

**MUNICIPALITY OF PENN HILLS, PA
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

**COMBINED NOTICE OF FINDING OF NO SIGNIFICANT IMPACT
AND INTENT TO REQUEST RELEASE OF FUNDS (FONSI-RROF)**

GRANTEE NAME: Municipality of Penn Hills, PA

GRANTEE ADDRESS: 102 Duff Road
Penn Hills, PA 15235

TELEPHONE: (412) 342-1173

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Municipality of Penn Hills, PA.

REQUEST FOR RELEASE OF FUNDS

On or about October 23, 2021, the Municipality of Penn Hills will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974, as amended (P.L.93-383), to undertake projects funded by the FY 2020 CDBG Program for the purpose of funding the Penn Hills' Demolition Project in the Municipality of Penn Hills, PA.

CATEGORICALLY EXCLUDED PROJECT

Penn Hills' Demolition Project – The Municipality of Penn Hills will perform scattered site housing demolition throughout the Municipality of Penn Hills. CDBG funds will be used to demolish unsafe structures that are not suitable for rehabilitation or renovation. The FY 2021 CDBG project budget is approximately \$100,000. Demolitions shall affect the following structures located at: 326 Beulah Road; 109 Caldwell Street; 7103 Doak Street; 7105 Doak Street; 224 Erhardt Drive; 1842 Funston Street; 10064 Grandview Avenue; 590 Grove Road; 7312 Highland View Street; 2332 Hill Street; 428 Johnston Road; 444 Johnston Road; 4 Ross Road; 13 Ross Road; 2532 School Street; 1905 Velte Street; 1907 Velte Street; 1909 Velte Street; and 6027 Verona Road; Penn Hills, PA 15147/15235.

FINDING OF NO SIGNIFICANT IMPACT (FONSI)

The Municipality of Penn Hills has determined that the project will have no significant impact on the human environment. Therefore, an Environment 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) on file at the Penn

Hills Planning Department, Penn Hills Government Center, 102 Duff Road, Pittsburgh, PA 15235, and is available for public examination and copying, upon request, during normal business hours Monday through Friday, 8:30 AM to 4:30 PM. The ERR is also available to the public for review either electronically or by U.S. mail. Please submit your request by U.S. mail to Christopher C. Blackwell, Penn Hills Planning Director, Penn Hills Government Center, 102 Duff Road, Pittsburgh, PA 15235 or by email to cblackwell@pennhills.org. The ERR can be accessed online at the following website: <https://pennhills.org>.

The activities listed above are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements. Additional project information is contained in the respective project ERR on file and is available for review or copying at the same location and time specified in the preceding FONSI statement.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR by mail to Christopher C. Blackwell, Penn Hills Planning Director, Penn Hills Government Center, 102 Duff Road, Pittsburgh, PA 15235 or email cblackwell@pennhills.org. All comments received by October 22, 2021, will be considered by the Municipality of Penn Hills prior to authorizing submittal of a request for release of funds. Commenters should specify which part of this Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The Municipality of Penn Hills certifies to HUD that the Hon. Pauline Calabrese, in her capacity as Mayor, 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 these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows the Municipality of Penn Hills to use CDBG Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the Municipality of Penn Hills' certification received by November 10, 2021, or a period of fifteen days from its receipt of the request (whichever is later) only if they are on one of the following basis: (a) the certification was not executed by the Certifying Officer of the Municipality of Penn Hills; (b) the Municipality of Penn Hills has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the Municipality of Penn Hills 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, Section 58.76), and shall be addressed to Mr. Phillip McKeough, Director, Community Development Division, U.S. Department of Housing and Urban Development, Pittsburgh Office, by email to: phillip.e.mckeough@hud.gov or by phone at 412-644-5846. Potential objectors should contact HUD to verify the actual last day of the objection period.

Hon. Pauline Calabrese, Mayor
Municipality of Penn Hills
102 Duff Road
Penn Hills, PA 15235

Publish: One day, October 7, 2021
Proof of Publication Requested

Municipality of Penn Hills 2021 Demolition Program

This program is funded by the U.S. Department of Housing and Urban Development, (HUD) Year 47 Community Development Block Grant Program, (CDBG). As an entitlement grantee community the Municipality of Penn Hills receives an annual federal Community Development Block Grant (CDBG) allocation from the Department of Housing and Urban Development. CDBG projects are approved by the Penn Hills Mayor and Council after a formal citizen participation process. The demolition program is one of the projects funded each year with CDBG funds.

The following is a description of the proposed demolition program for Year 47 (2021).

Townwide Demolition CDBG Budget

\$100,000.00

The removal of unsafe and deteriorated structures is a very important part of the Municipality's effort to eliminate slums and the blighting conditions that abandoned, unsafe structures create in our community. When the owners of deteriorated structures cannot be located and successfully prosecuted, or when owners are low-income individuals that can't afford to remove the violation themselves, we will demolish the structure with CDBG funds. Specific guidelines are carried out to attempt to locate the owner or their heirs prior to bidding out the demolition. Once the property is demolished, a lien is placed on the property so future recovery of costs is possible. This program operates on a town wide basis. These funds can also be used to remove retaining walls, debris, and accessory structures as well as for the re-establishment of appropriate lawns or vegetation.

Penn Hills expends approximately \$100,000.00 - \$125,000.00 per year on the demolition of unsafe structures and will continue to do so at a similar pace. There is a cap on the amount of funds to be spent on the demolition. Although the structures are removed, Penn Hills does not own the land. We are removing a code violation and unsafe condition. Maintenance of the vacant lot is still the responsibility of the landowner. Many residents in the vicinity of these lots would like to see these vacant lots maintained as lawn. Although our specifications require that the contractor fine grade the property and rake to establish a surface suitable for mowing, Penn Hills does not have the resources to mow these lots and there is no ordinance that requires owners of vacant property to maintain it as lawn. In fact, the opposite is true. Land is to remain wooded until a development proposal is approved. As long as no development proposal or building permit is obtained, these sites may return to woodland. This activity qualifies under Removal of Slum and Blight. It is not a low/mod income activity. The objective is to provide a suitable living environment and the outcome is sustainability. Outcome performance is measured by the number of unsafe structures removed through this activity. \$6280.25 remains in the budget from last year's funds.

The following structures located in the Municipality of Penn Hills will be demolished:

326 Beulah Road
109 Caldwell Street
7103 Doak Street
7105 Doak Street
224 Erhardt Drive
1842 Funston Street
10064 Grandview Avenue
590 Grove Road
7312 Highland View Street
2332 Hill Street
428 Johnston Road
444 Johnston Road
4 Ross Road
13 Ross Road
2532 School Street
1905 Velte Street
1907 Velte Street
1909 Velte Street
6027 Verona road

The Environmental Review Record can be found on Penn Hills website at the following link:

<https://pennhills.org/wp-content/uploads/2020/10/Demolition-ERR.pdf>