

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

DATE OF NOTICE: May 23, 2024

RESPONSIBLE ENTITY:
Allegheny County
ADDRESS: Koppers Building
436 Seventh Avenue, 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 BH Venture One, L.P.

REQUEST FOR RELEASE OF FUNDS

On or about June 10, 2024, Allegheny County will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of federal HOME and HOME-ARP funds, authorized by Section 228 of the Cranston-Gonzalez National Affordable Housing Act (NAHA) and the American Rescue Plan of 2021 respectively. The project involves the demolition of four buildings, two of which are abandoned, and the new construction of a four-story, multifamily rental apartment complex for the purpose of providing 36,000 square feet of mixed-use community service facility space, to include 34 new affordable rental units. Amenity Spaces, including laundry facility, storage community room and exterior courtyard. Basement level includes on-site parking, garbage enclosure, utility rooms, bike storage, maintenance storage and resident storage. The project also includes 3,000 square feet of office/administrative space. The foundation will be concrete with wood framing, while the exterior will be a combination of masonry, ground face CMU, fiber cement panels and fiber cement lap siding. The project involves asbestos abatement prior to demolition and the installation of a sub-slab vapor barrier. The project is located at 1400-1406 Fifth St, Pittsburgh, PA 15219.

Estimated HOME-ARP: \$1,000,000; Estimated total project cost \$19,660,343. Project implementation period July 2024-December 2025.

FINDING OF NO SIGNIFICANT IMPACT (FONSI)

The County 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 (NEPA) of 1969 is not required. Additional project information is contained in the Environmental Review Record (ERR) on file with Allegheny County Economic Development (ACED), Koppers Building, 436 Seventh Avenue, Suite 500 Pittsburgh, PA 15219. Additional project information can be obtained by contacting the Manager of Operations, at (412) 350-1000 or via email at jim.johnston@alleghenycounty.us The Review will also be available at <https://cpd.hud.gov/cpd-public/>.

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 and (412) 350-1000, Attention: Jim Johnston, Operations Manager jim.johnston@alleghenycounty.us All comments received by 4:00 p.m. on June 7, 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

The County certifies to HUD that Simone McMeans, in her capacity as Deputy Director, 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 Braddock Community Builders to use 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 at 1000 Liberty Avenue, Suite 1000, Pittsburgh, PA 15222, or via email PGHCPDObjections@hud.gov.

Simone L. McMeans,
Certifying Officer