



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

July 10, 2025
Delaware State Housing Authority
18 The Green
Dover, DE 19901
(302)739-4263

These notices shall satisfy two separate, but related, procedural requirements for activities to be undertaken by the Delaware State Housing Authority and the Severn Companies.

REQUEST FOR RELEASE OF FUNDS

On or about July 28, the Delaware State Housing Authority (DSHA) will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of Project-Based Voucher (PBV) Program funds under the U.S. Housing Act of 1937, as amended, to undertake a project known as Mispillion Station II, for the purpose of substantial rehabilitation of four buildings for residential use, as well as the construction of two new apartment buildings, their associated structures, and community areas, on 3.51 acre and 1.07 acre parcels of land, located at 600-900 Mispillion Apartments and 1027 South Walnut Street in Milford, Delaware. The estimated HUD funding is \$6,507,808 in PBV funding (over 20 years) and the estimated total cost for the project is \$15,419,007.

FINDING OF NO SIGNIFICANT IMPACT

The Delaware State Housing Authority 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 Delaware State Housing Authority, 18 The Green, Dover, Delaware, 19901, and may be examined or copied weekdays 8:00 a.m. to 4:00 p.m.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Delaware State Housing Authority. All comments received by July 25, 2025, will be considered by the Delaware State Housing Authority prior to authorizing submission of requests for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The Delaware State Housing Authority certifies to HUD that Matthew Heckles, in his capacity as Director, 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 certifications satisfies its responsibilities under NEPA and related laws and authorities and allows the Delaware State Housing Authority and The Severn Companies to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its releases of funds and the Delaware State Housing Authority's certifications for a period of fifteen (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 Delaware State Housing Authority; (b) the Delaware State Housing Authority 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 via e-mail in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the Philadelphia Office of Public Housing at PhilaPIH@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

Matthew Heckles
Director

**Delaware State Housing Authority
Equal Opportunity Employer
Equal Housing Opportunity**

