

DATE: MARCH 29, 2004
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 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 \$32,000 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 Northwest Pasadena Target Area.
- 2) Approve a \$32,000 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 families, elderly and disabled individuals.

RECOMMENDATION OF ADVISORY BODY:

This item was presented to the Community Development Committee at its regular meeting on Thursday March 11, 2004, recommending a grant for \$30,000. The Committee reviewed the item and recommended to increase the grant to \$32,000.

BACKGROUND:

Rebuilding Together, founded in Midland, Texas, in 1973, is a non-profit private organization and sponsors 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 church groups, in an effort to assist people in need. In Pasadena, the event takes place on two Saturdays, April 24, 2004 and May 1, 2004.

Last year the Pasadena Community Development Commission ("Commission") approved a grant of \$30,000 to Rebuilding Together ★ Pasadena for local activities. Twelve houses received major rehabilitation services and another 13 received minor home improvements. In addition, the Boys and Girls Clubs of Pasadena was also the recipient of free rehabilitation services. 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 in all 50 states, providing an estimated market value of \$90 million in free home repairs. Volunteers from the communities provided heat to homes, 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.

Since 1992, over 111 homes have been rehabilitated for eligible homeowners in Pasadena by Rebuilding Together ★ Pasadena. 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. The market value of these improvements is estimated to be over one million dollars.

ESTABLISHED NEED:

For the low-income, elderly or disabled resident homeowners 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 committee of board members from Rebuilding Together. The committee evaluates each property to determine eligibility. The criteria includes: the need for rehabilitation, 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.

NORTHWEST PASADENA TARGET AREA

Again this year, Northwest Pasadena (Exhibit A) has been targeted by Rebuilding Together ★ Pasadena to be the focus of its services. This year over 55 Pasadena households have requested assistance, work on 19 houses will commence on the April start date; this is in addition to 2 projects that have already been completed since the first of the year. During the rest of the year, Rebuilding Together ★ Pasadena will make emergency home repairs and home modifications (ramps, grab bars, etc.) for eligible households as resources become available. In addition to home rehabilitation projects, the organization will assist the Boys and Girls Clubs of Pasadena and Vista Nova Home for the Blind with long deferred maintenance projects. Approximately \$10,000 of the grant will be used to hire professional trades persons. Of the homes that will receive housing rehabilitation, some will have services provided in part by paid skilled trades persons, such items include: 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/Barthc areas. Funding for Rebuilding Together ★ Pasadena is consistent with the Commission's Affordable Housing Plan, the Community Development Committee's Fiscal Year 2003-2004 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 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 purchase materials and pay related expenses.

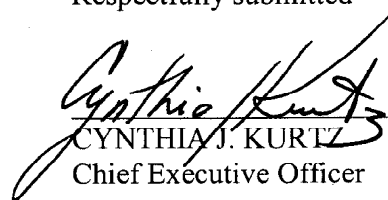
FISCAL IMPACT:

Funds in the amount of \$32,000 will be appropriated from the Commission's FY 2004 operating budget, account #8172-810-684120 -5101.

Prepared by:


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Program Coordinator II

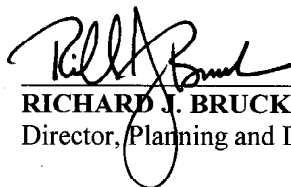
Respectfully submitted


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Chief Executive Officer

Reviewed by:


FOR GREGORY ROBINSON
Housing and Community Development Administrator

Approved by:


RICHARD J. BRUCKNER
Director, Planning and Development Department