

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

May 15, 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) –SECTION 8 PBV PROJECT

On or about Monday, June 2, 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.

The May Building (the “Project”) is a rehabilitation of an existing 12-story residential building located at 111 Fifth Avenue in the Central Business District neighborhood of the City of Pittsburgh, PA 15222. The building currently houses 88 apartments, including a mix of affordable and market-rate units. The renovation will preserve the building's historic character, improve energy efficiency, and introduce ten ADA-accessible units. To enhance affordability, the project will add twenty (20) Project-Based Vouchers for elderly households at 50% Area Median Income (AMI) or below, while preserving existing affordability through forty-six (46) Section 8 HAP contracts. To accommodate the larger ADA-accessible units, the total unit count will be reduced to 86 units. The building will feature thirty-two (32) studios and fifty-four (54) one-bedroom units. The building will also feature a new fitness center, community room, a laundry room, maintenance spaces, reception, and management offices.

Funding sources include the following approximate amounts: \$8,381,000 in Permanent First Mortgage from PHFA, \$18,251,644 in Tax Credit Equity, \$5,160,00 in HUD Green and Resilient Retrofit Program in addition to providing twenty (20) Section 8 Project Based Vouchers (PBV) as part of the Section 8 PBV program under the Quality Housing and Work Responsibility Act of 1998 as modified by the Housing Opportunity Through Modernization Act of 2016 to support the units' affordability. The total estimated cost of the development is \$35,000,000

FINDING OF NO SIGNIFICANT IMPACT (2) –SECTION 8 PBV 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 Friday, May 30, 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 Urban Redevelopment Authority of Pittsburgh and 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 Section 8 PBV 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.

Ed Gainey
Mayor
City of Pittsburgh