

# Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: December 10-11, 2003

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

From: ROBERT L. GARCIA  
Chief Financial Officer

Prepared by: Brice Paris  
Division Chief  
Division of Right of Way

Ref: DIRECTOR'S DEEDS

## RECOMMENDATION:

The Department of Transportation recommends the California Transportation Commission authorize the execution of the attached Director's Deed. The conveyance of excess State-owned real property, including exchanges, is pursuant to Section 118 of the Streets and Highways Code. The item included on this agenda involves an estimated current value of \$150,000. The State will receive a return of \$120,000 from the sale of this property. A recapitulation of the item presented follows (map attached):

01-07-LA-105-20.8  
Disposal Unit DD 054200-01-01  
Convey to Century Housing Corporation,  
A Non-Profit Corporation

Hawthorne  
6,681 sf  
\$120,000 (Appraisal \$150,000)

Direct Sale. Selling price is the highest price obtainable from a non-profit housing corporation.

The Department has been negotiating with Century Housing Corporation (Century) with respect to purchasing Department owned property in Hawthorn to be used to satisfy ongoing affordable housing needs in that community. Century is a former state agency that has been privatized and is now a nonprofit organization. Century was initially established by the Consent Decree which allowed the construction of the I-105 (Century Freeway), to mitigate the loss of affordable housing resulting from freeway construction. Their continuing efforts rebuild blighted neighborhoods and provide low-income families the opportunity to obtain affordable housing.

This parcel is located on West 119th Place in the city of Hawthorne and is approximately 6,681 square feet. Century is proposing to sell this site with a modular home at an affordable price (below market) to a qualified buyer.

While the Department has been dismissed from the Consent Decree and has satisfied all of its legal obligations with respect to providing affordable housing, the Department is supportive of Century and its ongoing affordable housing program. The Department therefore agreed to the concept of accepting less than fair market value in an effort to ensure the property remained affordable. Century estimates that the property as improved will have a value of approximately \$355,000. Century has a qualified buyer who will purchase the property for \$228,000, 64 percent of the estimated market value. After intense discussions, a sales price of \$120,000, (20 percent discount from the Department's appraised land value of \$150,000) was agreed to by Century and the Department.

Attachments

**SUMMARY OF DIRECTOR'S DEEDS  
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - DECEMBER 2003**

Table I - Volume by Districts

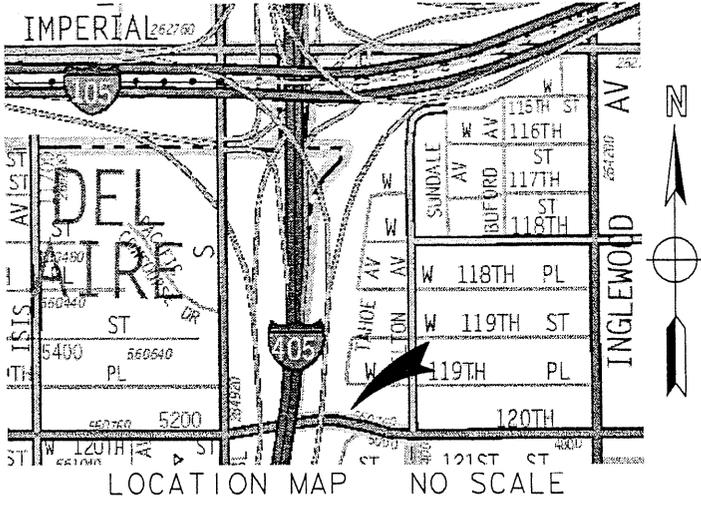
District	Direct Sales	Public Sales	Non-InVENTORY Conveyances	Other Funded Sales	Total Items	Current Estimated Value	Return From Sales	Recovery %	
								From Sales	Current Value
01					0	\$0	\$0		
02					0	\$0	\$0		
03					0	\$0	\$0		
04					0	\$0	\$0		
05					0	\$0	\$0		
06					0	\$0	\$0		
07					0	\$0	\$0		
08		1			1	\$150,000	\$120,000		80%
09					0	\$0	\$0		
10					0	\$0	\$0		
11					0	\$0	\$0		
12					0	\$0	\$0		
<b>Total</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>\$150,000</b>	<b>\$120,000</b>		<b>80%</b>

