

Finding of No Significant Impact

To: All Interested Agencies, Groups and Individuals

Date: December 4, 2012

The City of New York - Department of Housing Preservation & Development (HPD) intends to undertake the following new construction projects funded through the United States Department of Housing and Urban Development's (HUD) HOME Investment Partnerships Program (HOME Program). The projects are described at the bottom of this notice.

HPD has determined that the environmental review records for the projects identified below comply with the requirements of 24 CFR Part 58 of HUD Environmental Review regulations. Written notice providing environmental clearance will be required prior to the removal of the limitation on commitment of federal funding in accordance with the regulations found at 24 CFR 58.22.

The HOME Program in New York City is administered by HPD. An environmental review record was established for each new construction project and is maintained on file at HPD's Office of Development, located at 100 Gold Street, New York, New York 10038. A project's environmental assessment (EA) may be obtained from HPD. Requests for project-specific EAs may be sent to nepa_env@hpd.nyc.gov.

It has been determined that the projects described below would not constitute actions significantly affecting the quality of the environment and, accordingly HPD has decided not to prepare an Environmental Impact Statement (EIS) under the National Environmental Policy Act of 1969. The reasons for the decision not to prepare EISs are as follows:

1. There are no significant adverse physical impacts, either direct or indirect, associated with the projects.
2. There are no significant adverse social impacts, either direct or indirect, associated with the projects.
3. There are no significant adverse economic impacts, either direct or indirect, associated with the projects.

The City of New York has certified to HUD in its Request for Release of Funds that the City and HPD's Commissioner, in his official capacity as certifying officer for HOME Program funds, consents to accept jurisdiction of the federal courts if an action is brought to enforce responsibilities in relation to environmental reviews, decision-making and action, and that these responsibilities have been satisfied. HPD has certified that site-specific environmental reviews for the projects described below have been completed. The environmental reviews were conducted prior to any obligation of funds.

Comments or objections to the obligation of HOME Program funds to the projects identified below must be submitted to HPD no later than 18 days from the date of this notice. Comments should be submitted electronically to nepa_env@hpd.nyc.gov. No comments or objections received after this date will be considered by HPD.

Council Towers VII/The Woodlands – 2219 Givan Avenue (Bronx)

The proposed project involves the development of two new, 11-story residential buildings in the Co-op City section of the Bronx. The project site is located at 2219 Givan Avenue. The two buildings would be known as Council Towers VII and the The Woodlands. Council Towers VII would include a total 69,036 gross square feet of space, and would contain 79 units, including 78 one-bedroom units and 1 two-bedroom superintendent unit. All units would be reserved for senior citizens earning up to 50% of area median income (AMI). The Woodlands would include 96,735 gross square feet of space, and would contain 101 units, including 90 one-bedroom units, 10 two-bedroom units, and 1 two-bedroom superintendent unit. All units would be reserved for senior citizens earning up to 60% of AMI. In addition to housing, support services for residents would be provided on the first floor of each building and 59 parking spaces would be provided at the rear of the buildings and accessed via Givan Avenue. Other potential sources of federal assistance may be provided through HUD's Project Based Section 8 Housing Assistance Payments Program (administered by the New York City Housing Authority) and mortgage insurance through HUD's Riskshare Program, which may be sought by the New York City Housing Development Corporation. The project would be developed through HPD's **Section 202 Housing Program**.

Barrier Free Living – 616 E. 139th St and 637 E. 138th Street (Bronx)

The proposed project involves the development of two new, 6-story supportive housing buildings containing a total of approximately 121 dwelling units in the Mott Haven neighborhood of the Bronx. The project site consists of two contiguous, privately owned properties (Block 2551, Lots 30 and 40). Lot 30 is located at the northwest corner of Cypress Avenue and East 139th Street. Lot 40 is located directly southwest of Lot 30, on the north side of East 138th Street. The building on Lot 30 would provide approximately 70 studio apartments for mentally disabled tenants and approximately 835 square feet of social service space on the ground floor. The building on Lot 40 would provide approximately 19 one-bedroom units and 31 two-bedroom units for chronically homeless families and approximately 505 square feet of social services space on the ground floor. One unit would be set aside for a superintendent in the Lot 40 building. The superintendent would serve both buildings. All of the units would be rented to households earning up to 60% of AMI. Approximately 17 at-grade shared parking spaces are proposed between the two buildings, accessible from a curb-cut along Cypress Avenue. Other potential sources of federal assistance may include funding from HUD's Project Based Section 8 Housing Assistance Payments Program (administered by the New York City Housing Authority). The project would be developed through HPD's **Supportive Housing Program**.

