

**DATE: MARCH 27, 2000**

**TO: PASADENA 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 WASHINGTON NEIGHBORHOOD 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 Washington Neighborhood 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) 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 29, 2000.**

On the local level, last year the Commission approved a grant of \$15,000 to Christmas in April. Nine houses were rehabilitated; five of which were occupied by elderly persons, of which, two 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.

Since 1992, fifty-five homes have been rehabilitated for eligible homeowners in Pasadena by Christmas in April. 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, thus 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 Christmas in April Board. A committee, comprised of Christmas in April members, evaluates each property to determine eligibility. The criteria includes: 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.

**WASHINGTON NEIGHBORHOOD REVITALIZATION AREA**

The Washington Neighborhood Revitalization 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. This year, approximately eight properties 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, the Carlton/Barthe area and the FannieMae Revitalization Area. 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
- Encourage and foster a Project Area residential rehabilitation program by providing incentives to landowners to improve and rehabilitate their properties

**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 are 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 Christmas in April \* Pasadena is of benefit to the City of Pasadena since it will assist in the revitalization efforts of the Washington Neighborhood Revitalization Area. It is anticipated that the funds will be used to purchase materials and pay related expenses.

**FISCAL IMPACT:**

Funds have been appropriated in FY 2000 operating budget, account # 8172-684120-51501.


Respectfully Submitted,

  
**CYNTHIA J. KURTZ**  
Chief Executive Officer

Prepared by:

  
**JOHN D. DEPEW**  
Program Coordinator II

Reviewed by:

  
**GREGORY ROBINSON**  
Housing Administrator

Approved by:

  
**Richard J. Bruckner, Director**  
Housing and Development Department