attachment 9 of 13

REF MAP: F1533-4

CITY OF SOUTH PASADENA

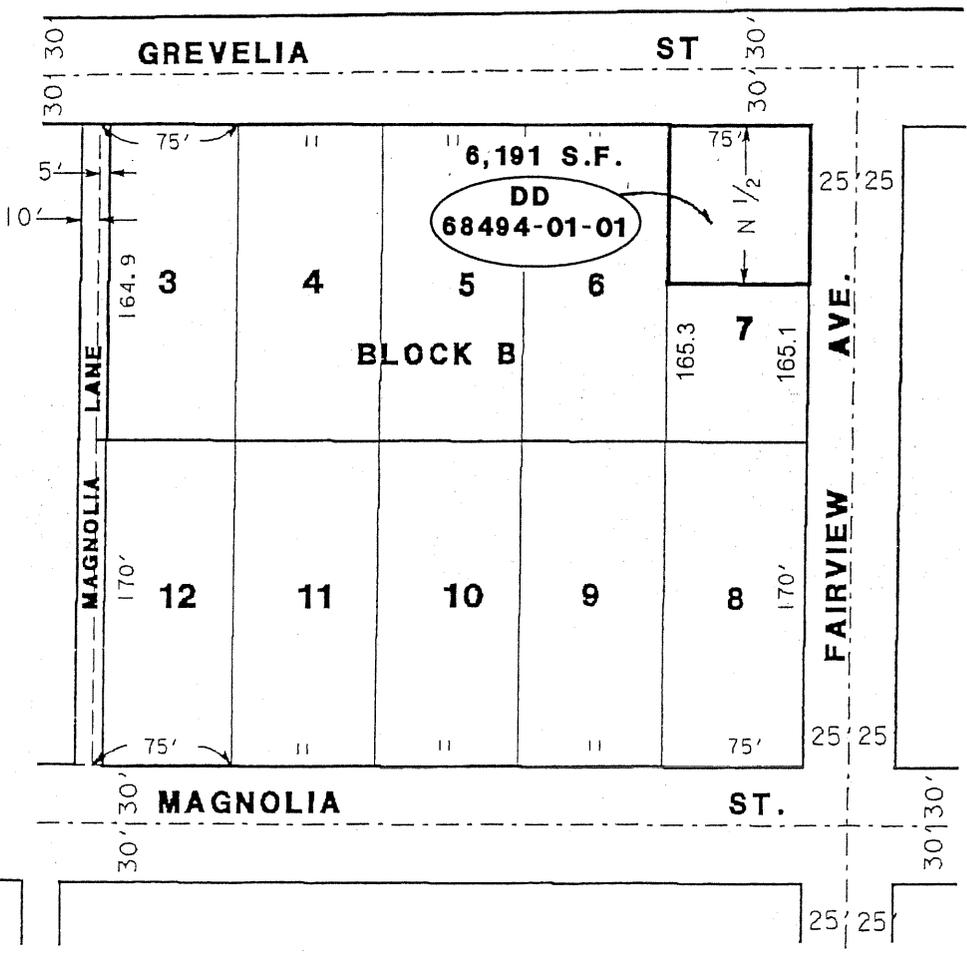


DIST	COUNTY	RTE	PM
07	LA	710	30.8

PARCEL NO. DD 68494-01-01
AREA S.F. 6,191 S.F.



**REPLAT OF THE BUENA VISTA TRACT
M.R. 17-39**



STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA- DEPARTMENT OF TRANSPORTATION- DISTRICT 07

PLAT ACCOMPANYING

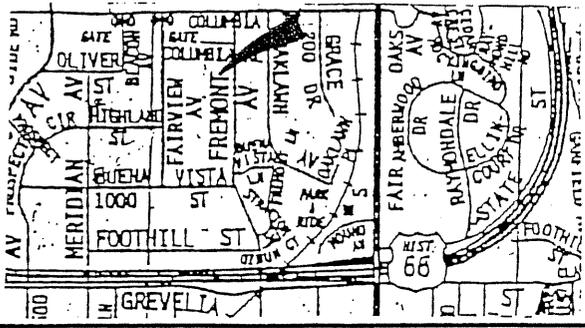
DIRECTOR'S DEED DD 68494-01-01

SCALE: NONE
 DRWN: FC CHKD: JM
 DATE: 02-11-2005
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REF MAP: F1533-6

CITY OF SOUTH PASADENA

DIST	COUNTY	RTE	PM
07	LA	710	31.1



PARCEL NO. AREA S.F.
DD 68599-01-01 13,310 S.F.

