

TO: COMMUNITY DEVELOPMENT COMMISSION DATE: APRIL 25, 2005  
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, April 14, 2005, the Community Development Committee recommended the Community Development 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 is National Rebuilding Day and the annual starting point for the annual activities. However, this year Rebuilding Together ★ Pasadena will commence its annual effort on National Youth Service Day, Saturday, April 16, 2005 and continue to work on weekends through May 2005.

Last year, the Commission approved a grant of \$32,000 to Rebuilding Together ★ Pasadena for local housing rehabilitation activities. Twenty-one houses received rehabilitation services and home improvements. In addition, the Boys and Girls Clubs of Pasadena and Vista Nova Home for the Blind 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 over 865 communities throughout the nation, providing an estimated market value of \$90 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, replaced or repaired broken kitchen appliances, as well as many other types of improvements, large and small.

On the local level, over 101 homes have been rehabilitated for eligible homeowners in Pasadena by Rebuilding Together ★ 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.

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 can 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.

Again this year, Northwest Pasadena (Exhibit A) has been identified by Rebuilding Together ★ Pasadena to be the focus of its services. Over 28 Pasadena households within the area have requested assistance. Work on ten 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.) for at least another eight to ten eligible households as resources become available. In addition to home rehabilitation projects, the organization will return to the Boys and Girls Clubs of Pasadena and Vista Nova Home for the Blind to help with maintenance projects. And, for the first time, this year Rebuilding Together will be assisting Villa Esperanza Services with some of its facility maintenance needs.

In prior years, rehabilitation activity have focused on residential properties throughout Northwest Pasadena (Exhibit B). Funding for Rebuilding Together ★ Pasadena is consistent with the Commission's Affordable Housing Plan, the Community Development Committee's Fiscal Year 2004-2005 Priority Work Plan, the City of Pasadena General Plan (Housing Element), the Northwest Pasadena Community Plan and the City of Pasadena Consolidated Plan.

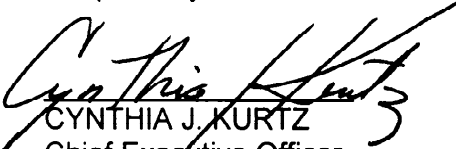
Section 33334.3 (c) of the State Health and Safety Code requires that "monies in the Low and Moderate Income Housing Fund shall be used to increase, improve, and preserve the supply of low and moderate income housing within the territorial jurisdiction of the agency." Section 3334.2 (g) allows the Commission 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 Northwest Pasadena. The funds will be used to hire professional trades persons and purchase materials.


**FISCAL IMPACT**

The recommended expenditure (\$40,000) is available in the Commission's Fiscal Year 2005 approved budget, and will be drawn from the Low and Moderate Income Housing Trust Fund Account Number 810-684120-51011.

Respectfully submitted:

  
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Chief Executive Officer

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Program Coordinator

Reviewed by:

