



OFFICE OF THE CITY MANAGER

October 4, 2018

Richard A. McDonald  
Carlson & Nicholas, LLP,  
301 E. Colorado Boulevard, Suite 320  
Pasadena, CA 91101-1921

RE: Fuller Theological Seminary – Assignment of Inclusionary Housing Agreement  
265, 275, 285, 295 North Madison Avenue, Pasadena, CA 91101

Dear Mr. McDonald:

This letter responds to questions that have arisen regarding the above referenced matter which is also known as “Chang Commons.” Primarily, the issue of the assignability and the duration of the affordable housing covenants restricting the rental rates of the housing units at this address.

The Inclusionary Housing Agreement – Rental, Fuller Theological Seminary Housing Project (“Agreement”), by its terms, is binding on successors and assigns. The Agreement declares all of the Inclusionary Units and all of the Affordable Units that received fee waivers to remain affordable as provided in the recorded covenants. Only ten (10) of the Units are unrestricted according to the terms.

The City believes it important to clarify this issue prior to the marketing of the dwelling units.

Should you have any questions regarding this matter, please do not hesitate in calling William Huang, Housing Director, at (626) 744-8320.

Sincerely,

Steve Mermell  
City Manager

SM:bf

cc: Steve Mermell, City Manager  
William K. Huang, Director of Housing & Career Services  
James Wong, Senior Project Manager *City Hall*

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