

Article 9: Residential Rehabilitation Loan Program

Division 2: Responsibilities of City Council
*(“Responsibilities of City Council”
added 1-23-1975 by O-11483 N.S.)*

§99.0201 Issuance of Bonds

The City Council may from time to time by resolution authorize the issuance of bonds pursuant to this ordinance for the purpose of establishing a loan fund to be used to assist property owners with the rehabilitation of property located in residential rehabilitation areas. The repayment of principal, interest and other charges on the loans to property owners, together with such other monies as the City Council may, in its discretion and for a public purpose, make available therefor, shall be the sole source of funds pledged by the City for repayment of such bonds. Bonds issued under the provisions of this chapter shall not be deemed to constitute a debt or liability of the City or a pledge of the faith and credit of the City, but shall be payable solely from the funds specified in this section. The issuance of such bonds shall not directly, indirectly or contingently obligate the City Council to levy or to pledge any form of taxation whatever therefor, or to make any appropriation for their payment.
(“Issuance of Bonds” added 1-23-75 by O-11483 N.S.)

§99.0202 Commitment to Enforce Rehabilitation Standards and Implement Plan for Public Improvements

Prior to using funds generated by the issuance of bonds pursuant to this chapter for financing residential rehabilitation in any residential rehabilitation area, the City Council shall adopt a resolution committing the City, subject to budgetary and fiscal limitations, to:

- (a) Enforcement of rehabilitation standards in 95 percent of the structures in the residential rehabilitation area; and
- (b) Implementation of plan for improvements and sustained good maintenance of public facilities and services in the residential rehabilitation area, which plan has been developed with citizen participation and adopted by the City Council after a public hearing.

Enforcement of rehabilitation standards shall be deemed to have been completed when a structure has been brought into compliance with rehabilitation standards; when a structure is the subject of litigation directed to requiring compliance with rehabilitation

standards; or when the owner of a structure is given a deferred time by the Housing Advisory & Appeals Board for compliance with specified rehabilitation standards which do not constitute immediate life hazards as that term is defined by the Director of the Development Services Department.
(Amended 7-25-1994 by O-18088 N.S.)

§99.0203 Designation of Residential Rehabilitation Areas

The City Council shall be responsible for designating residential rehabilitation areas following the procedures and criteria provided for in Division 5.
(“Designation of Residential Rehabilitation Areas” added 1-23-1975 by O-11483 N.S.)

§99.0204 Approval of Fees, Charges and Interest Rates on Financing

The City Council shall, upon the recommendation of the City Manager, and after a duly noticed public hearing, approve by resolution prior to levy, all fees, charges and interest rates to be charged participating parties in connection with financing residential rehabilitation.
(“Approval of Fees, Charges and Interest Rates on Financing” added 1-23-1975 by O-11483 N.S.)

§99.0205 Revision of Loan Charges

Prior to any revision of the fees, charges and interest rates for financing residential rehabilitation, the City Council shall prescribe standards for the revision of such fees, charges and interest rates. Such standards:

- (a) Shall be adopted by the City Council after a public hearing preceded by public notice to affected parties; and
- (b) May reflect only changes in interest rates on the City’s bonds, losses due to defaults, and bona fide changes in loan servicing charges related to the administration of a program under the provisions of this chapter.

(“Revision of Loan Charges” added 1-23-1975 by O-11483 N.S.)