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

Date of Notice: November 9, 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 November 26, 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: Cassie Holley Development

Purpose: There are several actions involved in this review. The first part is the acquisition by PHA of 1501-17 Point Breeze Avenue from the City of Philadelphia. This parcel will be consolidated with the PHA-owned parcel at 2100 Dickinson Street, which is currently the site of PHA's Cassie Holley public housing development.

PHA plans to redevelop the entire Cassie Holley development, which consists of 72 public housing units. The current plans call for the demolition of all existing structures on the Cassie Holley site.

The new construction development will include a five-story mixed-use building featuring off-street parking spaces and an outdoor courtyard. There will be a total of 136 senior apartment units, ranging from one- to two-bedroom layouts. Commercial spaces will occupy the ground floor of the apartment complex, alongside a lobby, mechanical and electrical spaces, maintenance and trash areas, management offices around a parking lot.

The transaction will include the conversion of the existing 72 public housing units under the Rental Assistance Demonstration (RAD) program. It will also include a transfer of assistance under RAD to provide an operating subsidy for the additional 65 units coming from scattered site units in PHA's inventory or, alternatively, a commitment of non-RAD Section 8 project-based vouchers for the additional 65 units. PHA may also provide additional funding to the project in form of MTW Grant Funds.

Location: 1501-07 Point Breeze Avenue, 2100 Dickinson Street, Philadelphia, PA 19146.

Estimated Cost: The total development cost is $67,000,000, with MTW Block Grant

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.**

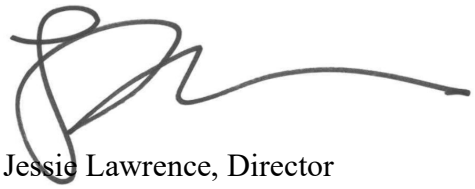
POSTING INFORMATION
This Notice will be posted online at the following website: www.phila.gov/dhcd/legal-notices

PUBLIC COMMENTS
Any individual, group, or agency may submit written comments on the ERR to DHCD. All comments received by November 25th, 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