

RESOLUTION 78-111

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 Seaside (the  
4 "Locality"); and

4 WHEREAS, the Locality has agreed to provide certain services  
5 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  
9 the legislative requirements.
- 10 ● The concentrated area is an area of substantial deteriora-  
11 tion of residential structures, as evidenced by a signifi-  
12 cant number of older and deteriorating residential  
13 structures in such area requiring rehabilitation.
- 14 ● Rehabilitation assistance is necessary to enable and  
15 encourage residents in the concentrated area to cooperate  
16 in a local program of concentrated enforcement of rehabili-  
17 tation standards.
- 18 ● Rehabilitation of residential structures will arrest  
19 deterioration in the concentrated area.
- 20 ● The local agency has offered to contract with the Agency  
21 to (1) provide necessary supporting neighborhood public  
22 improvements and services, such as street improvements,  
23 landscaping and acquisition of open space, undergrounding  
24 of utility lines, and construction of drainage facilities  
25 in the area for which eligibility has been requested, and  
26 (2) provide concentrated continuing enforcement of  
27 rehabilitation standards in such area.
- The local agency has agreed to make every effort to pre-  
vent unnecessary displacement in accomplishing rehabilita-  
tion and has an adequate program of relocation advisory  
assistance for persons unavoidably displaced due to  
rehabilitation.
- The supply of housing available to very low income house-  
holds at affordable rents and the supply of housing avail-  
able to other persons and families of low or moderate  
income at affordable rents will not be reduced within the  
concentrated area because those displaced will receive  
relocation payments and be able to obtain standard housing  
in the area. Alternatively, standard housing will be  
available at affordable rents in equally desirable neigh-  
borhoods, expanding the range of housing opportunities for  
minority and low-income persons.

