



June 14, 2021

Economic Development & Technology Committee
City of Pasadena
100 N. Garfield Avenue
Pasadena, California 91101

RE: 1421 N. Fair Oaks Ave. – STRONGLY SUPPORT

Dear Members of the Economic Development & Technology Committee,

Pasadena Heritage was pleased to hear about the City of Pasadena's opportunity to purchase an historic home at 1421 N. Fair Oaks Ave. to be preserved as affordable housing. We believe that historic preservation is going to be a critical tool in establishing an affordable housing stock for this city, and this building is a good example of how it can be done. A cost of \$1.54 million for five units, or \$308,000 per unit, is a relative bargain. LA Times reporting has consistently shown that the cost of building affordable housing in California is much higher than this figure. The average cost of a new unit is \$500,000, and many projects have come out costing closer to \$900,000 or \$1 million per unit.

In addition to the economic argument, these units are available now, not coming to fruition in several years. They are also located close to a park, a library, schools and multiple bus lines. We hope the larger two-bedroom unit may house a family who could make use of these public resources. Preserving this house is environmentally superior and also preserves an existing structure that contributes to Pasadena's overall inventory of historic homes. We commend Heritage Housing Partners and the Housing Department for again taking a leading role in combining preservation and affordable housing!

Though housing construction in Pasadena is relatively strong, and we have a strong inclusionary zoning ordinance to create affordable units, the overwhelming majority of units that are created are listed at the above moderate income range. We believe that the Inclusionary Housing Trust Fund could be put to best use on opportunities such as these, where naturally occurring affordable housing is preserved as deed restricted affordable housing.

We thank you for hearing our viewpoints, and hope you support this loan agreement.

Sincerely yours,

Susan N. Mossman
Executive Director

Andrew Salimian
Preservation Director