



U.S. Department of Housing and Urban
Development

451 Seventh Street, SW
Washington, DC 20410
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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Penn Hills FY 2025 Year 51 CDBG Demolition Program

Responsible Entity: Municipality of Penn Hills, 102 Duff Road, Pittsburgh, (Penn Hills), PA

Grant Recipient (if different than Responsible Entity): N/A

State/Local Identifier: CD-25-10

Preparer: Kara Puszko, Planner, Municipality of Penn Hills, PA

Certifying Officer Name and Title: Hon. Pauline Calabrese, Mayor, Municipality of Penn Hills

Consultant (if applicable): Mr. Christopher M. Fletcher, Urban Design Ventures, LLC

Direct Comments to: Kara Puszko, Planner, Municipality of Penn Hills, PA

Project Locations:

<u>290 Hansell Ave</u>	<u>7229 Lawton St</u>	<u>7265 Schley St</u>
<u>1242 Blackadore Ave</u>	<u>7257 Lawton St</u>	<u>7282 Schley St</u>
<u>1322 Oberlin St</u>	<u>7259 Lawton St</u>	<u>7309 Schley St</u>
	<u>7258 Schley St</u>	

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

CDBG funds will be used to demolish unsafe structures and deteriorated structures that are not suitable for rehabilitation or renovation in an effort to eliminate slums and blight. Once the property is demolished, a lien is placed on the property so future recovery of costs is possible. Funds will also be used to remove retaining walls, debris, and accessory structures as well as for the reestablishment of appropriate lawns or vegetation – NOTE: A SEPARATE REVIEW WAS COMPLETED ON EACH STRUCTURE AND IS ON FILE IN THE PH PLANNING DEPARTMENT.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The purpose of the proposed project is to eliminate unsafe, dilapidated, and blighted structures on a spot basis throughout the Municipality of Penn Hills through the demolition and clearance of individual properties that have deteriorated to the extent that rehabilitation is not

economically feasible or practicable. The project is intended to address specific conditions of deterioration and blight, protect public health and safety, and prevent individual problem properties from adversely affecting surrounding residential neighborhoods.

The project is needed because vacant, abandoned, and severely deteriorated structures can create unsafe and unsanitary conditions, including structural hazards, fire risks, opportunities for unauthorized entry, accumulation of debris, and other public health and safety concerns. Such properties can also negatively affect neighboring properties, contribute to neighborhood deterioration, and require ongoing municipal code enforcement and public safety resources.

Through the targeted demolition of structures determined to be unsafe and unsuitable for rehabilitation, the Municipality will remove identified threats to public health, safety, and welfare; eliminate localized conditions of slum and blight; stabilize affected properties and surrounding neighborhoods; and improve the overall physical condition and appearance of the community. Following demolition, sites will be cleared, graded, stabilized, and maintained in accordance with applicable requirements to minimize erosion, drainage, and other environmental concerns.

The proposed activity supports the Municipality's ongoing efforts to address vacant and abandoned properties and is consistent with its community development objectives to eliminate unsafe structures and conditions of blight on a spot basis.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The Municipality of Penn Hills contains scattered vacant, abandoned, and deteriorated structures that have become unsafe and contribute to localized conditions of blight. Without intervention, continued deterioration of these properties may increase public safety hazards and negatively affect surrounding properties and neighborhood conditions. The Municipality has an ongoing history of addressing unsafe and abandoned structures through code enforcement and demolition activities. The proposed spot-basis demolition program will continue these efforts by targeting individual structures that are unsafe and not suitable for rehabilitation.

Funding Information

Grant Number	HUD Program	Funding Amount
B-24-MC-42-0104	CDBG Program	\$12,025.00
B-25-MC-42-0104	CDBG Program	\$100,000.00

Estimated Total HUD Funded Amount: \$112,025.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$112,025.00

