

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

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Paterson and the Paterson Housing Authority. In accordance with U.S. Department of Housing and Urban Development's (HUD) guidance in Consultation, Review, and Comments on the Environmental Review Records.

**REQUEST FOR RELEASE OF FUNDS**

On or about, September 16, 2021, the City of Paterson, acting as the responsible entity for environmental review, intends to submit a request for a release of funds and certify to HUD that all environmental review requirements under Title I of the Housing and Urban Development Act of 1977 (P.L. 95-128) and the regulatory section under 24 CFR Part 58.40 and 58.5 have been satisfied and the Environmental Assessment that has been performed as part of the City's Environmental Review Records which are on file for review.

**ACTIVITY:**

Housing Restoration of Vacant Historic Mill Building and New Construction of Mixed-Use Building.

**PROJECT DESCRIPTION:**

The project's name is Argus Ellison Development, located in the 1<sup>st</sup> Ward of the City of Paterson at 3-7 Mill Street, 1-9 Van Houten Street and 7-9 Ellison Street, Paterson, New Jersey. The project owner will be Argus Ellison Associates, LLC. The project is to construct and renovate the existing Argus Mill Building to include the second, third and fourth floors to each have one (1) studio unit, and one (1) four-bedroom unit for a total of six (6) residential units. The third, fourth, fifth, and sixth floors of the proposed mixed-use building will each have one (1) studio, four (4) one-bedroom units, thirteen (13) two-bedroom units and three (3) three-bedroom units for a total of eighty-four (84) residential units. The existing three-story office building on Lot 13, (8-9 Mill Street) is to remain and to serve as office and leasing functions. The \$600,000.00 in HOME funding is derived from the 2021 funding allocation. The 10 HOME assisted units in the project will be spread throughout the structures; as follows: (3-One Bedroom, 6-Two Bedrooms and 1-Three Bedrooms). The Paterson Housing Authority will provide 52 Housing Choice Vouchers (HCVP) to eligible households. The estimated total project cost is \$36.6 million.

**FINDING OF NO SIGNIFICANT IMPACT**

The City of Paterson, Department of Community Development, Division of Housing, has determined for itself and for the Paterson Housing Authority that this 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 Department of Community Development, located at 125 Ellison Street, 2<sup>nd</sup> floor, Paterson, NJ and may be examined or copied weekdays from 9:00 A.M. to 3:00 P.M.

**PUBLIC COMMENTS**

All interested parties wishing to comment on this decision are invited to submit written comments to the City of Paterson, Department of Community Development, at the address shown above by September 15, 2021. All comments received by the City will be considered, and the City will not take any action on this project prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

Additional project information is contained in the Environmental Review Record (ERR). The ERR will be made available to the public for review either electronically or by U.S. mail. Please submit your request by U.S. mail to City of Paterson, Department of Community Development at the address shown above or by email to [bmclennon@patersonnj.gov](mailto:bmclennon@patersonnj.gov). The ERR can also be accessed online at [www.patersonnj.gov/cd](http://www.patersonnj.gov/cd).

### **RELEASE OF FUNDS**

The City of Paterson is certifying to HUD that André Sayegh, in his official capacity as Mayor, consents to accept the jurisdiction of the Federal Courts, if an action is brought to enforce responsibilities in relation to environmental review process, and that responsibilities have been satisfied. The legal effect of the certification is that, on approval, the City of Paterson will have satisfied its responsibilities under the National Environmental Policy Act of 1969.

### **OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of fund and City of Paterson and the Paterson Housing Authority certification 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 City of Paterson and the Paterson Housing Authority;
- (b) the City of Paterson and the Paterson Housing Authority have 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.

Potential objectors should contact the HUD office via email at [CPD\\_COVID-19OEE-NK@hud.gov](mailto:CPD_COVID-19OEE-NK@hud.gov) to verify the actual last day of the objection period. All objections must be prepared and submitted in writing in accordance with the required procedures (24 CFR Part 58, Sec. 58.76); and may be emailed to HUD, Newark Area Office, Region II, at [CPD\\_COVID-19OEE-NK@hud.gov](mailto:CPD_COVID-19OEE-NK@hud.gov). An Environmental Review record applicable to the above-mentioned project for which release of funds will be requested has been prepared for the City of Paterson. The information pertaining to this project is on files and available to the public for examination and copying at the Department of Community Development, 125 Ellison Street, Paterson, New Jersey on weekdays from 9:00 A.M. to 4:00 P.M.

By order of:

André Sayegh, Mayor

*Publication date: August 31, 2021*

<https://filedrop.patersonnj.gov/?ShareToken=69BC96DF19DA4BD9C339F704F3F7B14B8C112A5B>