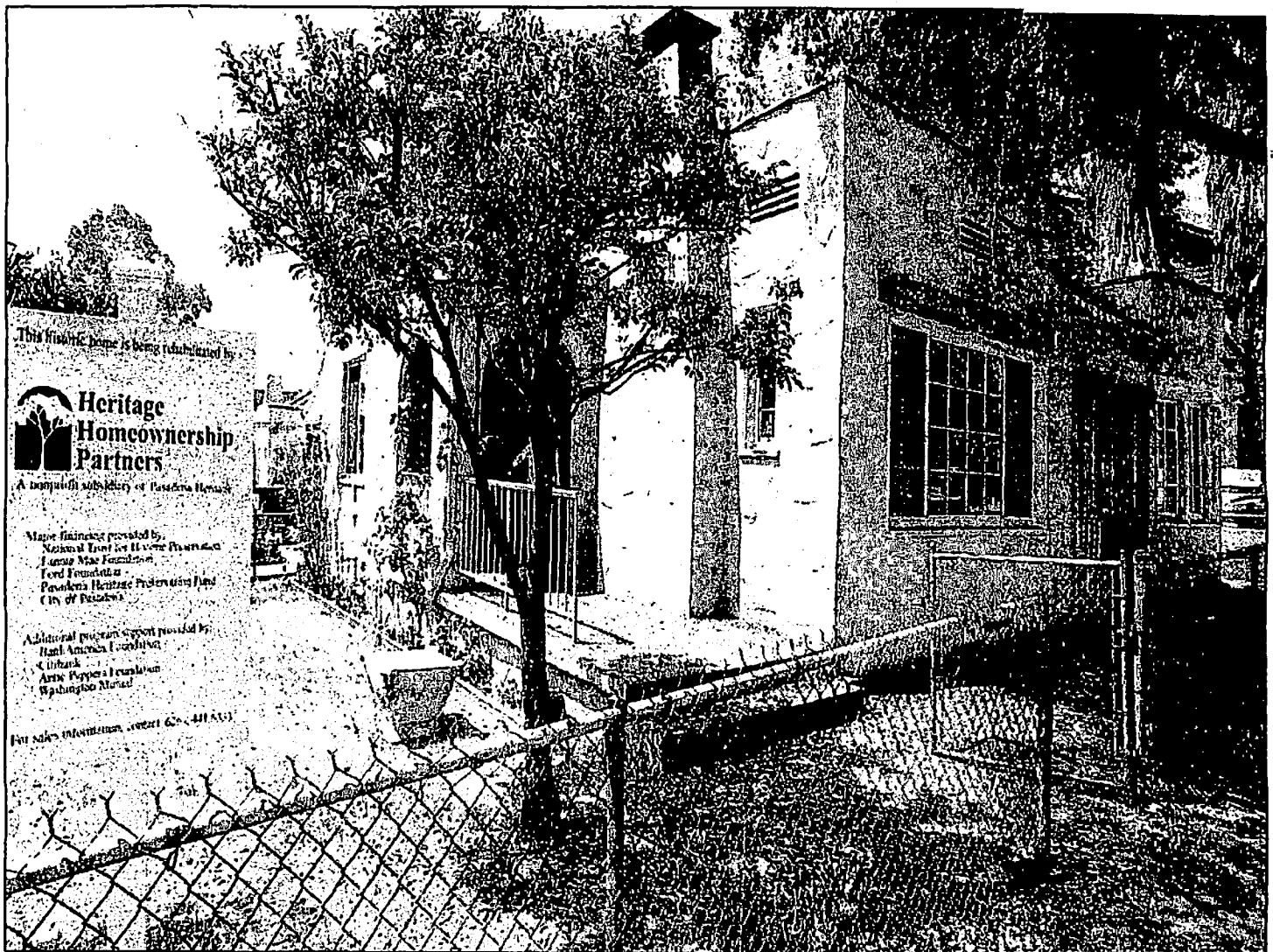


# Turning history into housing



Staff photo by KEITH BIRMINGHAM

**PASADENA HERITAGE** and the city have bought the first of three houses for the new Heritage Homeowners Partnership, which is designed to help low- to moderate-income families buy their first homes.

By **Janette Williams**  
STAFF WRITER

## Program helps those on a limited budget

**PASADENA** — In a new program that could become a model for communities statewide, Pasadena Heritage and the city have bought the first of three historic Northwest Pasadena houses to restore and sell to low- or moderate-income first-time buyers.

The one-story Spanish Colonial Revival on Fay Place — a one-block private street where 13 of the original 14 houses built by a developer in 1925 still remain — is an ideal house to kick off the Heritage Homeownership Partners program, said Sue Mossman, executive director of Pasadena Heritage.

It cost \$90,000 and will be sold for about \$130,000, she said.

The city has allocated \$47,000 for the rehabilitation of each house; and buyers, who most likely already live nearby, will also be eligible for special financing,

Mossman said.

"The whole point is to buy distressed property that needs work and needs help in varying degrees and, with a limited budget, do as good a rehab and restoration job as we can while making it affordable to people in the neighborhood," Mossman said. "We are concentrating on Northwest Pasadena, as the funding requires work to be done there or in areas the city has targeted to receive this kind of assistance."

"We think it's wonderful, a part of the effort we want to continue to better Garfield Heights and make people aware what a wonderful place it is to live," said Aprilie Boettcher, president of the neighborhood association.

"We're working very hard to maintain our housing stock

to improve and revitalize the area," Boettcher said.

"(Garfield Heights) is a gold mine for finding homes like that, so many still have their original fixtures, built-ins, wood finishes."

To qualify, applicants must be first-time buyers who meet earnings criteria and can show a steady income, said Stella Lucero of the city's housing and planning department. For example, the maximum income for a family of four is \$41,050, she said.

In Northwest Pasadena the average home is about 60 years old, and many are run down, Lucero said.

"It's definitely a market" for suitable houses, Lucero said. "We've already found two houses there and are looking for a third ... our objective is to help retain the flavor of

the neighborhood... while helping first-time buyers."

Pasadena's program was inspired by the National Trust Partners Program in Atlanta and Macon, Ga., Mossman said, and is the first in the Southland.

"It's the only one in Southern California I know about," said Bill Huang of the national Trust for Historic Preservation. "Pasadena has a great stock of housing, a good strong preservation organization and a supportive city government ... I think the house is perfect for this program ... It really fits what the program is intended to do: take a modest home, rehab it, make it affordable and do many, to make an impact."

Pasadena Mayor Bill Bogaard, whose wife Claire is a founding member of Pasadena Heritage, said the partnership program had been a top priority for the preservation group.

"The exciting impact of this effort, in addition to providing affordable housing, is it helps to build the neighborhood," Bogaard said.