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of

approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6		
Are formal compliance steps or mitigation required?	Compliance determinations	
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		
Airport Hazards 24 CFR Part 51 Subpart D		
Yes ☐ No ☒	There are no FAA regulated civil airports within 2,500 feet, nor military fields within 15,000 feet of the project area. The closest civilian and military airport is the Pittsburgh International Airport, which is over 81,000 feet away. No further consultation, formal compliance steps, or mitigation measures are required under this assessment factor. This project is in conformance with Airport Hazards requirements at 24 CFR 51.303. See attached Exhibit 1 – Airport Hazards.	
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]		
Yes ☐ No ☒	No portion of Pennsylvania lies within the Coastal Barrier Resource System (CBRS). Therefore, this project has no potential to impact a CBRS Unit. No further consultation, formal compliance steps, or mitigation measures are required under this assessment factor. This project is in conformance with the Coastal Barrier Resources Act, as amended. See attached Exhibit 2 – Coastal Barrier Resources.	
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]		
Yes ☐ No ☒	The proposed demolition and clearance activities do not involve mortgage insurance, refinance, acquisition, repairs, rehabilitation, or construction of a structure, mobile home, or insurable personal property. Further, according to FEMA's online Flood Map Service Center, none of the properties to be demolished and cleared are located in a 1-Percent Annual-Chance Special Flood Hazard Area. No further consultation, formal compliance steps, or mitigation measures are required under this assessment factor. This project is in conformance with flood insurance requirements at 42 USC 4001-4128 and 42 USC 5154a. See attached Exhibit 3 – Floodplain.	
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93		
Yes ☐ No ☒	Allegheny County, PA is a non-attainment area for Particulate Matter (PM-2.5) (2012 standards) at the moderate level, Sulfur Dioxide (2010 Standards), and the 8-Hr Ozone (2008 standards) at the marginal level. However, the proposed demolition and clearance activities do not include new construction or conversion of land use facilitating the	

		development of public, commercial, or industrial facilities OR five or more dwelling units. No further consultation, formal compliance steps, or mitigation measures are required under this assessment factor. This project is in conformance with the Clean Air Act, as amended. See attached Exhibit 4 – Air Quality.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)		
Yes ☐	No ☒	The Municipality of Penn Hills does not lie within either the Lake Erie Coastal Zone or the Delaware Estuary Coastal Zone. No further consultation, formal compliance steps, or mitigation measures are required under this assessment factor. This project is in conformance with Sec. 307 of the Coastal Zone Management Act of 1972, as amended. See attached Exhibit 5 – Coastal Zone Management.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)		
Yes ☒	No ☐	Project sites will be inspected for hazards and nuisances prior to project implementation. All Federal and State lead paint and asbestos standards and regulations will be followed. Contractors will obtain necessary permits related to asbestos and lead paint, including the completion of the Asbestos Abatement and Demolition/Renovation Notification Form, if applicable. Asbestos Reports received on 6/25/2026 and are in the ERR file for this project. This project is CONDITIONALLY in compliance with contamination and toxic substances requirements at 24 CFR 58.5(i)(2). See attached Exhibit 6 – Contamination & Toxic Substances.
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402		
Yes ☐	No ☒	The proposed demolition and clearance activities will have no potential to affect species or habitats due to the nature of the undertaking. The project is limited to existing buildings in the developed Municipality. PNDI map is completed for each project and is in the files. No further consultation, formal compliance steps, or mitigation measures are required under this assessment factor. This project is in conformance with the Endangered Species Act. See attached Exhibit 7 – Endangered Species.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C		
Yes ☐	No ☒	The proposed demolition and clearance activities do not include the development of a hazardous facility (i.e., a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries). The proposed activities do not include development, construction, or rehabilitation that would increase residential densities or result in the conversion of land use. No further consultation, formal compliance steps, or mitigation measures are required under this assessment factor. This project is in conformance with explosive and flammable hazard requirements at 24 CFR Part 51 Subpart C. See attached Exhibit 8 – Explosive and Flammable Hazards.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658		
Yes ☐	No ☒	The proposed demolition and clearance activities do not include new construction, acquisition of undeveloped land, or conversion of land use that could convert agricultural land to non-agricultural use. No further consultation, formal compliance steps, or mitigation measures are required under this assessment factor. This project is in conformance with the Farmland Protection Policy Act per 7 CFR Part 658.2. See attached Exhibit 9 – Farmlands Protection.

