

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

November 25, 2024

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) – CDBG PROJECT

On or about Wednesday, December 11, 2024, 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 Choice Phase II is a new construction development comprised of one hundred eight (180) residential units located on Bedford Avenue at Francis Street in the Bedford Dwellings neighborhood of the City of Pittsburgh, PA 15219. The units are income and rent restricted as follows: one hundred three (103) units affordable at or below 80% Area Median Income (AMI), forty-four (44) affordable between 50% and 80% Area Median Income (AMI), and forty-four (44) market rate units. Trek Development Group, Inc. is the Developer of this project. Funding sources include the following approximate amounts: \$15,000,000 in Choice Neighborhood Implementation Grant funds, \$2,175,075 in Public Housing Operating Funds, \$1,912,828 in Rental Assistance Demonstration (RAD) funds, \$69,921,979 mortgages from private financiers, an anticipated \$25,184,663 in construction and financing loans from the Housing Authority of the City of Pittsburgh (HACP), \$39,005,241 in loans from the Urban Redevelopment Authority of Pittsburgh (URA), \$58,857,127 Low Income Housing Tax Credit (LIHTC) equity, and \$245,299 in developer equity.

The URA's RGP loan will be sourced with \$5,000,000 from CDBG 2024. HACP's \$17,932,331 gap financing loan will be sourced with Moving to Work (MTW) funds under the 1937 Act as modified by the 1996 and 1999 Consolidated Appropriations Act. The total estimated cost of the development is \$105,101,782.

FINDING OF NO SIGNIFICANT IMPACT (2) – 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, December 10, 2024 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 Community Planning and Development in Pittsburgh at 1000 Liberty Avenue Pittsburgh, PA 15222 or PGHCPDObjections@hud.gov regarding HUD CDBG funds.

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

Ed Gainey
Mayor

City of Pittsburgh