

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND**

**NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

DATE OF NOTICE: December 28, 2023

RESPONSIBLE ENTITY: Allegheny County

ADDRESS: 436 Seventh Ave, Suite 500

Pittsburgh, PA 15219

TELEPHONE: 412-350-1000

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by Allegheny County (County).

**REQUEST FOR RELEASE OF FUNDS**

On or about January 15, 2024, the County will submit a request to the US Department of Housing and Urban Development (HUD) for the release of Home Investment Partnership Program (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990 as amended, to undertake a project known as NorthWood Commons. The project involves the construction of a 40-unit apartment development consisting of 3 two-story buildings (12 units each) and one 1-story building that will have 4 units, offices, and community facilities. The unit mix will consist of nine 1-bedroom apartments, twenty-two 2-bedroom apartments, and nine 3-bedroom apartments. Project amenities will include a community room with kitchenette, computers with internet access, outdoor patio area, common laundry room, outdoor play area, and a three-car maintenance garage. It will meet the much-needed demand for affordable and market rate family units in Penn Hills and surrounding neighborhoods. The project will be constructed on a currently vacant, 268,765 square foot parcel on Penn Pleasant Drive off Leechburg Road near 100 Penn Pleasant Drive, Verona, PA 15147. Estimated HOME funding: \$2,900,000 (\$1,653,793 PY2020 and \$1,246,207 PY2021). Total project cost: \$22,574,272.

**FINDING OF NO SIGNIFICANT IMPACT (FONSI)**

The County has determined that the above project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act (NEPA) of 1969 is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at <https://cpd.hud.gov/cpd-public/environmental-reviews>.

**PUBLIC COMMENTS**

Any individual, group or agency may submit written comments on the ERR to Allegheny County Economic Development, Koppers Building, 436 Seventh Avenue, Suite 500 Pittsburgh, PA 15219, Attention: Jim Johnston, Operations Manager or by email at [jim.johnston@alleghenycounty.us](mailto:jim.johnston@alleghenycounty.us). All comments received by January 12, 2024, will be considered by the County prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

**ENVIRONMENTAL CERTIFICATION**

Allegheny County certifies to HUD that Rich Fitzgerald, Certifying Officer, in her capacity as County Executive of Allegheny County 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 County to use CDBG Program funds.

**OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of funds and Allegheny County's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on the following bases: (a) the certification was not executed by the Certifying Officer of the County; (b) the County has omitted a step or failed to make a determination 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 accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the Pittsburgh Field Office of Community Planning and Development via e-mail: [PGHCPDObjections@hud.gov](mailto:PGHCPDObjections@hud.gov) or phone: (412) 644-5846. Potential objectors should contact HUD Pittsburgh Office via email or phone to verify the actual last day of the objection period.

Rich Fitzgerald, County Executive