

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

August 4, 2025

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 & CDBG Project

On or about Monday September 1, 2025, 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.

Bedford Dwellings Phase V - Chauncey Drive (Phase V) (the “Project”), located at 2305 Bedford Avenue, is the fifth housing development phase included under the Bedford Dwellings/Hill District Choice Neighborhoods grant. In 2023, the Housing Authority of the City of Pittsburgh (HACP) and the City of Pittsburgh were awarded a \$50,000,000 Choice Neighborhoods Implementation Grant (CNI) for the redevelopment of the Bedford Dwellings public housing site. Phase V will include the new construction of 140 rental housing units wherein 57 will serve as replacement units for Bedford Dwellings residents, 43 additional affordable units supported by Low-Income Housing Tax Credits (LIHTC), and 40 market rate units. The existing 313 public housing units will be demolished following relocation of existing residents. The new mixed income community will provide not only replacement units for existing Bedford Dwellings residents but also additional affordable and market rate units. The tentative timeline for this project includes financial closing and demolition in 2028 with construction following immediately. Completion of project is scheduled for 2030.

Funding for the Project will consist of the following approximate amounts; the URA’s Rental Gap Funding of \$7,000,000 will be sourced with \$5,000,000 in FY2027 CDBG and \$2,000,000 in federal funding; \$35,339,262 in Low Income Housing Tax Credit (LIHTC) equity; a \$18,195,011 Permanent First Mortgage; a PHARE loan of \$2,000,000; \$45,156,011 in non-federal funds. HACP’s \$29,156,011 gap financing loan will be sourced with \$17,332, 926 in Moving to Work (MTW) funds under the 1937 Act as modified by the 1996 and 1999 Consolidated Appropriations Act; \$3,573,075 in HACP Program Income; \$8,250,000 in HACP Choice Neighborhood funds. The total estimated cost of the development is \$136,846,579.

FINDING OF NO SIGNIFICANT IMPACT (2) – MTW & 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 Tuesday, August 19, 2025 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 and Section 8 PBV 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 funds.

Potential objectors should contact the HUD Field Office of Public Housing via email to verify the actual last day of the objection period.

Ed Gainey
Mayor
City of Pittsburgh