

RESOLUTION 77-58

TANDEM DESIGNATION

1 WHEREAS, the California Housing Finance Agency (the "Agency")
2 desires to enter into a program of financing assistance within
3 the City of Hayward (the
"Locality"); and

4 WHEREAS, the Locality has agreed to provide certain services
and improvements; and

5 WHEREAS, as required by Sections 41551 and 41554.5 of the
6 Health and Safety Code, the Agency finds that:

- 7 ● These areas were selected by the legislative body, after
8 an approved citizen participation process which meets
the legislative requirements.
- 9 ● The concentrated area is an area of substantial deteriora-
10 tion of residential structures, as evidenced by a signifi-
cant number of older and deteriorating residential
11 structures in such area requiring rehabilitation.
- 12 ● Rehabilitation assistance is necessary to enable and
13 encourage residents in the concentrated area to cooperate
in a local program of concentrated enforcement of rehabili-
tation standards.
- 14 ● Rehabilitation of residential structures will arrest
15 deterioration in the concentrated area.
- 16 ● The local agency has offered to contract with the Agency
17 to (1) provide necessary supporting neighborhood public
improvements and services, such as street improvements,
18 landscaping and acquisition of open space, undergrounding
of utility lines, and construction of drainage facilities
19 in the area for which eligibility has been requested, and
(2) provide concentrated continuing enforcement of
rehabilitation standards in such area.
- 20 ● The local agency has agreed to make every effort to pre-
21 vent unnecessary displacement in accomplishing rehabilita-
tion and has an adequate program of relocation advisory
22 assistance for persons unavoidably displaced due to
rehabilitation.
- 23 ● The supply of housing available to very low income house-
24 holds at affordable rents and the supply of housing avail-
able to other persons and families of low or moderate
25 income at affordable rents will not be reduced within the
concentrated area because those displaced will receive
26 relocation payments and be able to obtain standard housing
in the area. Alternatively, standard housing will be
27 available at affordable rents in equally desirable neigh-
borhoods, expanding the range of housing opportunities for
minority and low-income persons.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

- The local agency has adopted a housing element in compliance with Section 65302 of the Government Code, and with housing element guidelines, which sets forth an effective plan for systematic enforcement of state and local building and housing standards throughout its jurisdiction.
- The application is consistent with local housing assistance plans adopted pursuant to the Housing and Community Development Act of 1974 (Public Law 93-383).
- These areas are mortgage deficient; and

WHEREAS, the Locality has given evidence of compliance with California Environmental Qualities Act, and the Agency has reviewed submitted documents and found them to be adequate; and

WHEREAS, the local agency has agreed that all contracts let for management, construction, or rehabilitation shall be open to all regardless of race, sex, marital status, color, religion, national origin, or ancestry, and pursuant to an approved affirmative action program.

NOW, THEREFORE, BE IT RESOLVED the Agency hereby designates
- the area known as "Palma Ceia" -
a concentrated rehabilitation area, and
- the City of Hayward -
a mortgage assistance area for a period of one year, commencing with the execution of an agreement between the locality and the Agency; such execution to take place no more than 90 days from this date; and Agency staff is authorized to file a Notice of Determination or other material that may be required.

I hereby certify that this is a true and correct copy of Resolution 77-58 adopted at a duly constituted meeting of the Board of Directors of the California Housing Finance Agency held on Sept 20, 1977.

Attest. Stuart Honse
Stuart Honse
Secretary