

DATE: APRIL 12, 1999

TO: COMMUNITY DEVELOPMENT COMMISSION

FROM: CYNTHIA J. KURTZ, CHIEF EXECUTIVE OFFICER

SUBJECT: APPROVAL OF A GRANT IN THE AMOUNT OF \$15,000 TO CHRISTMAS IN APRIL * PASADENA FROM THE LOW AND MODERATE INCOME HOUSING TRUST FUND, OF PASADENA COMMUNITY DEVELOPMENT COMMISSION, FOR THE PROVISION OF MINOR HOUSING REHABILITATION ACTIVITY IN THE FANNIEMAE REVITALIZATION AREA

RECOMMENDATIONS:

It is recommended that the Pasadena Community Development Commission ("Commission") adopt a resolution:

- 1) Finding and determining that the proposed expenditure of \$15,000 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 FannieMae Revitalization Area.
- 2) Approving a \$15,000 grant from the Low and Moderate Income Housing Trust Fund General Account to "Christmas in April * Pasadena" to fund the annual housing rehabilitation program in the city of Pasadena for low income families, elderly and disabled individuals.
- 3) Amend the budget to approve a journal voucher in the amount of \$15,000 to be taken from the unallocated fund balance of the Low/Moderate Income Housing Trust Fund.
- 4) Authorize the Chief Executive Officer to execute, and the Secretary to attest, the contract with Christmas in April * Pasadena for said services.

BACKGROUND:

Christmas in April, founded in Midland, Texas, 1973, is a non-profit private organization. The Christmas in April Program is a nationwide one-day event to repair and rehabilitate the residential properties of low income, elderly or disabled households. Every year on the last Saturday in April, 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 event will take place on April 24, 1999.**

On the local level, last year the Commission approved a grant of \$10,000 to Christmas in April. Six (6) houses were rehabilitated; three of which were occupied by elderly disabled persons. Over 300 individuals volunteered their services. In addition to the work performed on the houses a significant amount of painting was done at Madison Elementary School. On the national level, last April, more than 50,000 volunteers rehabilitated and repaired approximately 2,000 homes in 165 cities throughout the United States. 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.

A co-sponsorship has been established with the City of Pasadena and FannieMae. Since 1992, 46 homes have been rehabilitated for eligible homeowners in 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 an impossible task. Due to the lack of adequate finances, many low-income households are not able to invest money in housing repairs and maintenance, thus resulting in deteriorated and dilapidated houses. Properties in need of repair contribute to blighted conditions for the neighborhood and the entire community.

A site visit is made of the properties by skilled trades persons and a member from the co-sponsorship. Individual homeowners also request services by correspondence or by telephone contact. There is no financial responsibility incurred by the homeowner for services or supplies. A committee, composed of Christmas in April members, evaluates each property to determine eligibility. The criteria includes: rehabilitation need; location of property and household income.

FANNIEMAE RESIDENTIAL REVITALIZATION PROGRAM

The FannieMae Revitalization Program area of Northwest Pasadena has been identified by staff as the targeted area (Exhibit A) to be the recipient of this year's Christmas in April services. It is planned that eight (8) properties located within FannieMae Revitalization Area will be rehabilitated. In prior years, rehabilitation activity focused on residential properties in the Madison Neighborhood Revitalization Area, the Villa Parke Redevelopment Project Area, Lincoln Triangle, Northwest Pasadena, and the Carlton/Barthe areas. Funding for the Christmas in April program will address two specific goals and objectives contained in the City of Pasadena/Community Development Commission Implementation Plan 1995 -1999:

- Eliminate the conditions of blight existing in the Project Area
- Encourage and foster a Project Area residential rehabilitation program by providing incentives to landowners to improve and rehabilitate their properties

Respectfully Submitted,



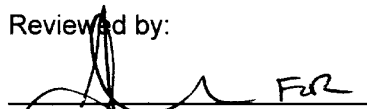
CYNTHIA J. KURTZ
Chief Executive Officer

Prepared by:



JOHN D. DEPEW
Program Coordinator II

Reviewed by:




GREGORY ROBINSON
Housing Administrator

Approved by:



STEPHEN G. HARDING, Interim Director
Housing and Development Department

Reviewed by:



MICHAEL ESTRADA
Assistant City Attorney/
Assistant General Counsel



JAY M. GOLDSTONE
Director of Finance/Treasurer