Floodplain Management Executive Orders 11988 and 13690, particularly section 2(a); 24 CFR Part 55		
Yes ☐	No ☒	E.O. 14148 revoked E.O. 14030, which included the Federal Flood Risk Management Standard. Because of this, the contract to host and maintain the Federal Flood Standard Support Tool (FFSST) was not renewed and expired on 07 MAY 2025 [https://floodstandard.climate.gov/message.html]. As such, the Climate-Informed Science Approach (CISA) to identify if the project site is in an area having an elevated flood risk during the anticipated life of the project if data was not available or actionable at the time of the preparation of this ERR. Because CISA data is currently not readily available or actionable and FEMA has defined the 0.2-Percent Annual-Chance Floodplain, the FFRMS Floodplain is the FEMA designated 0.2-Percent Annual-Chance Floodplain in accordance with 24 CFR 55.7(b)(2). According to FEMA's online Flood Map Service Center, none of the properties to be demolished and cleared are located in a 0.2-Percent Annual-Chance FFRMS Floodplain. No further consultation, formal compliance steps, or mitigation measures are required under this assessment factor. This project is in conformance with Executive Orders 11988 and 13690 and 24 CFR 55. See attached Exhibit 3 – Floodplain.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800		
Yes ☐	No ☒	Refer to the Pennsylvania State Historic Preservation Office (PA SHPO) Section 106 Historic Review determination dated 23 OCT 2025. No further consultation, formal compliance steps, or mitigation measures are required under this assessment factor. This project is in conformance with the NHPA. See attached Exhibit 10 – Historic Preservation.
Noise Abatement and Control Noise Control Act of 1972, as amended by Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B		
Yes ☐	No ☒	The proposed demolition and clearance activities do not include new construction for residential use or rehabilitation of an existing residential property. No further consultation, formal compliance steps, or mitigation measures are required under this assessment factor. This project is in conformance with HUD's Noise regulations at 24 CFR Part 51B.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149		
Yes ☐	No ☒	According to the Sole Source Aquifer layer obtained from EPA's online NEPAssist, accessed at https://www.epa.gov/nepa/nepassist on 11 AUG 2026, the Municipality of Penn Hills is not located within the boundaries of a Sole Source Aquifer (SSA). The project site is located approximately 94.6 miles from the nearest resource – Pleasant City Aquifer, Ohio SSA. No further consultation, formal compliance steps, or mitigation measures are required under this assessment factor. This project is in conformance with HUD's Sole Source Aquifer requirements. See attached Exhibit 11 – Sole Source Aquifers.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5		
Yes ☐	No ☒	The proposed demolition and clearance activities do not involve new construction as defined in Executive Order (E.O.) 11990, expansion of a building's footprint, or ground disturbance. No further consultation, formal compliance steps, or mitigation measures

	are required under this assessment factor. This project is in conformance with E.O. 11990. See attached Exhibit 12 – Wetlands.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	
Yes ☐ No ☒	According to the Wild & Scenic Rivers layer obtained from EPA's online NEPAassist, accessed at https://www.epa.gov/nepa/nepassist on 11 AUG 2026, here are no Wild and Scenic Rivers or NRI segments within one (1) mile of the Municipality of Penn Hills. The Municipality is located approximately 16.3 miles from the nearest resource – Little Beaver Creek Wild and Scenic River. No further consultation, formal compliance steps, or mitigation measures are required under this assessment factor. This project is in conformance with the Wild and Scenic Rivers Act. See attached Exhibit 13 – Wild & Scenic Rivers.
ENVIRONMENTAL JUSTICE	
Environmental Justice Executive Order 12898	
N/A	Rescinded by Executive Order 14173.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]. Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The proposed spot-basis demolition activity is consistent with the Municipality of Penn Hills' plans and community development objectives to eliminate unsafe structures and localized conditions of blight. Demolition will occur on scattered individual properties and will not introduce new land uses, structures, or development that would

		conflict with existing zoning or surrounding land uses. Removal of deteriorated structures is expected to improve compatibility with surrounding properties and neighborhood appearance. No significant adverse impacts related to land use, zoning, scale, or urban design are anticipated.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The proposed spot-basis demolition activities will occur on previously developed properties and are not expected to significantly alter existing topography or drainage patterns. Temporary soil disturbance may occur during demolition, foundation removal, grading, and site stabilization. Appropriate erosion and sediment control measures will be implemented during demolition, and disturbed areas will be graded and stabilized following completion to minimize erosion and uncontrolled runoff. Site grading and drainage will comply with applicable municipal requirements, including provisions intended to prevent erosion and runoff impacts to adjacent properties. No significant adverse impacts to soils, slopes, drainage, or stormwater runoff are anticipated.
Hazards and Nuisances including Site Safety and Noise	1	The structures proposed for demolition are themselves potential hazards due to deterioration, structural instability, unauthorized access, fire risk, and other unsafe conditions. Demolition activities will temporarily introduce typical construction-related hazards, dust, noise, vibration, equipment traffic, and debris. Contractors will be required to implement appropriate site safety measures, control access to active work areas, properly manage demolition debris, and comply with applicable environmental and safety requirements. Noise impacts will be temporary and limited to the demolition period, with activities subject to the Municipality's applicable noise requirements. Removal of the unsafe structures will result in a long-term reduction in hazards and nuisances. No significant adverse impacts are anticipated.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	The proposed spot-basis demolition activity is not expected to result in significant changes to existing employment or income patterns within Penn Hills. The activity may generate limited, temporary employment associated with demolition and site restoration; however, no permanent jobs will be created or eliminated. Removal of unsafe and blighted structures may have a positive long-term effect by supporting neighborhood stabilization and protecting surrounding property values. No significant adverse impacts to employment or household income are anticipated.
Demographic Character Changes, Displacement	2	The proposed spot-basis demolition activity is not expected to result in significant changes to the demographic character of Penn Hills or surrounding neighborhoods. Properties will be selected based on unsafe, deteriorated, and blighted conditions rather than for redevelopment that would alter neighborhood composition. Demolition

