

DATE: APRIL 8, 2002

TO: PASADENA COMMUNITY DEVELOPMENT COMMISSION

FROM: CYNTHIA J. KURTZ, CHIEF EXECUTIVE OFFICER

SUBJECT: APPROVAL OF A GRANT IN THE AMOUNT OF \$30,000 TO REBUILDING TOGETHER ★ PASADENA (FORMERLY CHRISTMAS IN APRIL ★ 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 \$30,000 from the Commission's Low and Moderate Income Housing Trust Funds ("Housing Trust Funds"), is necessary to assist in the rehabilitation efforts of homes located in the Fannie Mae Northwest Pasadena Target Area.
- 2) Approving a \$30,000 grant from the Low and Moderate Income Housing Trust Fund General Account to "Rebuilding Together ★ Pasadena" (formerly "Christmas in April ★ Pasadena") to fund the annual housing rehabilitation program in the City of Pasadena for low income families, elderly and disabled individuals.

BACKGROUND:

Rebuilding Together is a nationwide event to repair and rehabilitate the residential properties of low income, elderly or disabled households. The last Saturday in April is the start date for this effort. This national project unites a diverse volunteer population, including private developers, businesses, non-profit organizations, financial institutions and congregational groups, in an effort to assist people in need. Last April, more than 230,000 volunteers rehabilitated and repaired homes in over 245 communities in all 50 states, providing an estimated market value of \$78 million in free home repairs. Volunteers from the communities heated homes that had no heat, installed plumbing in bathrooms and kitchens which were non-operable, and replaced or repaired broken kitchen appliances for the elderly. In Pasadena, the event will take place on the following two Saturdays, April 27, 2002 and May 4, 2002.

Last year the Pasadena Community Development Commission ("Commission") approved a grant of \$20,000 to Rebuilding Together ★ Pasadena for local activities. Eleven houses were rehabilitated, of which seven were occupied by elderly disabled persons. Over 300 individuals volunteered their services. Since 1992, 74 homes have been rehabilitated for

eligible homeowners in Pasadena by Rebuilding Together ★ Pasadena. Housing repairs include: 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 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 invest money in housing repairs and maintenance, resulting in deteriorated houses. Properties in need of repair contribute to blighted conditions for the neighborhood and the entire community.

In selecting homes, a site visit is made of the properties by skilled trades persons and a member of the Rebuilding Together Board. A committee, composed of Rebuilding Together members, evaluates each property to determine eligibility. The criteria include: rehabilitation need; location of property and household income. Individual homeowners can also request services by correspondence or by telephone. There is no financial responsibility incurred by the homeowner for services or supplies.

FANNIE MAE NORTHWEST PASADENA TARGET AREA

The Fannie Mae Northwest Pasadena Target Area has been identified by Rebuilding Together ★ Pasadena as the targeted area (Exhibit A) to be the focus of this year's Rebuilding Together services. This year twelve properties are planned to be rehabilitated. Work on nine of these houses will commence on the April start date. The remaining three houses will receive rehabilitation later in the year. The reason for this is that there are not enough House Captains (skilled supervisors) to start all the projects on the same day. Also this year, the grant request has been increased by \$10,000 to pay for some professional trade services. There are some jobs that need to be done that the volunteers do not have the skills to perform. Of the homes that will receive housing rehabilitation, no less than five will have services provided in part by paid skilled trades persons from the following trades: roofing, plumbing, electrical and carpentry.

In prior years, rehabilitation activity focused on residential properties in the Washington Neighborhood Revitalization Area, the Madison Neighborhood Revitalization Area, the Villa Parke Redevelopment Project Area, the Lincoln Triangle, Northwest Pasadena, and the Carlton/Barthe areas. Funding for the Rebuilding Together ★ Pasadena program is consistent with the Commission's Affordable Housing Plan, the Commission's 1999-2003 Implementation Plan, the Community Development Committee's Fiscal Year 2001-2002 Priority Work Plan, the City of Pasadena General Plan (Housing Element), the Northwest Pasadena Community Plan (Housing Element) and the City of Pasadena Consolidated Plan.

FINDINGS FOR THE PROPOSED EXPENDITURE OF COMMISSION FUNDS:

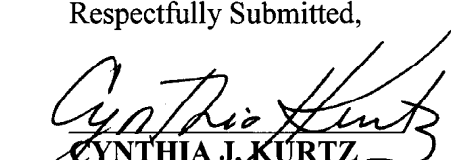
Section 33334.3 (c) of the State Health and Safety Code requires that "monies in the Low

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 3334.2 (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 the Washington Neighborhood Revitalization Area. The funds will be used to purchase materials and pay related expenses.

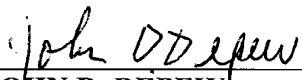
FISCAL IMPACT:

Funds have been appropriated in the Commission's FY 2002 operating budget, account #8172-810-684120 -51013

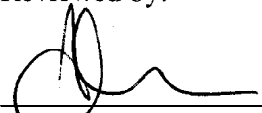
Respectfully Submitted,


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