

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

March 27, 2026

City of Pittsburgh – Office of Management and Budget
414 Grant Street
Room 501
Pittsburgh, PA 15219
412-255-2211

This notice shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Pittsburgh.

REQUEST FOR RELEASE OF FUNDS (1) – MTW, Section 8 PBV, & CDBG Project

On or about Wednesday April 15, 2026, the City of Pittsburgh will submit a request to the U.S. Department of Housing and Urban Development (HUD) to release Federal funds under Title 1 of the Housing and Community Development Act of 1974 as amended for the real estate project described below.

120 Cecil Way (the “Project”) is a proposed, substantial rehabilitation and adaptive reuse of an existing steam plant into a 100% affordable 12-story apartment building in Downtown Pittsburgh. The existing complex has provided steam to buildings in the Golden Triangle for over one hundred years and was decommissioned in July 2023. The Project will be comprised of ninety-seven (97) residential rental units where forty-nine (49) will be supported by Project Based Vouchers (PBV). An additional forty-eight (48) units will be supported by Low-Income Housing Tax Credits (LIHTC) and include units available to households at 20%, 50%, 60%, and 80% of the area median income (AMI). The Project will include seven (7) efficiency, twelve (12) one-bedroom, forty-seven (47) two-bedroom, and thirty-one (31) three-bedroom units. A total of eleven (11) will meet accessibility design requirements in accordance with ADA/UFAS.

Funding for the Project will consist of the following approximate amounts; a Tax Credit Equity of \$34,748,018; a Historic Tax Credit Equity of \$10,532,061; a Private Permanent Loan of \$15,680,000; a Private Permanent Mortgage of \$3,000,000; an Investment Tax Credit Equity of \$2,348,044; a Deferred Developer Fee of \$721,498; an URA-funded loan of \$3,000,000; URA’s Rental Gap Program loan of \$2,000,000 will be sourced with \$540,000 in FY2023 CDBG funds; \$300,000 in FY2024 CDBG funds; \$1,160,000 in local affordable housing bond funds; HACP’s \$4,900,000 gap financing loan will be sourced with FY2024 Moving to Work (MTW) under the 1937 Act as modified by the 1996 and 1999 Consolidated Appropriations Act in addition to providing forty-nine (49) Section 8 Project Based Vouchers. The total estimated cost of the development is \$76,929,621.

FINDING OF NO SIGNIFICANT IMPACT (2) – MTW, Section 8 PBV, & CDBG Project

The City of Pittsburgh 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). 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 Pittsburgh, Office of Management and Budget, 414 Grant St, City County Building Room 501, Pittsburgh, Pa 15219 or by email to OMBEnvironmental@pittsburghpa.gov.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to:

Kelly Russell
City of Pittsburgh,
414 Grant Street, Room 501
Pittsburgh, PA 15219
(412) 255-2667

OR

OMBEnvironmental@pittsburghpa.gov

All comments received by Saturday April 11, 2026 will be considered by the City of Pittsburgh prior to authorizing submission of a request for release of funds. Comments should specify which Notice (Request for Release of Funds 1 or Finding of No Significant Impact 2) they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Pittsburgh certifies to HUD that Ed Gainey in his capacity as Mayor, City of Pittsburgh, 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 Housing Authority of the City of Pittsburgh to use development funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City of Pittsburgh 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 the City of Pittsburgh; (b) the City of Pittsburgh 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 writing in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the HUD Field Office of Public Housing in Pittsburgh at PittsburghPIH.ER@hud.gov regarding MTW funds or to the HUD Field Office of Community Planning and Development in Pittsburgh at 1000 Liberty Avenue Pittsburgh, PA 15222 or PGHCPDObjections@hud.gov regarding CDBG and HOME funds.

Potential objectors should contact the HUD Field Office of Public Housing or Community Planning and Development in Pittsburgh via email to verify the actual last day of the objection period.

Corey O'Connor
Mayor
City of Pittsburgh