

**NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS
FOR TIERED PROJECTS AND PROGRAMS**

Date of Publication: September 29, 2025
City of Wilmington
800 N. French St.
Wilmington, DE 19801
302-576-2620

On or after October 7, 2025, the City of Wilmington will authorize the Todmorden Foundation to submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of federal Community Project Funding/Congressionally Directed Spending authorized by the Consolidated Appropriations Act, 2022, (P.L. 117-103) as amended, to undertake the following project:

Tier 1 Broad Review Project/Program Title: Wilmington Vacant Home Revitalization Program.

Purpose: The project will help address the substantial need for affordable housing in the City of Wilmington by acquiring and rehabilitating 14 properties for affordable rental properties targeting an AMI of 80% or less.

Location: Within a 0.5-mile area between E 12th Street, Walnut Street, E 5th Street, Railroad Ave, E 8th Street, Church Street, E 11th Street, and N Pine Street, Wilmington, DE 19801.

Project/Program Description: The project will rehabilitate fourteen vacant properties in the Eastside Neighborhood of the City of Wilmington. These properties will be fully renovated and returned to the affordable rental market. Rental rates will adhere to HUD rental rate standards. Grant funds will be used for acquisition of properties and construction costs. Hard costs may include but are not limited to masonry repair, wood frame repairs, new windows, new HVAC, new roof, kitchen cabinets, countertops, vinyl plank flooring, bathroom renovations with hand bars for aging residents; washer/dryer location on the 2nd floor where possible, hookup for electric car charging, and backyard landscaping or modest deck. The rehabilitated homes will be used as affordable rental properties targeting an AMI of 80% or less. All work will take place at previously disturbed sites with existing structures. Project activities will not involve new construction, conversion, expansion, or increases in residential density.

Level of Environmental Review Citation: 24 CFR Part 58.35(a)(3)(i) and 24 CFR Part 58.35(a)(5).

Tier 2 Site Specific Review: The site-specific reviews will cover the following laws and authorities not addressed in the Tier 1 Broad Review: Flood Insurance, Floodplain Management, Historic Preservation, and Contamination and Toxic Substances.

Estimated PY2024 Community Project Funding: \$2,000,000

Estimated Total Project Cost: \$2,000,000

The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements per 24 CFR 58.35(a)(6). An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at <https://cpd.hud.gov/cpd-public/environmental-reviews>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Robert Weir, Department of Real Estate and Housing, 800 North French Street, Wilmington, DE 19801, or by email to rlweir@wilmingtonde.gov. All comments received by October 6, 2025, will be considered by the City of Wilmington prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Wilmington certifies to HUD that John Carney, Certifying Officer, in his capacity as Mayor 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 Todmorden Foundation to use Congressional Appropriations Community Project Funding.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City of Wilmington'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 Wilmington; (b) the City of Wilmington 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 (24 CFR Part 58, Sec. 58.76) and shall be addressed to the Philadelphia Office of Community Planning and Development at CPDRROFPHI@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

John Carney, Mayor
Certifying Officer