

**Jomsky, Mark**

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**From:** Carrie Chasteen <cechasteen@yahoo.com>  
**Sent:** Monday, June 13, 2011 2:30 PM  
**To:** Jomsky, Mark  
**Subject:** 411-415 N. Raymond Avenue "Herkimer Gardens Affordable Homeownership Project"

Dear Honorable Mayor and City Council,

I would like to express my support for the requested development and loan agreement by Heritage Housing Partners for the rehabilitation of the Herkimer Arms and Hammond House.

At the urging of Pasadena Heritage and other concerned community members, Heritage Housing Partners stepped up to save the Herkimer Arms, the sole example of multifamily housing designed by Pasadena architects Charles and Henry Greene. Pasadena Heritage recently made a loan from their preservation revolving fund to get the Herkimer Arms' new foundations built and the structure lowered down and secured. This effort is an important step in the stabilization of the building, but there is much more to be done. I commend the City's Housing Department and City Council for their previous approval of affordable housing funds to this worthy project. Please continue your support by approving the requested changes to the development and loan agreement, which are necessary to complete the project and make these affordable units available. Acting quickly to assign these funds to the Herkimer Gardens project is a prudent move to advance historic preservation and affordable housing.

Sincerely,

Carrie Chasteen-Elfarra

**06/13/2011**  
**ITEM 10**

651 South Saint John Avenue  
Pasadena, California 91105 2913  
Telephone 626 441 6333  
Facsimile 626 441 2917

P A S A D E N A   H E R I T A G E

June 13, 2011

Honorable Mayor and City Council  
100 N. Garfield Avenue, Room S228  
Pasadena, CA 91109

**RE: 411-415 N. Raymond Avenue "Herkimer Gardens Affordable  
Homeownership Project"**



Dear Honorable Mayor and City Council,

On behalf of Pasadena Heritage, we would like to express our support and urge you to approve the requested development and loan agreement by Heritage Housing Partners (HHP) for the rehabilitation of the Herkimer Arms and Hammond House.

As most of you will recall, the preservation and relocation of these historic structures was a long and torturous process. At the urging of Pasadena Heritage and other concerned community members, Heritage Housing Partners stepped in to provide a solution for these buildings when all hope to save the Herkimer Arms seemed lost. We are very grateful to HHP, which, as you know, has an impressive track record of rehabilitating historic structures and providing affordable homeownership opportunities. Because of the real estate crisis of the past few years, once the buildings were moved, the project suffered several setbacks, and the original plan for a combined market-rate and affordable project could not be realized.

Pasadena Heritage has contributed two interest-free loans to the project, most recently to assist with the foundation work and securing the buildings. Funds from Fuller Seminary, required by the city, have also been invested in the project. The neighbors have been supportive and encouraging, but are concerned that the project be completed and become a neighborhood asset as promised. We very much appreciate the efforts of HHP, the support of the City's Housing Department throughout this process, and the creative solution that has now been crafted to complete the project and make all the units affordable. Time is of the essence for these buildings, as we have seen with the Julia Morgan building and the Boadway Apartments.

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Honorable Mayor and City Council  
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Although we understand the housing funds to be allocated per unit are higher than usual, this project affords the City of Pasadena the opportunity to leverage other funding to complete the project. The three large units will provide truly unique affordable housing opportunities in a fine historic neighborhood with yards and gardens, an ideal place for larger families who might not otherwise find housing in Pasadena, much less have a chance to own their own homes.

Please continue your record of support for this project and approve the requested agreement for the Herkimer Gardens Affordable Homeownership Project. We are confident that this will be yet another great project to which we will all point with great pride, one that combines a creative affordable housing solution with the goal of preserving our historic resources and putting them to good use.

Sincerely,



Susan N. Mossman  
Executive Director



Jenna Kachour  
Preservation Director