

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

**Date of Notice: August 7, 2025**

City of Philadelphia  
Division of Housing and Community Development  
1234 Market Street, 17<sup>th</sup> 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 August 29, 2025, the City of Philadelphia will authorize the Philadelphia Housing Authority (PHA) to submit to HUD a request for release of funds for Moving to Work funding as well as RAD and non-RAD Project-Based Voucher (PBV) rental assistance, all under the United States Housing Act of 1937, as amended, and applicable HUD notices to undertake the following project:

**Project Title:** Westpark Community

**Purpose:** This project is the redevelopment of an approximately 15-acre site of the Westpark Apartments (Westpark) located north of Market Street, between 44th and 46th Streets, and Haverford Street, in West Philadelphia. The site was occupied by the Pennsylvania Hospital for the Insane until 1962, when the Philadelphia Housing Authority (PHA) built Westpark as a high-rise public housing project with three 19-story residential towers consisting of 327 units. PHA will enter into ground leases with Westpark Community Partners (WCP), a joint venture of two experienced development firms or any related entities that will act on behalf of certain limited partnerships or ownership entities that will operate phases of the development. The project will be developed in at least two phases.

The project activities include: Acquisition and consolidation of 26 vacant lots owned by the Philadelphia Redevelopment Authority; Redevelopment of the existing high-rise towers to include 414 dwelling units; Construction of townhomes and walk-up flats with a total of 200 dwelling units; Construction of a low-rise elevator building at the southwestern corner of the site containing 146 dwelling units; Construction of mid-rise elevator buildings in the central section of the site containing 158 dwelling units; Construction of a building at the northeast corner of the site containing 82 age-restricted dwelling units; Construction of new public streets, parking lots, utilities, and public space. In total, the 1,000 rental units will include 419 market-rate, 93 PBV units, 161 low-income housing tax credit only units and 327 public housing units converted to PBV under the Rental Assistance Demonstration (RAD) program.

The project will also include loans of Moving to Work (MTW) funds from PHA in the approximate amount of \$120 million which will be allocated to the various phases and subphases.

**Location:** 4401 Holden Street, Philadelphia PA, 19139

**Estimated Cost:** The total development cost is \$458,000,000, including approximately \$120 million in MTW funds as well as the PBV and RAD PBV rental assistance for the 420 public housing replacement RAD and PBV units;

#### **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, 13<sup>th</sup> Floor, Philadelphia, PA 19102 or by email to [planning@phila.gov](mailto:planning@phila.gov). The legal notice can be accessed online at the following website:

[www.phila.gov/dhcd/legal-notices](http://www.phila.gov/dhcd/legal-notices).

#### **POSTING INFORMATION**

This Notice will be posted at the Lucien E. Blackwell West Branch - Free Library of Philadelphia, located at 125 South 52nd Street, Philadelphia, PA 19139 and this legal notice is also posted online at the following website:

[www.phila.gov/dhcd/legal-notices](http://www.phila.gov/dhcd/legal-notices).

#### **PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the ERR to DHCD. All comments received by August 28, 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 Public and Indian Housing at [PhilaPIH@hud.gov](mailto:PhilaPIH@hud.gov).

  
Jessie Lawrence, Director

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