

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

DATE OF NOTICE: June 6, 2025  
RESPONSIBLE ENTITY: City of Scranton  
ADDRESS: 340 N Washington Ave.  
Scranton, PA 18503  
TELEPHONE: 570-348-8064

These notices satisfy two separate but related procedural requirements for activities to be undertaken by the City of Scranton (City) and the Scranton Housing Authority.

REQUEST FOR RELEASE OF FUNDS

On or about June 25, 2025, the City will submit a request to the US Department of Housing and Urban Development for the release of federal HOME Investment Partnerships Program American Rescue Plan funds under Section 228 of the Cranston-Gonzalez National Affordable Housing Act (NAHA), as amended, and Section 3205 of the American Rescue Plan Act of 2021, Housing Trust Fund (HTF) is a federal program authorized by the Housing and Economic Recovery Act of 2008 (HERA), and Project Based Voucher (PBV) funds under Section 8(o) of the U.S. Housing Act of 1937 as amended, to undertake a project known as Hilltop Heights.

The project will create five residential buildings that will contain 36 apartments for general occupancy, arranged as stacked flats in one and two-story buildings with a separate one-story Community Building. The multi-family development will be constructed in an established neighborhood with single-family homes, public housing family townhouses, and assisted living facilities. More than 25% of the units will contain 3 bedrooms. Six units will be fully handicapped accessible, three times the number required, with one unit designated for the hearing/vision impaired. Four units will be affordable to households at or below 20% of the area median income (AMI), 15 units will target 50% AMI, and 17 units will be targeted at 60% AMI. Every apartment has an open living/dining room and eat in kitchen with a private patio or balcony, and private laundry. Property amenities include green space for recreation, site lights for safety, a community building with a full kitchen for group gatherings, separate Management and Supportive Services offices to meet residents' needs, and a central porch with cluster mailboxes where residents may mingle. Once completed, Hilltop Heights will achieve 2020 Enterprise Green Communities and reduce HERS index certifications. Project Location: S Webster Avenue and Saginaw Street, Parcel No. 167.18-030-009, City of Scranton, Lackawanna County, Pennsylvania, 18505.

HUD funding: \$3,932,600 (HOME-ARP \$350,000; HTF \$750,000; Project Based Vouchers \$2,832,600)  
Estimated total project cost: \$15,549,092

FINDING OF NO SIGNIFICANT IMPACT (FONSI)

The City has determined that the above projects will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act (NEPA) of 1969 is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the City of Scranton, Bureau of City Planning, 340 N. Washington Ave., Scranton, PA and may be examined or copied weekdays 9A.M to 4P.M.

PUBLIC COMMENTS

Any individual, group or agency may submit written comments on the ERR the City of Scranton, Attn: Donald J. King, 340 N. Washington Ave, Scranton, Pa.; Scranton, PA 18503, [dking@scrantonpa.gov](mailto:dking@scrantonpa.gov) All

comments received by June 24, 2025, will be considered by the City prior to authorizing the submission of a request for release of funds. Comments should specify which Notice they are addressing.

### ENVIRONMENTAL CERTIFICATION

The City of Scranton certifies to HUD that Paige Gebhardt Cognetti, Certifying Officer, in her capacity as Mayor of the City of Scranton 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 Scranton Housing Authority to use Program funds.

### OBJECTIONS TO RELEASE FUNDS

HUD will accept objections to its release of funds and the City of Scranton's certification for a period of fifteen 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 of Scranton; (b) the City of Scranton 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 email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76), and shall be addressed to Department of Housing and Urban Development administration office at [CPDRROFPHI@hud.gov](mailto:CPDRROFPHI@hud.gov). Potential objectors should contact the Department of Housing and Urban Development to verify the actual last day of the objection period.

Paige Gebhardt Cognetti, Mayor  
City of Scranton