		activities will be limited to vacant structures; therefore, no residential or business displacement is expected. Overall, the activity is expected to support neighborhood stabilization without significant demographic or displacement impacts.
Environmental Justice EA Factor	-	Rescinded by Executive Order 14173.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	The proposed spot-basis demolition activity is not expected to adversely affect educational or cultural facilities within Penn Hills. Demolition will occur at scattered individual properties and will not alter the location, capacity, accessibility, or operation of schools, libraries, community centers, or other educational and cultural resources. Temporary construction-related noise or traffic may occur near individual demolition sites but will be limited in duration. Overall, no significant adverse impacts to educational or cultural facilities are anticipated.
Commercial Facilities	2	The proposed spot-basis demolition activity is not expected to adversely affect existing commercial facilities within Penn Hills. Demolition will occur at scattered properties and will not significantly alter the availability, accessibility, or operation of nearby commercial services. Temporary construction-related impacts may occur near individual demolition sites but will be limited in duration. Removal of unsafe and blighted structures may support neighborhood stabilization and improve conditions for surrounding properties and businesses. No significant adverse impacts to commercial facilities are anticipated.
Health Care and Social Services	2	The proposed spot-basis demolition activity is not expected to affect the availability, accessibility, or capacity of existing health care and social service facilities within Penn Hills. The activity will not generate additional demand for these services or interfere with their continued operation. Removal of unsafe and blighted structures may improve neighborhood health and safety conditions. No significant adverse impacts to health care or social services are anticipated.
Solid Waste Disposal / Recycling	2	The proposed demolition activities will generate construction and demolition debris that will require proper handling and disposal. Demolition debris will be collected, transported, and disposed of at appropriately permitted facilities in accordance with applicable federal, state, and local requirements. Materials suitable for recycling or salvage may be diverted from disposal where practicable. Any hazardous or regulated materials identified prior to or during demolition will be handled and disposed of in accordance with applicable requirements. No significant adverse impacts to solid waste disposal or recycling facilities are anticipated.

Wastewater / Sanitary Sewers	2	The proposed spot-basis demolition activity is not expected to increase demand on existing wastewater or sanitary sewer systems. Existing sewer service connections associated with structures proposed for demolition will be properly disconnected, capped, or otherwise secured in accordance with applicable requirements. The activity will not require expansion of wastewater infrastructure or treatment capacity. No significant adverse impacts to wastewater or sanitary sewer systems are anticipated.
Water Supply	2	The proposed spot-basis demolition activity is not expected to affect the availability, quality, or capacity of the existing public water supply. Water service connections to structures proposed for demolition will be properly disconnected or secured in accordance with applicable requirements. The activity will not create additional demand for water service or require expansion of water supply infrastructure. No significant adverse impacts to the water supply are anticipated.
Public Safety - Police, Fire and Emergency Medical	1	The proposed spot-basis demolition activity is expected to have a positive impact on public safety by removing unsafe and deteriorated structures that may present fire hazards, structural hazards, attract unauthorized entry, or require repeated emergency response. Demolition activities will be conducted with appropriate site controls to protect workers and the public. The project is not expected to increase long-term demand for police, fire, or emergency medical services and may reduce service demands associated with vacant and unsafe properties. No significant adverse impacts to public safety services are anticipated.
Parks, Open Space and Recreation	2	The proposed spot-basis demolition activity is not expected to adversely affect existing parks, open space, or recreational facilities within Penn Hills. Demolition will occur on scattered individual properties and will not increase demand for or reduce access to recreational resources. No significant adverse impacts to parks, open space, or recreation are anticipated.
Transportation and Accessibility	2	The proposed spot-basis demolition activity is not expected to result in significant changes to existing transportation systems or accessibility. Temporary increases in truck and equipment traffic may occur during demolition but will be limited in duration and managed to minimize disruption to surrounding streets, sidewalks, and properties. The activity will not generate additional long-term traffic demand or require improvements in transportation systems. No significant adverse impacts to transportation or accessibility are anticipated.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features,	2	The proposed spot-basis demolition activity will occur on previously developed properties and is not expected to adversely affect unique

