

DATE: MARCH 27, 2006
TO: PASADENA COMMUNITY DEVELOPMENT COMMISSION
FROM: CYNTHIA J. KURTZ, CHIEF EXECUTIVE OFFICER
SUBJECT: APPROVAL OF A GRANT IN THE AMOUNT OF \$40,000 TO REBUILDING
TOGETHER ★ PASADENA FOR THE PROVISION OF HOUSING
REHABILITATION SERVICES

RECOMMENDATION

It is recommended that the Pasadena Community Development Commission ("Commission") take the following actions:

- 1) Find and determine that the proposed expenditure of \$40,000 from the Commission's Low and Moderate Income Housing Trust Funds ("Housing Trust Funds") is necessary to assist in the rehabilitation of homes located in the Northwest Pasadena Target Area.
- 2) Approve a \$40,000 grant from the Low and Moderate Income Housing Trust Fund General Account to "Rebuilding Together ★ Pasadena" to fund the annual housing rehabilitation program in the City of Pasadena for low income, elderly, and disabled households.

RECOMMENDATION OF ADVISORY BODY

On Thursday, March 16, 2006, the Community Development Committee recommended the Commission approve the subject recommendation.

BACKGROUND

Rebuilding Together is a non-profit private organization, founded in Midland, Texas, in 1973, which has affiliates in communities located throughout the nation. Rebuilding Together represents a nationwide effort to repair and rehabilitate the residential properties of low income, elderly or disabled households. This national project unites a diverse volunteer population, including private developers, businesses, non-profit organizations, financial institutions and church groups, in an effort to assist people in need. The last Saturday in April (April 29, 2006) is National Rebuilding Day and the starting point for this year's activities.

Last year, the Commission approved a grant of \$40,000 to Rebuilding Together ★ Pasadena for local housing rehabilitation activities. Fourteen houses received rehabilitation services and home improvements. In addition, the Boys and Girls Clubs of Pasadena, Villa Esperanza Services and Alkebu-Lan Cultural Center were also provided assistance with their maintenance needs. In Pasadena, over 400 individuals volunteered their services. On the national level, last April more than 275,000 volunteers rehabilitated and repaired homes in communities throughout the nation, providing an estimated market value of \$90 million in free home repairs. Volunteer services included the installation of heating, plumbing, the repair/replacement of kitchen/bath appliances, new roofs, and other home improvements.

On the local level, over 118 homes have been rehabilitated for eligible homeowners in Pasadena since 1996. Housing repairs include: home modifications for accessibility, carpentry, plumbing, electrical, window repairs, plastering, painting, glazing, weather stripping, locksmithing as well as trash removal, landscaping and cleaning.

ESTABLISHED NEED

For the low-income, elderly or disabled households in Pasadena, properly maintaining a home can be a difficult task. Due to the lack of adequate finances, many low-income households are not able to afford expenses related to housing repairs and maintenance, resulting in deteriorated houses. Properties with deferred maintenance contribute to blighted conditions for the immediate neighborhood and the entire community.

In selecting homes, site visits of the properties are performed by skilled trades persons and a committee of board members from Rebuilding Together. The committee evaluates each property to determine its eligibility. The eligibility criteria includes: rehabilitation need; the location of property and the household's income. There is no financial responsibility incurred by the homeowner for the provision of services or supplies.

NORTHWEST PASADENA TARGET AREA

Again this year, Northwest Pasadena has been identified as the target area. Over 26 Pasadena households within the area have requested assistance. Work on 13 houses will commence on the April start date. During the remainder of the year, Rebuilding Together ★ Pasadena anticipates it will make emergency home repairs and home modifications (ramps, grab bars, etc.) to at least another 8 to 10 eligible households as resources become available. In addition to home rehabilitation projects, the organization will return to the Boys and Girls Clubs of Pasadena, Villa Esperanza Services and Alkebu-Lan Cultural Center to help with deferred maintenance projects.

In prior years, rehabilitation activity has been focused on residential properties throughout Northwest Pasadena (Exhibit A). Funding for Rebuilding Together ★ Pasadena is consistent with the Commission's Affordable Housing Plan, the Community Development Committee's Fiscal Year 2005-2006 Priority Work Plan, the City of Pasadena General Plan (Housing Element), the Northwest Pasadena Community Plan and the City of Pasadena Consolidated Plan.

