

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

Date of Notice: July 10, 2026

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 July 28, 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 funds under the United States Housing Act of 1937, as amended, to undertake the following project:

Project Title: Bernice Arms

Purpose: Philadelphia Housing Authority ("PHA") is submitting this request for environmental review and clearance in connection to the acquisition of Bernice Arms, and to issue Project Based Vouchers ("PBV's") for a total of 46 units (45 one bedroom, and one two bedroom unit). Bernice Arms is located at 6000 Baltimore Ave in West Philadelphia, and sits on 0.35 acres of land. The property is currently used as multifamily housing; there will be no change in land use or density.

PHA intends to use this acquisition as a vessel to address the critical and growing need for affordable housing throughout the city and will perform routine maintenance as required. PHA also seeks to include disposition as part of the project description to obtain authorization to dispose of the property to a PHA-related entity.

Activities under this review are limited to acquisition/disposition, maintenance, and rental assistance.

The Philadelphia Housing Authority has approved the proposed project for 46 project-based voucher units at a subsidy rate not to exceed the Fair Market Rent for the applicable bedroom sizes. The contract to be executed with the Project Owner will provide an annual subsidy amount estimated to be approximately \$842,250.

Location: 6000 Baltimore Ave, Philadelphia, PA 19143

Estimated Cost: The total development cost is \$19,850,400.

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 is 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 July 27, 2026, 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
Division of Housing & Community Development