Water Resources		natural features or water resources. Demolition and site restoration will be conducted to minimize soil disturbance, erosion, sedimentation, and uncontrolled runoff that could affect nearby streams or other water resources. Appropriate erosion and sediment control and site stabilization measures will be implemented as necessary. No significant adverse impacts to unique natural features or water resources are anticipated.
Vegetation, Wildlife	2	The proposed spot-basis demolition activity will occur primarily on previously developed properties and is not expected to result in significant impacts to vegetation or wildlife habitat. Vegetation removal will be limited to that necessary to safely complete demolition and site stabilization. Disturbed areas will be stabilized following demolition, and applicable requirements for protected species and vegetation will be addressed on a site-specific basis as necessary. No significant adverse impacts to vegetation or wildlife are anticipated.
Climate Change	-	Rescinded by Executive Order 14148.

Additional Studies Performed:

Asbestos Testing completed and protocol will be followed for houses that contain asbestos, PNDI Maps, floodplain maps, PA State Historic Preservation letters obtained. No additional studies have been carried out nor are they warranted to inform NEPA compliance objectives or obligations.

Field Inspection (date and completed by): October 8th, 2025, October 9th, 2025, October 16th, 2025 by Kara Puszko, Planner, Municipality of Penn Hills, PA.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

The Municipality of Penn Hills consulted with the following agencies:

Timothy Witman, Branch Chief
Office of Communities, Tribes and
Environmental Assessment
U.S. Environmental Protection Agency, Region
III
1650 Arch Street
Philadelphia, PA 19103-2029
Sent via email to: witman.timothy@epa.gov
and r3nepa@epa.gov

Eric Gustafson, Regional Director
PA Department of Environmental Protection
Southwest Regional Office
400 Waterfront Drive
Pittsburgh, PA 15222-4745
Sent via US Mail

Mr. Kevin Halloran
Asst. Regional Director
PA DEP, SW Regional Office
400 Waterfront Drive
Pittsburgh, PA 15222
Sent via US Mail

PA State Historic Preservation Officer
online via PA-SHARE

Tyler Tomasino
President, PHCDC
Sent via email to:
tylertomasino@pennhillscdc.org

Ms. Jodie Mamuschia, Supervisor
U.S. Fish & Wildlife Services
Pennsylvania Field Office
110 Radnor Rd, Suite 101
State College, PA 16801
Sent via US Mail

Kaseem Bey, Mgr. of Operations
ACED One Chatham Center, Suite 900
112 Washington Place
Pittsburgh, PA 15219
Sent via US Mail

PA DOT
ATTN: Mr. Mark Young
District Environmental Manager
45 Thoms Run Road
Bridgeville, PA 15017
Sent via US Mail

Mr. Richard Stephenson
Executive Director, Allegheny County
Housing Authority
301 Chartiers Avenue
McKees Rocks, PA 15136
Sent via US Mail

Mr. Dan Horgan
ACHD, Air Pollution Dept.
301 39th St., Building 7
Pittsburgh, PA 15201
Sent via US Mail

Mr. David Namey, ACHD
Housing & Community
Environmental Division
3190 Sassafras Way
Pgh., PA 15201
Sent via US Mail

Ms. Johnna Pro, Regional Director
Southwest Regional Office
PA DCED
301 5th Avenue – Suite 250
Pittsburgh, PA 15222
Sent via US Mail

Mr. Rich Fitzgerald
Executive Director, SPC
Two Chatham Center, Suite 500
112 Washington Place
Pittsburgh, PA 15219
Sent via US Mail

Ms. Phyllis Paciulli, Director
PH Senior Service Center
147 Jefferson Road
Pittsburgh, PA 15235
Sent via US Mail

Mr. Kahlil Darden
YBMKQ Comm. Ctr.
7300 Ridgeview Ave.
Pittsburgh, PA 15235
Sent via US Mail

Mr. Jerry Chiapinelli
Wm. McKinley Center
7th & Center Avenue
Verona, PA 15147
Sent via US Mail

Ms. Madeline McCaskill
Penn Hills Multi-Purpose Center
2025 Lincoln Road
Verona, PA 15147
Sent via US Mail

List of Permits Obtained:

All contractors performing demolition and clearance work will be required to make all requisite development notices and obtain all requisite construction permits from the Penn Hills Code Enforcement Department, if applicable, after related contracts are executed and before the commencement of associated activities.

