

PUBLICATION DATE: December, 6, 2024

**NEW YORK CITY HOUSING AUTHORITY
NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

This is a Notice of Finding of No Significant Impact (FONSI) and Notice of Intent (NOI) to Request a Release of Funds (RROF) under the New York City initiative Seniors First, NYCHA Morris II: Sol on Park. The New York City Housing Authority (NYCHA) intends to apply to the U.S. Department of Housing and Urban Development (HUD) for the disposition of public housing property as authorized under Section 18 of the U.S. Housing Act of 1937 as amended and implementing regulations at 24 C.F.R. Part 970 (“Section 18”). The City of New York, acting through the New York City Department of Housing Preservation & Development (HPD), is serving as the Responsible Entity (“RE”) for NYCHA pursuant to the National Environmental Policy Act (NEPA) 24 C.F.R. Part 58.

Sol on Park

The disposition approval from HUD pursuant to Section 18 would allow NYCHA to enter into a public-private partnership with Sol on Park LLC, a joint venture between the NRP Group, Selfhelp Realty Group, Inc. and Foxy Management Ltd. (the “Developer”) in the Morrisania neighborhood of the Bronx in Community District 3 (the “Project Site”).

Through the public-private partnership, NYCHA would convey an underutilized portion of the Morris Houses campus (Block 2902, Lot 36) to the Developer for the construction of a new building that is 100% affordable housing for seniors, from which 30% is set aside for formerly homeless residents per HPD. Specifically, NYCHA would dispose of approximately 24,000 square feet in area. The existing tax lot has been submitted for subdivision approval, and a new lot number (Block 2902, Lot 30) has been assigned to the Project Site pending disposition approval. The newly created tax lot would be generally bound by the Morris II Houses campus to the north and the east, Saint Paul’s Place to the south, and Park Avenue to the west. Once subdivision is approved, the Developer would enter into a 99-year lease and Development Agreement with NYCHA to develop on the project area.

The new construction building would include an approximately 202,790 gross square foot (gsf) building, comprised of approximately 229 Affordable Independent Residences for Seniors (AIRS) dwelling units (DUs), including one superintendent’s unit, and 30% of units set aside for the formerly homeless; approximately 5,771 gsf of community health center space; approximately 1,405 gsf of adult learning space and social worker offices; and 1,776 gsf of space set aside for a local non-profit organization (collectively, the “Proposed Project”). The Proposed Project would consist of one 18-story building (approximately 196 feet tall), with a street wall height ranging between 7 and 9 stories along St. Paul’s Place and 9 to 18 stories along Park Avenue. After an initial setback that varies between 0 and 7 feet along St. Paul’s Place at heights of 80 and 105 feet, the proposed building would rise to a maximum height of approximately 196 feet at the roof (approximately 225 feet at top of bulkhead).

The ground floor of the proposed building would contain approximately 5,771 gsf of community health center space, with urgent care facilities operated by Union Community Health Center, a non-profit community health organization that operates five community health centers in the Bronx. The health center would be accessed via Park Avenue. Approximately 1,405 gsf of community space, accessed from St. Paul’s Place, would be located on the second floor and serve the Morris Houses residents. Approximately 1,776 gsf of local non-profit space, accessed from Park Avenue, would also be located on the second floor. The space would be occupied by Green Bronx Machine, a non-profit organization whose mission is to educate youth on the importance of food, nutrition, and urban agriculture. Floors 3 through 18 would contain 229 units of affordable housing for seniors (up to 50% of Area Median Income (AMI) in the Morrisania neighborhood). Residential amenities shall include laundry facilities, a community room, an

exercise room, and three landscaped rooftop terraces. The Proposed Project is expected to be completed by approximately 2027.

NYCHA and the RE completed an NEPA Environmental Assessment (EA) for the Proposed Project. The environmental review analyzed the potential environmental impacts of the Proposed Project.

REQUEST FOR RELEASE OF FUNDS:

On or about at least one day after the end of the public comment period, HPD will submit a Request for Release of Funds and Certification (Form 7015.15) to HUD for environmental clearance (Authority to Use Grant Funds; form 7015.16) to undertake the Proposed Project.

FINDING OF NO SIGNIFICANT IMPACT:

HPD determined that the Proposed Project would not constitute an action significantly affecting the quality of the environment and accordingly, the RE has determined that the Proposed Project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the NEPA is not required. Additional project information is contained in the Environmental Review Record (ERR). The ERR that documents the environmental determination for the Proposed Project is on file at HPD and may be requested by emailing nepa_env@hpd.nyc.gov.

PUBLIC COMMENTS:

Any individual, group, or agency may submit written comments on the ERR to HPD within 15 days of this Notice. HPD will consider all comments received by the end of the comment period before submitting the Request for Release of Funds to HUD. After receiving the Request for Release of Funds, HUD will also accept comments for 15 days. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

As the RE, HPD through its Certifying Officer Adolfo Carrión Jr., will certify in its Request for Release of Funds to HUD that New York City 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 the responsibilities have been satisfied. HPD approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and confirms the site-specific environmental reviews for the Proposed Project have been conducted prior to any obligation or use of Program Funds.

OBJECTIONS TO RELEASE OF FUNDS:

HUD will accept objections to its release of funds and the RE'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 objections are on one of the following bases: (a) the certification was not executed by the Certifying Officer of HPD; (b) the RE 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 has committed funds or incurred costs 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 emailed to NY_PH_Director@hud.gov in accordance with the required procedures (24 CFR Part 58) and shall be addressed to Mr. Luigi D'Ancona, Director, Office of Public Housing. Potential objectors should contact HUD to verify the actual last day of the objection period.