RESOLUTION 79- 41

TANDEM DESIGNATION

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

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

WHEREAS, as required by Sections 51302 and 51308 of the Health and Safety Code, the Agency finds that:

- These areas were selected by the legislative body, after an approved citizen participation process which meets the legislative requirements.

- The concentrated area is an area of substantial deterioration of residential structures, as evidenced by a significant number of older and deteriorating residential structures in such area requiring rehabilitation.

- Rehabilitation assistance is necessary to enable and encourage residents in the concentrated area to cooperate in a local program of concentrated enforcement of rehabilitation standards.

- Rehabilitation of residential structures will arrest deterioration in the concentrated area.

- The local agency has offered to contract with the Agency to (1) provide necessary supporting neighborhood public improvements and services, such as street improvements, 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 (2) provide concentrated continuing enforcement of rehabilitation standards in such area.

- The local agency has agreed to make every effort to prevent unnecessary displacement in accomplishing rehabilitation 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 households at affordable rents and the supply of housing available 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 neighborhoods, expanding the range of housing opportunities for minority and low-income persons.

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STD. 113 (REV. 8-72)
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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 "Decoto", "Old Alvarado" a concentrated rehabilitation area, and The City of Union City 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 79-41 adopted at a duly constituted meeting of the Board of Directors of the California Housing Finance Agency held on April 17, 1979.

Attest: for Maynard E Hammer
Stuart Honse
Secretary

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