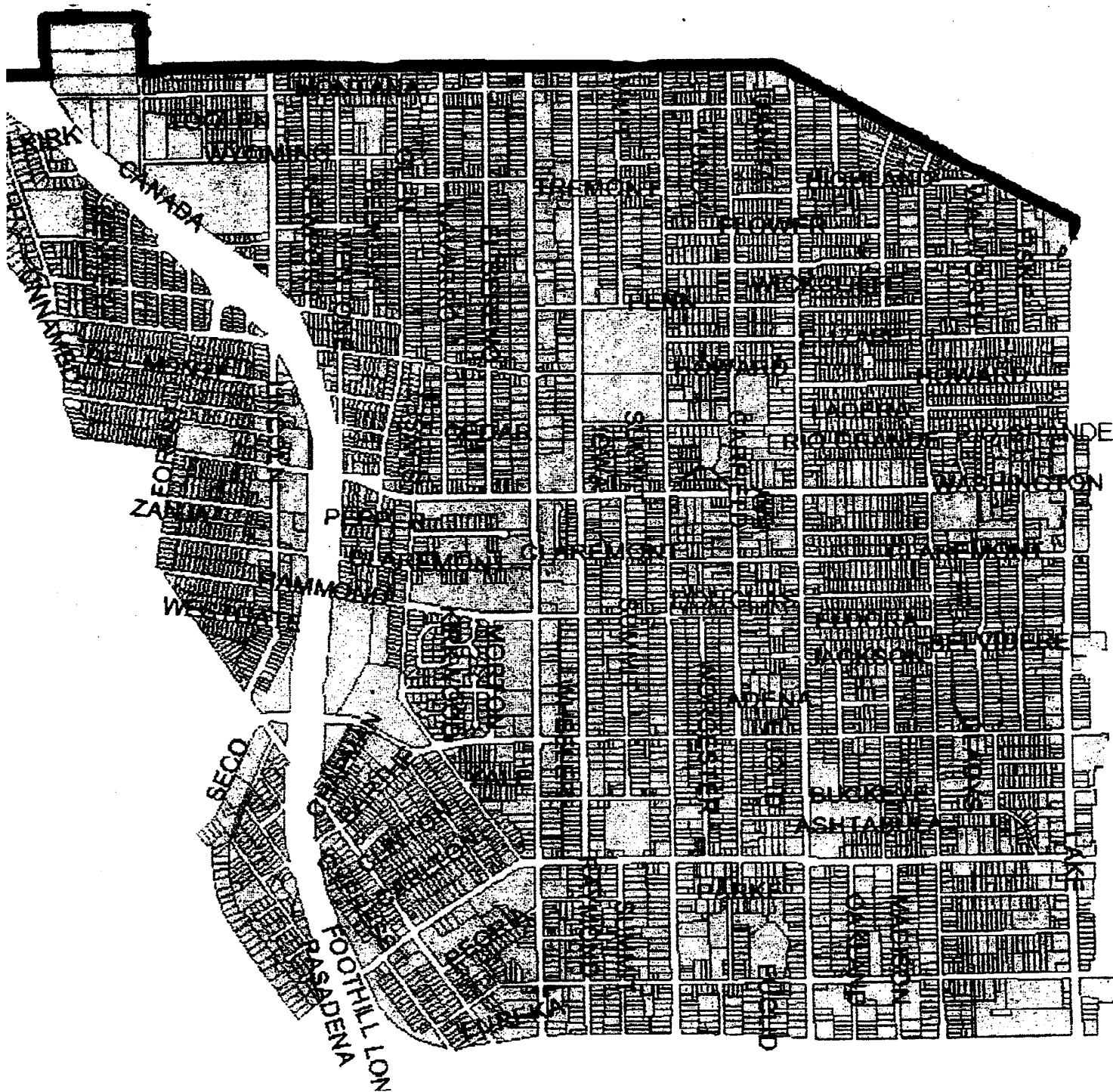
  
Gregory Robinson  
Housing and Community Development Administrator

Approved by:

  
Richard J. Bruckner  
Director, Planning and Development Department

Attachments: Exhibits A-B

NORTHWEST PASADENA TARGET AREA



**Exhibit B**

**REBUILDING TOGETHER ★ PASADENA  
FUNDING HISTORY/GOALS/ACCOMPLISHMENTS**

Funding History reflects funds received from the Pasadena Community Development Commission

<b>YEAR FUNDED</b>	<b>AMOUNT</b>	<b>FOCUS AREA</b>	<b>GOALS/ACCOMPLISHMENTS</b>
2005	*\$40,000	Northwest Pasadena Target Area	Beginning in April, Rehab ten (10) houses targeting low-income disabled elderly and 3 non-profits, the Boys and Girls Clubs, Vista Nova Home for the Blind and Villa Esperanza Services. Throughout the year, do other rehab projects (8-10), accessibility projects and emergency home repairs.
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.
<b>TOTAL</b>	<b>\$207,000</b>		<b>Rehab: 101 houses</b>

\* Represents funding request and goals for 2005