COLUMBIA

ST.

Southerly Boundary of CITY OF PASADENA

Northerly Boundary of CITY OF SOUTH PASADENA

**GEORGE W. STIMSON'S SUBDIVISION
 OF PART OF PORTER AND GREEN TRACT**

6 5 4 3 2 1

M.R. 13-42

30' 30'

AVE.

114.90'

225.00'

13,310 S.F.

60.50'

7

**DD
 68599-01-01**

225.00'

5'

FREMONT

30' 30'



STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA- DEPARTMENT OF TRANSPORTATION- DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 68599-01-01

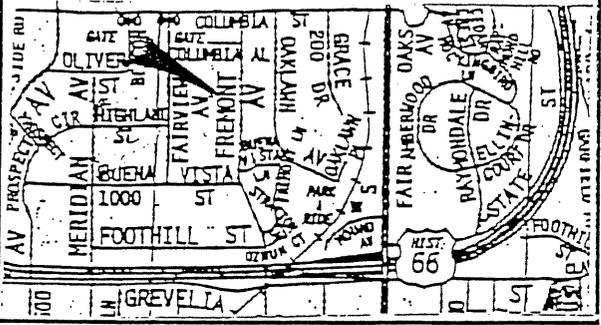
SCALE: NONE
 DRWN: FC CHKD: JM
 DATE: 02-11-2005

REF MAP: F1533-7

Attachment 11 of 13

CITY OF SOUTH PASADENA

DIST	COUNTY	RTE	FM
07	LA	710	31.1



PARCEL NO. DD 68600-01-01 **AREA S.F. 9,845 S.F.**

--- COLUMBIA ST. ---

Southerly Boundary of CITY OF PASADENA

Northerly Boundary of CITY OF SOUTH PASADENA

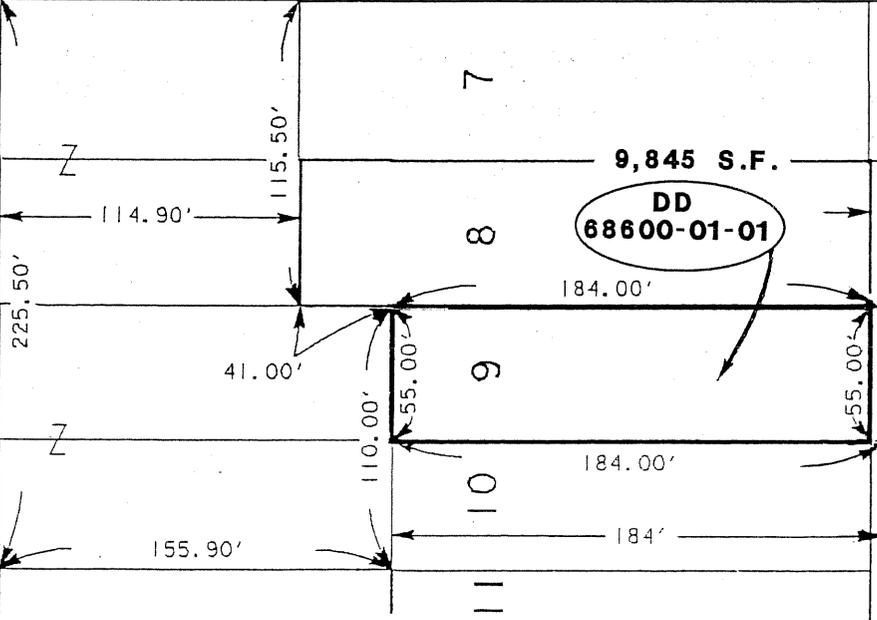
**GEORGE W. STIMSON'S SUBDIVISION
OF PART OF PORTER AND GREEN TRACT**

6 5 4 3 2 1

M.R. 13-42

30' 30'

AVE.



9,845 S.F.
DD 68600-01-01

FREMONT

30' 30'

