

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

Date of Notice: March 13, 2025

City of Philadelphia
Division of Housing and Community Development
1234 Market Street, 17th Floor
Philadelphia, PA 19107
215-686-9770

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Philadelphia Housing Authority (PHA).

REQUEST FOR RELEASE OF FUNDS

On or about April 2, 2025, the City of Philadelphia will authorize the Philadelphia Housing Authority (PHA) to submit to HUD a request for release of funds under the Section 9 of the United States Housing Act of 1937, as amended, to undertake the following project:

Project Title: 17th Street Revitalization Project Phase I

Purpose: This project is a new construction on scattered parcels and will provide forty affordable housing rental units for low-income families and individuals. Twenty-five percent of units will be a preference for individuals and families currently experiencing homelessness. All units will be at or below fifty percent AMI. Fifteen percent of units will be fully ADA accessible, and five percent will have features for the hearing and visually impaired. This phase is the new construction of two multifamily buildings and a parking lot with twelve spaces. Both buildings will be three-story, wood-frame structures with brick facades to be consistent with the block architecture.

The Philadelphia Housing Authority will dispose of the following properties: 1414, 1418 N 17th Street, 1423, 1425, 1427 N 17th Street, and 1433, 1437 N 17th Street. PHA has approved the proposed Development for 40 Faircloth to Rental Assistance Demonstration (RAD) units at a subsidy rate not to exceed the Fair Market Rent for the applicable bedroom sizes.

Location: 1412, 1414, 1416, 1418 N. 17th Street, 1421, 1423, 1425, 1427, 1429 N. 17th Street, 1433, 1435, 1437 N. 17th Street, Philadelphia, PA 19121

Estimated Cost: The total development cost is \$24,313,772 including \$7,966,800 through the Public Housing Operating Fund;

In addition, 40 units will be supported by the Philadelphia Housing Authority (PHA) through a Faircloth to Rental Assistance Demonstration (Faircloth to RAD) Housing Assistance Payments contract.

FINDING OF NO SIGNIFICANT IMPACT

The City of Philadelphia has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR). The ERR will be made available to the public for review either electronically or by U.S. mail. Please submit your request by U.S. mail to City of Philadelphia, City Planning Commission, 1515 Arch Street, 13th Floor, Philadelphia, PA 19102 or by email to planning@phila.gov. The legal notice can be accessed online at the following website:

<https://www.phila.gov/departments/division-of-housing-and-community-development/about/legal-notices/>

POSTING INFORMATION

This Notice will be posted at the Ramonita G. de Rodriguez Library Branch of the Free Library of Philadelphia, located 600 West Girard Ave, Philadelphia, PA 19123, 215-686-1768, and this legal notice is also posted online at the following website:

<https://www.phila.gov/departments/division-of-housing-and-community-development/about/legal-notices/>

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to DHCD. All comments received by April 1, 2025, will be considered by the DHCD prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Philadelphia certifies to HUD that Jessie Lawrence, in his capacity as the Director of the Department of Planning & Development/Division of Housing & Community Development, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Philadelphia to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City's certification for a period of 15 days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City (b) the City has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted in accordance with the required procedures at 24 CFR Part 58.76 and shall be addressed to the Philadelphia Office of Community Planning and Development at CPDRROFPHI@hud.gov; AND the Philadelphia Office of Public and Indian Housing at PhilaPIH@hud.gov.


Jessie Lawrence, Director

City of Philadelphia, Department of Planning & Development/Division of Housing and Community Development