

**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
215-686-9770

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 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 of the United States Housing Act of 1937, as amended, to undertake the following project:

Project Title: Gaudenzia Cathedral Park Homes

Purpose: Gaudenzia Foundation, Inc. is developing (40) units of affordable rental housing within a 3-story multi-family building and 5 duplexes totaling 53,000 SF in Philadelphia's Cathedral Park neighborhood. Thirteen (13) one-bedroom, twelve (12) two-bedroom, and fifteen (15) three-bedroom units are planned. Eight (8) units will be ADA accessible, and two (2) units are designed for the visually/ hearing impaired. Four (4) units will have a preference for referrals from the Philadelphia Office of Homeless Services, and twenty (20) units will have a preference for referrals from Gaudenzia, Inc. Four (4) apartments will serve residents with incomes below 20% AMI, ten (10) apartments will serve residents at 30% AMI and below, and twenty-six (26) apartments will serve residents at 50% AMI and below. The entire multi-family building will meet VisitAbility criteria, and the main entrance will be accessible. The project will pursue a waiver for VisitAbility and ADA requirements on the duplexes so as to ensure that the design completely blends into the existing neighborhood fabric. Gaudenzia, Inc. will provide supportive services and will serve as the Property Manager.

The multi-family building amenities will include two offices for the property manager and a social worker, a computer lab, a community meeting room with a kitchen, and shared laundry facilities. All the buildings will be certified under the Enterprise Green Communities 2020 and DOE Zero Energy Ready Homes programs.

Location: 4991 1/2, 4991, 4989 1/2, 4989, 4987, 4985, 4983, 4981, 4979, 4973, 4971, 4969, 4967, 4957, 4955, 4953, 4951, 4949, 4947 W. Girard Ave, Philadelphia, PA.

Estimated Cost: The total development cost is \$25,069,310.

In addition, 40 units will be supported by the Philadelphia Housing Authority (PHA) through the Restore Rebuild and Rental Assistance Demonstration programs with 40 project-based vouchers under a Housing Assistance Payments contract. The annual HAP contract payment will be approximately \$900,000.00. The project is anticipated to be financed by LIHTC equity and funds from the City of Philadelphia HTF, PHARE HTF, PHFA 1st mortgage, FHLB AHP, energy rebates, and a reinvested developer fee.

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 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 July 27, 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 and Development
Division of Housing & Community Development