STATE OF CALIFORNIA- DEPARTMENT OF TRANSPORTATION- DISTRICT 07

PLAT ACCOMPANYING

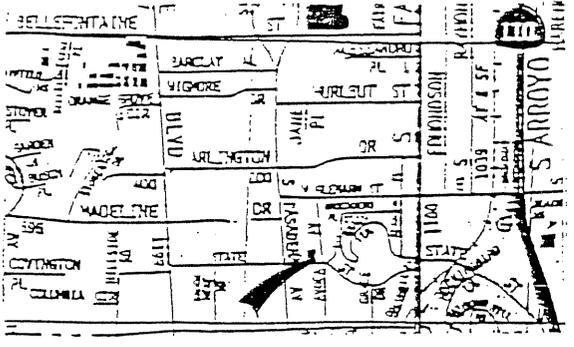
DIRECTOR'S DEED DD 68600-01-01

SCALE: NONE
DRWN: FC CHKD: JM
DATE: 02-11-2005
Attachment 12 of 13

REF. MAP: F1533-7

CITY OF PASADENA

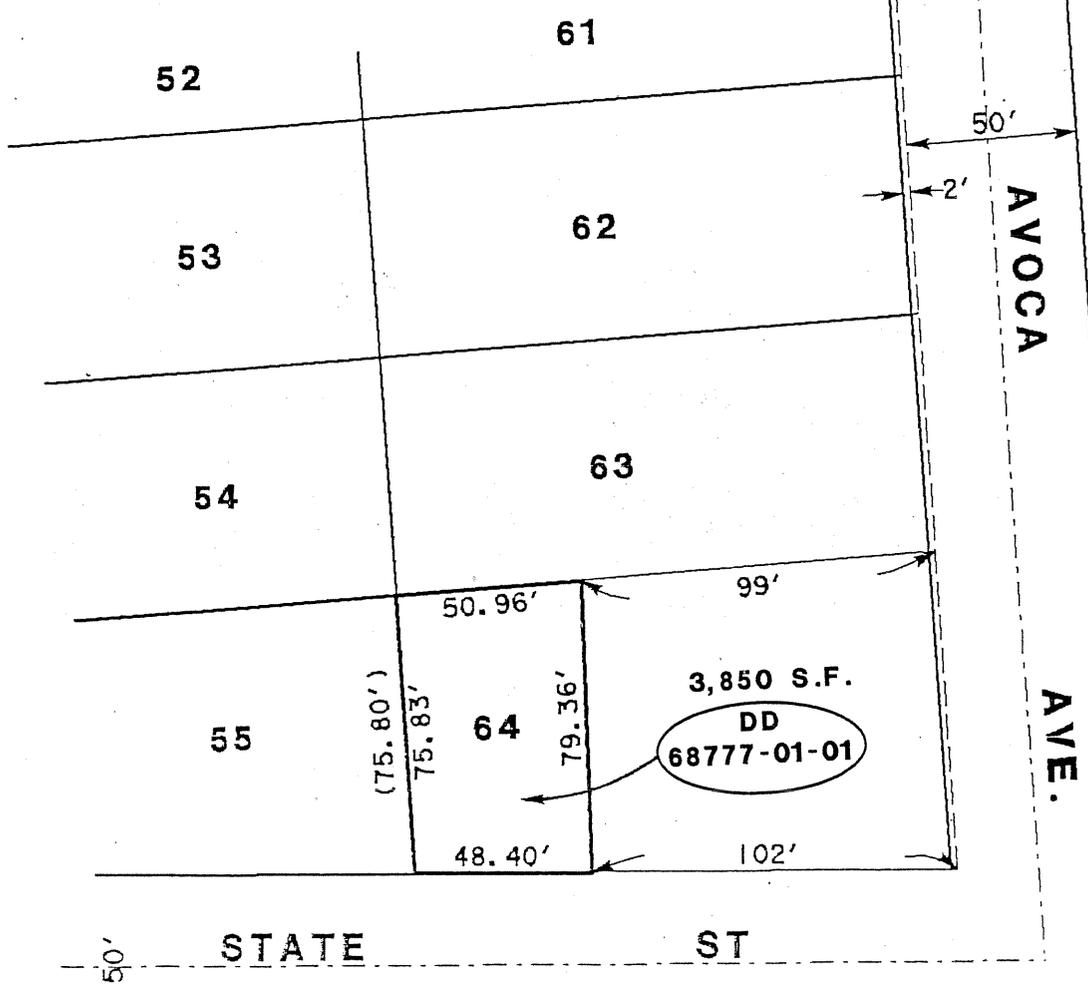
DIST	COUNTY	RTE	PM
07	LA	710	31.4



PARCEL NO. DD 68777-01-01 **AREA S.F. 3,850 S.F.**



**CHAPMAN TRACT
M.R. 12-36**



STATE RETAINS ACCESS RIGHTS
STATE OF CALIFORNIA- DEPARTMENT OF TRANSPORTATION- DISTRICT 07

PLAT ACCOMPANYING
DIRECTOR'S DEED DD 68777-01-01

SCALE: NONE
DRWN: FC CHKD: JM
DATE: 02-08-2005
Attachment 13 of 13

REF. MAP: F1534-3