

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

Date of Notice: Thursday, September 24, 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 October 14, 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: 11th and Berks

Purpose: The Philadelphia Housing Authority (PHA) currently owns an approximately 1.8 acre parcel of land located at 1915 N 11th St., Philadelphia ("Property"). PHA has entered into a development agreement with Rose Companies developers ("Developer") to develop a portion of the Property into two affordable low-income housing tax credit ("LIHTC") developments. Developer will subdivide the Property to create an approximately one-acre parcel and at financial closing PHA will enter into two ground leases, each with the limited partnership owner entity that will be formed for each LIHTC development. The two LIHTC developments will each be a separate condominium unit in a 7-story, 157,000 gsf building consisting of a total of 129 residential units. The plan also includes a 22-car surface parking lot and a 10,000 sq. ft. playground. An existing playground and community center (currently in use by Temple University) will be demolished as part of the development, PHA will continue to control the northern remainder parcel, and does not currently have plans for the northern parcel.

The Philadelphia Housing Authority has approved the proposed Development for 129 Faircloth to Rental Assistance Demonstration (RAD) project-based voucher units at a subsidy rate not to exceed the Fair Market Rent for the applicable bedroom sizes. The HAP contract to be executed with the Project Owner will provide an annual subsidy amount estimated to be approximately \$2,825,604.

PHA will also provide a loan of \$10,000,000 in MTW funds for the developments.

Location: 1915 N 11th Street, Philadelphia, PA 19122

Estimated Cost: The total development cost is \$70,000,000

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 will be posted online at the following website:

<https://www.phila.gov/departments/division-of-housing-and-community-development/about/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 October 13, 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, Certifying Officer, 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 & Development
Division of Housing and Community Development