

RESOLUTION 72-109

TANDEM DESIGNATION

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

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

5 WHEREAS, as required by Sections 51302 and 51308 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  
in the area for which eligibility has been requested, and  
19 (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       • The local agency has adopted a housing element in com-  
2       pliance with Section 65302 of the Government Code, and  
3       with housing element guidelines, which sets forth an  
4       effective plan for systematic enforcement of state and  
5       local building and housing standards throughout its  
6       jurisdiction.
- 7       • The application is consistent with local housing  
8       assistance plans adopted pursuant to the Housing and  
9       Community Development Act of 1974 (Public Law 93-383).
- 10       • These areas are mortgage deficient; and

11       WHEREAS, the Locality has given evidence of compliance with  
12       California Environmental Qualities Act, and the Agency has re-  
13       viewed submitted documents and found them to be adequate; and

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

19       NOW, THEREFORE, BE IT RESOLVED the Agency hereby designates  
20       "Citrus Heights", "North Highlands", "Rio Linda",  
21       "South Sacramento/Florin", "The Delta"

22       concentrated rehabilitation area(s) and  
23       The County of Sacramento (Unincorporated)

24       mortgage assistance area(s) for the purpose of new construction  
25       loans and rehabilitation loan programs administered by the County.  
26       for a period of one year, commencing with the execution of an  
27       agreement between the locality and the Agency; such execution to  
28       take place no more than 90 days from this date; and Agency staff  
29       is authorized to file a Notice of Determination or other material  
30       that may be required.

31       I hereby certify that this is a true and correct copy of Resolu-  
32       tion 78-109 adopted at a duly constituted meeting of the Board  
33       of Directors of the California Housing Finance Agency held on

34       Nov 21, 1978

35       Attest:   
36       Stuart Honse  
37       Secretary