

RESOLUTION 77-45

1 A RESOLUTION: APPROVING AN INITIAL STUDY (the "Study") OF THE
2 ENVIRONMENTAL EFFECTS OF THE NEIGHBORHOOD PRESERVATION PROGRAM
3 AND ALL OTHER PROGRAMS (the "Programs") OF THE CALIFORNIA HOUSING
4 FINANCE AGENCY (the "Agency"); AND, ADOPTING A NEGATIVE DECLARA-
5 TION AND NOTICE OF DETERMINATION REGARDING SAME IN COMPLIANCE
6 WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA").

7 WHEREAS, the Agency desires to proceed with implementation
8 of its Programs as authorized by the Zenovich-Moscone-Chacon
9 Housing and Home Finance Act of 1975 as amended and supplemented
10 from time to time (the "Act"); and

11 WHEREAS, CEQA requires that the Agency examine its Programs
12 in order to identify the significant effects of a project on the
13 environment; and

14 WHEREAS, for the purposes of CEQA, the term "Project" is
15 deemed to consist of the statewide Programs of the Agency; and

16 WHEREAS, the firms of Alvin H. Baum and Associates, and
17 Environ/Mental, prepared an Initial Study, which Study reached
18 three conclusions and related recommendations to wit:

19 (1) That the Neighborhood Preservation Program as a
20 whole would have no significant adverse environ-
21 mental impact and, therefore, recommends that
22 CHFA file a Negative Declaration with respect to
23 the Neighborhood Preservation Program.

24 (2) That there have been no significant cumulative
25 environmental effects to date, either locally
26 or statewide, nor are any to be expected upon
27 implementation of the Neighborhood Preservation
Program.

(3) That there are unlikely to be such negative im-
pacts on a cumulative basis, but recommends
mitigation measures, impact monitoring, and
thresholds for deciding when a future situation
might have potential cumulative impacts; and

WHEREAS, the Study further finds that there are no signifi-
cant effects on the environment from the proposed project,
because:

(1) The proposed Programs will only affect a very
small percentage of the total turnover of housing
stock, both existing and new, in California;

(2) Some of the Programs are very dispersed (as well
as small in relation to total housing stock) with
no discernible effect;

- 1 (3) Those projects which are concentrated do not have
2 any significant cumulative local impacts;
- 3 (4) Taken together, all of CHFA's present and future
4 Programs, with their total bond limitation of
5 \$450 million, do not have any systematic statewide
6 impacts;
- 7 (5) CHFA is required, by its enabling Act and other
8 State regulations, and intends to mitigate those
9 potential impacts which might occur; and
- 10 (6) Potential site-specific impacts will be the subject
11 of environmental assessment for all local projects
12 involving new construction, as they are proposed;
13 these projects will also be subject to all appli-
14 cable local and State regulations, plans, ordinances,
15 and permit requirements, which collectively assure
16 consideration of potential significant impacts in
17 the project design and approval process; and

12 WHEREAS, in accordance with law, availability of the Study
13 and draft Negative Declaration was duly noticed in the Sacramento
14 Observer, on August 4, 1977; The Los Angeles Times, on August 6,
15 1977; and The San Francisco Chronicle and San Francisco Examiner,
16 on August 6, 1977; and was submitted to the State Clearinghouse
17 on August 3, 1977; and

15 WHEREAS, the review period for comments expired September 5,
16 1977, and no comments were received as of that date; and

17 WHEREAS, on August 5, 1977, the Study and draft Negative
18 Declaration were submitted to the Board of Directors (the "Board")
19 of the Agency; which documents were reviewed and discussed at the
20 August 16, 1977 meeting of the Board; and

21 WHEREAS, the staff of the Agency (the "Staff") has reviewed
22 all relevant items pertaining to the Study and draft Negative
23 Declaration, and has concluded that the mitigation measures
24 identified in the Study and required by the Act and which are
25 part of the Agency's standard operating procedures are adequate
26 to alleviate potentially significant environmental effects; and

23 WHEREAS, the Board of the Agency has reviewed the Study and
24 draft Negative Declaration in the form hereto attached and has
25 heard the comments and recommendations of the Staff, and has con-
26 sidered all relevant items pertaining to this matter.

25 NOW, THEREFORE, BE IT RESOLVED by the Board of Directors
26 of the California Housing Finance Agency:

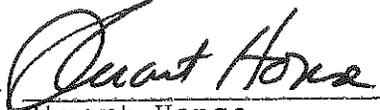
- 27 (1) The Initial Study and Negative Declaration herein
above described and attached hereto are approved
and adopted by this Board of Directors.

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- (2) The Staff is hereby directed to file a NOTICE OF DETERMINATION regarding this action with the Secretary for Resources in compliance with Section 21108 of the Resources Code.

- (3) This Resolution shall take effect immediately.

I hereby certify that this is a true and correct copy of Resolution 77-45 adopted at a duly constituted meeting of the Board of Directors of the California Housing Finance Agency held on Sept 20, 1977.

Attest 
Stuart Honse
Secretary