Table II - Analysis by Type of Sale

Type of Sale	# of Items	Current Estimated Value	Return From Sales	Recovery %	
				From Sales	Current Value
Direct Sales	0	\$0	\$0		
Public Sales	1	\$150,000	\$120,000		80%
Non-InVENTORY Conveyances	0	\$0	\$0		
<b>Sub-Total</b>	<b>1</b>	<b>\$150,000</b>	<b>\$120,000</b>		<b>80%</b>
Other Funded Sales	0	\$0	\$0		
<b>Total</b>	<b>1</b>	<b>\$150,000</b>	<b>\$120,000</b>		<b>80%</b>

# CITY OF HAWTHORNE

DIST	COUNTY	ROUTE	POST MILE
07	LA	105	3.3



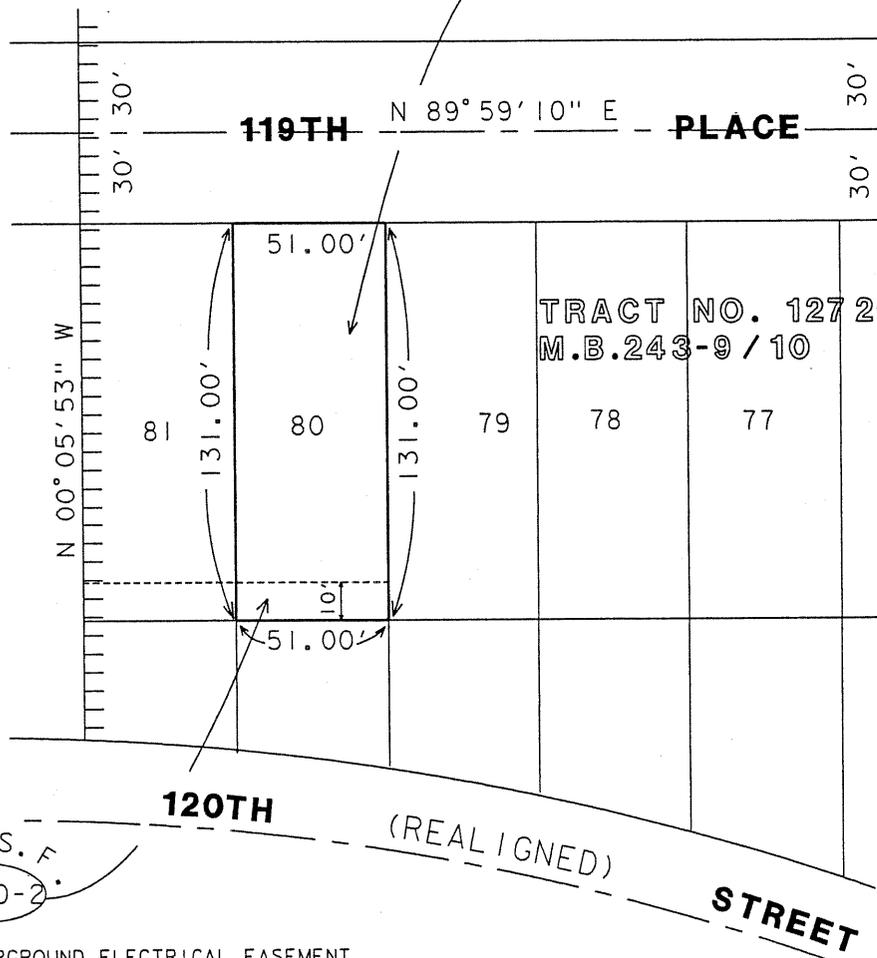
**PARCEL NO.**  
**DD 54200-01-01**

**AREA SQ.FT.**  
**6,681 S.F.**

LOT 80  
 TRACT NO. 12720  
 MAP BOOK 243, PAGES 9 AND 10

6,681 S.F.  
 DD  
 54200-01-01

**SAN DIEGO (RTE 405) FREEWAY**



510 S.F.  
 54200-2

RESERVED UNDERGROUND ELECTRICAL EASEMENT  
 FOR THE STATE OF CALIFORNIA

STATE RETAINS ACCESS RIGHTS

**INTERSTATE**  
**CITY OF HAWTHORNE**

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

**DIRECTOR'S DEED DD 54200-01-01**

REF. MAP: F1922-7

SCALE: NONE

DRWN: FC CHKD: JB

DATE: 11-06-2003

Attachment 2 of 2