

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

Date of Notice: February 4, 2026

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) and the Pathways Housing Wellness Corporation.

REQUEST FOR RELEASE OF FUNDS

On or about February 25, 2026, the City of Philadelphia will authorize the Philadelphia Housing Authority (PHA) to submit to HUD a request for release of funds under Section 9 of the United States Housing Act of 1937, as amended, and the Pathways Housing Wellness Corporation to submit a request to HUD for the release of a HUD FY2024 Community Project Funding (CPF) award to undertake the following project:

Project Title: 17th Street Revitalization Project Phase II

Purpose: This project will provide thirty-eight (38) 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 of units will have features for the hearing and visually impaired.

All land is publicly owned. Four lots will be acquired from the Philadelphia Housing Authority, and eight lots will be acquired from the Philadelphia Land Bank. This phase is a new construction of 9 three-story buildings fitting the existing character of the neighborhood. Six of these buildings will be single-lot rowhomes with three units each. Three of the buildings will be double-lot multifamily buildings with six or seven units. The development includes 20 one-bedroom units, 12 two-bedroom units, and 3 three-bedroom units. 13 units (a mix of 1BR, 2BR, and 3BR units) will be Visitable and ADA accessible.

The Philadelphia Housing Authority will dispose of the following properties: 1411 N. 17th Street, 1422 N. 17th Street, 1432 N. 17th Street, and 1443 N. 17th Street.

PHA has approved the proposed development for 38 Faircloth to Rental Assistance Demonstration (RAD) units at a subsidy rate not to exceed the Fair Market Rent for the applicable bedroom sizes.

Location: 1403 N. 17th Street, 1409 N. 17th Street, 1411 N. 17th Street, 1415 N. 17th Street, 1422 N. 17th Street, 1428 N. 17th Street, 1432 N. 17th Street, 1436 N. 17th Street, 1441 N. 17th Street, 1443 N. 17th Street, 1624 Jefferson Street, 1626 Jefferson Street, Philadelphia, PA 19121.

Estimated Cost: The total development cost is \$21,592,960 including \$1,000,000 from the CPF grant, and \$778,680.00 through the RAD program.
The 38 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:

www.phila.gov/dhcd/legal-notices

POSTING INFORMATION

This Notice will be posted at the Cecil B. Moore Library Branch of the Free Library of Philadelphia, located at 2320 Cecil B. Moore Avenue, Philadelphia, PA 19121 and this legal 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 DHCD. All comments received by February 24, 2026 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