

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

Date of Notice: May 22, 2025

City of Philadelphia
Division of Housing and Community Development
1234 Market Street, 17th Floor
Philadelphia, PA 19107
215-686-9760

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

REQUEST FOR RELEASE OF FUNDS

On or about June 13, 2025, the City of Philadelphia will authorize the Philadelphia Housing Authority (PHA) to submit to HUD a request for release of funds under Section 9 funds under the United States Housing Act of 1937, as amended, to undertake the following project:

Project Title: Project HOME - North Park and Sacred Heart

Purpose: Project HOME proposes the construction of a new four-story building with 45 efficiency units at 4225 North Park Avenue, as well as the acquisition and renovation of the adjacent 1303 West Hunting Park Avenue, in the Hunting Park neighborhood of Philadelphia. The new building will include two elevators, no onsite parking, and a total area of approximately 35,488 square feet. Nine units will be accessible to persons with mobility impairments, and two units will be accessible to individuals with sensory impairments. The project will also include five special needs set-aside units. In addition, all 45 units will be supported by the Philadelphia Housing Authority (PHA) through a Faircloth to Rental Assistance Demonstration (Faircloth to RAD) Housing Assistance Payments contract, with \$540,000 in total annual subsidy.

The target population includes adults who are homeless, formerly homeless, or at-risk of homelessness, some of whom may be in recovery from substance abuse. Residents will receive various supportive services, including medical and behavioral health services, employment services, and adult education. The project is professionally managed by Project HOME. The project scope includes acquisition of the two parcels, as well as demolition of existing structures, new construction, interior renovations of an existing structure and increased capacity (number of beds), installation of stormwater management features including basins, minor landscaping, and sidewalk repairs. Funds will be used to support these activities as well as the operating budget, including rental assistance for twenty years.

Location: 4225 North Park Ave and 1301-31 West Hunting Park Ave, Philadelphia, PA 19140

Estimated Cost: The total development cost is approximately \$20,233,357.

In addition all 45 units will be supported by the Philadelphia Housing Authority (PHA) through a Faircloth to Rental Assistance Demonstration (Faircloth to RAD) Housing Assistance Payments contract, with \$540,000 in total annual subsidy.

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) on file at the offices of the Philadelphia City Planning Commission, 1515 Arch Street, 13th Floor, Philadelphia, PA 19102. The ERR is available to review and copy in person at this address. Copies of the ERR may also be requested electronically by emailing planning@phila.gov; or by U.S. mail by mailing a request to the above address.

POSTING INFORMATION

This Notice will be posted at the Nicetown-Tioga Library Branch located at 3720 N Broad St Street; Philadelphia, PA 19140; and this Notice is also posted online at the following website www.phila.gov/dhcd/legal-notices.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Philadelphia. All comments received by June 12, 2025, will be considered by the City 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 Director of the Philadelphia Department of Planning and 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 Philadelphia Housing Authority 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 to Release of Funds must be prepared and submitted in accordance with the required procedures at 24 CFR Part 58.76 and shall be addressed to the Director, Office of Public and Indian Housing, Philadelphia Field Office at PhilaPIH@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.



Jessie Lawrence, Director
City of Philadelphia, Department of Planning and Development