FINDINGS FOR THE PROPOSED EXPENDITURE OF COMMISSION FUNDS

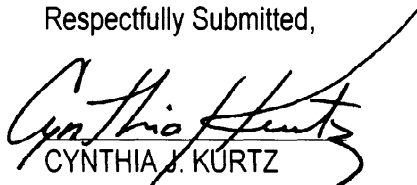
Section 33334.3 (c) of the State Health and Safety Code requires that "monies in the Low and Moderate Income Housing Fund shall be used to increase, improve, and preserve the supply of low and moderate income housing within the territorial jurisdiction of the agency." Section 33334.2 (g) allows the Commission to use these funds outside the boundaries of a redevelopment project area if the City Council and the Commission first find that the use will benefit the redevelopment project from which the funds emanated.

With respect to the proposed expenditure of the Commission's Low and Moderate Income Housing Trust Funds for the proposed rehabilitation activity, staff believes the Commission is able to make a finding that the expenditure is necessary to increase or improve the supply of low and moderate income housing. The approval of the grant to Rebuilding Together ★ Pasadena is of benefit to the City of Pasadena since it will assist in the revitalization efforts of Northwest Pasadena. The funds will be used to hire professional trades persons and purchase materials.

FISCAL IMPACT

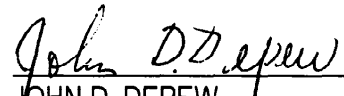
The recommended expenditure (\$40,000) is recognized in the Commission's Fiscal Year 2006 budget, and will be drawn from the Low and Moderate Income Housing Trust Fund Account Number 810-684120-51011.

Respectfully Submitted,



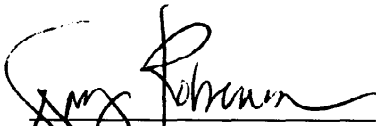
CYNTHIA J. KURTZ
Chief Executive Officer

Prepared by:



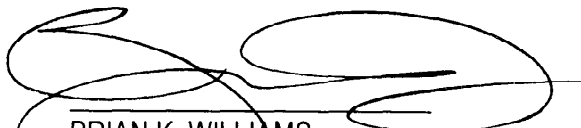
JOHN D. DEPEW
Program Coordinator

Reviewed by:



GREGORY ROBINSON
Housing/Community
Development Administrator

Approved by:



BRIAN K. WILLIAMS
Assistant City Manager

Attachment: Exhibit A

REBUILDING TOGETHER ★ PASADENA
FUNDING HISTORY/GOALS/ACCOMPLISHMENTS

Funding History reflects funds received from the Pasadena Community Development Commission

| YEAR FUNDED | AMOUNT | TARGET AREA | GOALS/ACCOMPLISHMENTS |
|--------------|------------------|---------------------------------|---|
| *2006 | *\$40,000 | *Northwest Pasadena Target Area | * Rehab thirteen (13) houses targeting low-income disabled elderly and 3 non-profits, the Boys and Girls Clubs, Villa Esperanza Services and Alkebulan Cultural Center. Throughout the year, complete other rehab projects (8-10), accessibility projects and emergency home repairs. |
| 2005 | \$40,000 | Northwest Pasadena Target Area | Rehab fourteen (14) houses targeting low-income disabled elderly and 3 non-profits, the Boys and Girls Clubs, Villa Esperanza Services and Alkebulan Cultural Center. |
| 2004 | \$32,000 | Northwest Pasadena Target Area | Rehab nineteen (19) houses targeting low-income disabled elderly and 2 non-profits, the Boys and Girls Clubs & Vista Nova Home for the Blind. Accessibility and emergency repair throughout the year. |
| 2003 | \$30,000 | Northwest Pasadena Target Area | Rehab twelve (12) houses targeting low-income disabled elderly and the Boys and Girls Clubs. |
| 2002 | \$30,000 | Northwest Pasadena Target Area | Rehab twelve (12) houses targeting low-income disabled elderly and a home for the blind. |
| 2001 | \$20,000 | Washington NRA | Rehab eight (8) houses targeting low-income disabled elderly. |
| 2000 | \$15,000 | Washington NRA | Rehab eight (8) houses targeting low-income disabled elderly. |
| 1999 | \$15,000 | FannieMae Target Area | Rehab eight (8) houses targeting low-income disabled elderly. |
| 1998 | \$10,000 | Madison NRA | Rehab six (6) houses and painting at Madison School. |
| 1997 | \$10,000 | Madison NRA | Rehab six (6) houses, painted bungalows at Mothers' Club and Madison School. |
| 1996 | \$5,000 | Villa Parke NRA | Rehab twelve (12) houses; and/or retrofit for disabled access. |
| TOTAL | \$247,000 | Northwest Pasadena Target Area | Rehab: 118 houses |

* Represents funding request and goals for 2006.