

**Article 9: Residential Rehabilitation Loan Program**

**Division 5: Designation of Residential Rehabilitation Areas  
and Development Of Plans for Public Improvements**

*(“Designation of Residential Rehabilitation Areas  
and Development Of Plans for Public Improvements”  
added 1-23-1975 by O-11483 N.S.)*

**§99.0501 Initial Selection of Areas for Designation as Residential Rehabilitation Areas by  
the Housing Advisory Board and/or Representative of CAC**

- (a) The Housing Advisory Board shall recommend to the City Manager areas to be considered for designation by the City Council.
- (b) Prior to recommending an area, the Housing Advisory Board shall conduct one or more public meetings in the area. Residents, property owners and representatives of neighborhood organizations shall be invited to attend these meetings. At these meetings the Housing Advisory Board shall explain the Rehabilitation Assistance Program, shall invite comments from the public and shall raise for discussion the following issues:
  - (1) Would rent increases or demolitions resulting from the cost of meeting rehabilitation standards result in widespread displacement of tenants;
  - (2) Would RAP assist neighborhood-initiated improvement programs;
  - (3) Would RAP preserve and improve the social, ethnic, and economic integration of the area;
  - (4) Is there support from residents of the area and from the owners of property in the area for institution of the RAP; and
  - (5) Is the area of sufficient size and continuity to enable effective administration of the program.
- (c) In deciding whether to recommend an area for designation as a residential rehabilitation area, the Housing Advisory Board shall take into consideration the comments from and the discussions with the public at the hearings held pursuant to subsection B. With each recommendation of a residential rehabilitation area, the Housing Advisory Board shall convey an opinion to the City Manager concerning the following factors:

- (1) The extent of public support for designation of the area as a residential rehabilitation area;
- (2) Whether there is a substantial number of deteriorating structures in the area which do not conform to rehabilitation standards;
- (3) Whether there is a need for financial assistance for residential rehabilitation to arrest the deterioration of the area;
- (4) Whether financing of residential rehabilitation in the area is economically feasible;
- (5) Whether rent increases or demolitions resulting from the cost of meeting rehabilitation standards would result in widespread displacement of tenants;
- (6) Whether institution of RAP in the area would assist in neighborhood-initiated improvement programs; and
- (7) Whether institution of RAP would preserve and improve the social, ethnic, and economic integration of the area.

*(“Initial Selection of Areas for Designation as Residential Rehabilitation Areas by the Housing Advisory Board and/or Representative of CAC” added 1-23-1975 by O-11483 N.S.)*

**§99.0502 Recommendation of an Area for Designation as a Residential Rehabilitation Area by the City Manager and Housing Advisory Board**

If, after reviewing the recommendation of the Housing Advisory Board for designation of an area, the City Manager is satisfied that the area is appropriate for designation as a residential rehabilitation area, the City Manager shall recommend to the City Council that it designate the area as a residential rehabilitation area. Along with any recommendation of an area for designation as a residential rehabilitation area, the City Manager shall transmit to the City Council the Housing Advisory Board’s opinion given pursuant to Section 99.0501.

*(“Recommendation of an Area for Designation as a Residential Rehabilitation Area by the City Manager and Housing Advisory Board” added 1-23-1975 by O-11483 N.S.)*

**§99.0503 Designation of Residential Rehabilitation Areas by the City Council**

Residential rehabilitation areas shall be so designated by resolution of the City Council following a public hearing and findings that:

- (a) There is a substantial number of deteriorating structures in the area which do not conform to rehabilitation standards;
- (b) Low-cost, long-term property owner loans are necessary to arrest the deterioration of the area; and
- (c) Based on currently available data and past experience with residential rehabilitation assistance projects (including experience with Federally Assisted Code Enforcement areas), financing of residential rehabilitation in the area is economically feasible.

*(“Designation of Residential Rehabilitation Areas by the City Council” added 1-23-1975 by O-11483 N.S.)*

**§99.0504 Plan for Public Improvements**

With the participation of the Citizens Advisory Committee, and in consultation with other relevant City agencies, including the Development Services Department and the Planning Commission, the City Manager shall develop a proposed plan for public improvements for each residential rehabilitation area. The proposed plan for public improvements for each area shall include items deemed necessary for the successful rehabilitation of the residential rehabilitation area and shall include consideration of health, recreation, child care, education, culture and safety facilities and services.

The City Manager shall submit the proposed plan for public improvements in a residential rehabilitation area to the City Council. Prior to submittal of the plan for public improvements to the City Council, the City Manager shall transmit it to the Citizens Advisory Committee for its recommendations. The Citizens Advisory Committee’s recommendations shall be transmitted through the Housing Advisory Board and City Manager to the City Council along with the proposed plan. The City Council shall consider the plan at a public hearing. After such modification of the proposed plan, if any, as the City Council deems necessary, the Council shall adopt a plan for public improvements for that area.

*(Amended 7-25-1994 by O-18088 N.S.)*