

RESOLUTION 78-16
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 Los Angeles (the
4 "Locality"); and

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

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

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

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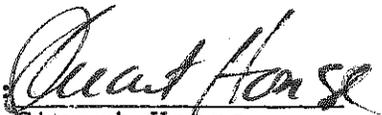
- The local agency has adopted a housing element in compliance with Section 65302 of the Government Code, and with housing element guidelines, which sets forth an effective plan for systematic enforcement of state and local building and housing standards throughout its jurisdiction.
- The application 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 "Sylmar" as a concentrated rehabilitation 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, and the Agency hereby approves addition of "Sylmar" to those areas heretofore designated in Resolution 77-59.

I hereby certify that this is a true and correct copy of Resolution 78-16 adopted at a duly constituted meeting of the Board of Directors of the California Housing Finance Agency held on March 21, 1978.

ATTEST: 
Stuart Honse
Secretary