# NOTICE OF FINDING OF NO SIGNFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

October 20, 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) – CDBG, HOME, MTW & PBV Project** On or about Monday November 9, 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.

100 Ross Street (the "Project"), is a proposed adaptive reuse of a historic seven-story building, including a basement and mezzanine level, located at 100 Ross Street in Downtown Pittsburgh. The Project will convert existing office space into a mixed-use building including forty-six (46) residential units. Thirty-nine (39) of the units will be affordable to families earning up to 60% AMI, and seven (7) units will be unrestricted. Twenty-three (23) units will have Project-Based Vouchers (PBVs) supplied by the Housing Authority of the City of Pittsburgh (HACP). PBV subsidy will be used for rental income. HUD Moving to Work (MTW) funds will be used for construction. Downtown Pittsburgh has a surplus of office space that is creating very high vacancy rates for office users across the City. As a local initiative, the City has put together several funding sources to convert existing office space into mixed-use or multifamily buildings. This Project is bringing together several forms of public federal and state funding alongside private funding to deliver needed affordable housing units for the City while removing excess office space.

Funding for the Project will consist of the following approximate amounts: Low Income Housing Tax Credit (LIHTC) equity of $15,309,226; a PHFA First Mortgage of $3,900,000; the URA's Rental Gap Program (RGP) loan of $1,850,000, which consists of a mix of federal and local sources, including Affordable Housing Bond Interest of $238,604.07; CDBG 2022 funds of $182,551.12; CDBG 2024 funds of $149,597.48; CDBG 2025 funds of $300,000.00; CDBG 2026 funds of $759,247.33; and HOME ARP funds of $220,000; the URA's Pittsburgh Development/Construction Program (PDCP) loan of $3,000,000; Federal Historic Tax Credit Equity of $4,293,755; State Historic Tax Credit Equity of $295,000; MTW 2026 funding of $1,500,000; an Energy Rebate of $15,000; an AHTC Loan of $600,000; and a Deferred Developer Fee of $286,461. The total estimated cost is $31,049,442. The Housing Authority City of Pittsburgh ("HACP") has committed a gap financing loan of $1,500,000 (MTW) and Project Based Vouchers (PBV) subsidies to 23 of the 46 units total.

**FINDING OF NO SIGNIFICANT IMPACT (2) –** CDBG, HOME, MTW & 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 Wednesday, November 4, 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 Community Planning and Development in Pittsburgh at 1000 Liberty Avenue Pittsburgh, PA 15222 or PGHCPDObjections@hud.gov regarding CDBG and HOME funds and the HUD Field Office of Public Housing in Pittsburgh at PittsburghPIH.ER@hud.gov regarding MTW funds and Project Based Vouchers.
Potential objectors should contact the HUD Field Office of Community Planning and Development or 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