

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

DATE OF NOTICE: July 22, 2026
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 August 7, 2026, the County will submit a request to the US Department of Housing and Urban Development (HUD) for the release of HOME Investment Partnerships Program funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, to be used for the project known as Shannon Heights Senior Living. The project proposes a 48-unit, new construction senior housing facility built on the former site of the William Penn Elementary School at 200 Penn School Drive, Penn Hills, PA 15147. The 22,500 SF 1-story former school building with a partial basement will be demolished. The new senior housing facility will be constructed roughly in the same footprint of the existing school. The project will provide 48 affordable apartments consisting of (28) 1-bedroom units, and (20) 2-bedroom units. The one-bedroom units are between 757 and 770 net SF and the two-bedroom units are between 945 and 994 net SF. Nine (9) handicapped accessible units consisting of (5) 1-bedroom units and (4) 2-bedroom units, three times the number required, will be provided. An additional one-bedroom unit is also hearing and vision impaired accessible and will have visual and audible alarms. The building will include common areas, a coffee bar, secured entry, a wraparound porch, and a fully equipped kitchen and laundry room.

Estimated HOME funding: FY 2024 - \$2,000,000; FY 2025 - \$550,000.
Estimated total project cost: \$21,287,538.

FINDING OF NO SIGNIFICANT IMPACT (FONSI)

The County has determined that the above projects 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 ERRs to Allegheny County Economic Development, Koppers Building, 436 Seventh Avenue, Suite 500 Pittsburgh, PA 15219, Attention: Jim Johnston, Assistant Director, Operations or by email at jim.johnston@alleghenycounty.us. All comments received by August 6, 2026, 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 Simone L. McMeans, Certifying Officer, in her capacity as Deputy Director of the Allegheny County Department of Economic Development, 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 Allegheny County to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the County of Allegheny'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 one of the following bases: (a) the certification was not executed by the Certifying Officer of the County of Allegheny; (b) the County of Allegheny 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 via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the Director of the Pittsburgh Field Office of Community Planning and Development (CPD), PGHCPDObjections@hud.gov, or by mail at: 1000 Liberty Avenue, Suite 1000, Pittsburgh, PA 15222. Potential objectors should contact HUD Pittsburgh via email to verify the actual last day of the objection period.

Simone L. McMeans, Deputy Director
Allegheny County Department of Economic Development