

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

**Date of Notice: November 10, 2025**

City of Philadelphia  
Division of Housing and Community Development  
1234 Market Street, 17<sup>th</sup> 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 December 3, 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:** The Queen Senior Apartments

**Purpose:** OTH Capital proposes to clear the site of an abandoned ruin and build a four-story, 49-unit apartment building with a 10,517 sq ft footprint on an 18,666 sq ft lot in the Germantown section of the city. Five units will target seniors as low as 20% AMI, 13 units will be fully handicapped accessible. . In addition, all 49 units will be supported by the Philadelphia Housing Authority (PHA) with a project-based voucher contract authorized through the HUD Restore Rebuild program. The Housing Assistance Payments contract will be for approximately \$806,000 in total annual subsidy.

**Location:** 328 W. Queen Lane, Philadelphia, PA 19144

**Estimated Cost:** The total development cost is \$20,885,033

**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, 13<sup>th</sup> 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](mailto: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 Joseph E. Coleman Northwest Regional Library Branch located at 68 W Cheltenham Avenue; Philadelphia, PA 19144; and this 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 the City of Philadelphia. All comments received by December 2, 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](mailto:PhilaPIH@hud.gov). Potential objectors should contact HUD to verify the actual last day of the objection period.

  
A handwritten signature in blue ink, appearing to read 'Jessie Lawrence', with a long horizontal line extending to the right.

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