

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

May 21, 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) – PBV Project

On or about Monday June 8, 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.

Hill Top Villas (the “Project”), is a proposed, single three-story apartment building and new construction project that will provide residential rental housing to those 62 and older located at 2039 Broadhead Fording Road in the Fairywood neighborhood of the City of Pittsburgh. The existing site is currently vacant land. The Project will be comprised of forty-eight (48) age-restricted (62+) mixed-income apartment units, all one-bedroom, including six (6) ADA-accessible units. The affordability mix includes five (5) units at 20% AMI, one (1) at 30% AMI, twenty-four (24) at 50% AMI, and ten (10) units at 60% AMI, along with eight (8) market-rate units. The development has also received thirty (30) Project-Based Vouchers (PBV) through the Housing Authority of the City of Pittsburgh (HACP), which are expected to support all units affordable between 20% and 50% AMI. With PBVs in place, eligible senior households may have incomes ranging from \$0 up to the maximum limits associated with the 60% AMI units, ensuring deep affordability for the target population. The Project will include 48 one-bedroom units of which six (6) will meet accessibility design requirements in accordance with ADA.

Funding for the Project will consist of the following approximate amounts; a Deferred Developer Fee of \$530,538; a PHFA loan of \$1,000,000; a Private bank loan of \$3,072,370; a state tax credit equity of \$700,000; a Low-Income Housing Tax Credit (LIHTC) equity of \$16,013,291; the URA’s Rental Gap Program of \$2,000,000 will be sourced from the Housing Opportunity Fund (HOF); HACP has committed thirty (30) Section 8 Project Base Vouchers. The total estimated cost of the development is \$23,316,199.

FINDING OF NO SIGNIFICANT IMPACT (2) – 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, June 5, 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 Corey O'Connor 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 Project Based Vouchers. Potential objectors should contact the HUD Field Office of Public Housing in Pittsburgh via email to verify the actual last day of the objection period.

Corey O'Connor
Mayor
City of Pittsburgh