Public Outreach [24 CFR 50.23 & 58.43]:

The Combined Notice of Finding of No Significant Impact (FONSI) and Intent to Request Release of Funds (NOI-RROF) will be published on 08/06/26. The public was provided fifteen (15) days to submit written comments. All comments received by 08/21/26 will be considered by the Municipality of Penn Hills prior to the submitting of a Request for Release of Funds (RROF) to the U.S. Department of Housing and Urban Development (HUD).

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed spot-basis demolition activity, when considered together with other past, present, and reasonably foreseeable activities within the Municipality of Penn Hills, is not expected to result in significant adverse cumulative environmental impacts. Demolition will occur at scattered, previously developed properties and will primarily result in temporary and localized impacts related to noise, dust, construction traffic, soil disturbance, and demolition debris. These impacts will be minimized through appropriate demolition, erosion control, site safety, and waste disposal practices.

Over the long term, the cumulative effects are expected to be beneficial by reducing the number of unsafe and deteriorated structures, eliminating localized conditions of blight, improving public safety, supporting neighborhood stabilization, and reducing potential demands on municipal code enforcement and emergency services. No significant adverse cumulative impacts are anticipated.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]:

Because the proposed spot basis demolition and clearance activities do not involve unresolved conflicts concerning alternative uses of available resources nor are there any environmental, social, or economic impacts anticipated as a result of the proposed undertaking, consideration of alternatives is not warranted.

No Action Alternative [24 CFR 58.40(e)]:

Under the No Action Alternative, the proposed spot-basis demolition activities would not occur, and unsafe, deteriorated, and blighted structures would remain in place. These structures would likely continue to deteriorate and could present increasing risks related to structural failure, fire, unauthorized access, property maintenance, and public safety. Continued deterioration could also contribute to neighborhood blight and negatively affect surrounding properties. Therefore, the No Action Alternative would not meet the project's purpose and need to eliminate unsafe structures and localized conditions of blight.

Summary of Findings and Conclusions:

The Environmental Assessment determined that the proposed spot-basis demolition activity will not result in significant adverse impacts to the human or natural environment. Potential impacts associated with demolition, including temporary noise, dust, construction traffic, soil disturbance, and demolition debris, will be localized and short-term and can be adequately addressed through standard demolition, site safety, erosion control, and waste management practices.

Overall, the project is expected to result in beneficial long-term impacts by eliminating unsafe and deteriorated structures, reducing localized conditions of blight, improving public safety, and supporting neighborhood stabilization. Based on the findings of this Environmental Assessment, no significant environmental impacts are anticipated, and preparation of an Environmental Impact Statement is not required.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Each property to be demolished and cleared will be inspected in advance for hazards and nuisances. The removal and disposal of hazardous materials, including asbestos containing materials (ACM), if applicable, will follow all related Federal and State standards and regulations and compliance documented as a part of this ERR. Contractors will be required to obtain all necessary permits related to asbestos, including the completion of the Asbestos Abatement and Demolition/Renovation Notification Form, if applicable. As needed, additional testing and mitigation will be done on a site-specific basis. This project is CONDITIONALLY in compliance with contamination and toxic substances requirements at 24 CFR 58.5(i)(2). See Exhibit 6 – Contamination & Toxic Substances of this ERR for mitigation measures documentation on a site-by-site basis, if applicable.

Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]

The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]

The project may significantly affect the quality of the human environment.

Preparer Signature: Kara Puszko Date: 08/05/26

Name/Title/Organization: Kara Puszko, Planner, Municipality of Penn Hills, PA

Responsible Entity Agency Official Signature:

Meg Balsamico

Date: 08/05/26

Name/Title: Meg Balsamico, Planning Director, Acting on Behalf of Hon. Pauline Calabrese, Mayor, Municipality of Penn Hills, PA

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Project Location Mapping and Photographs

EXHIBIT 1

Airport Hazards

EXHIBIT 2

Coastal Barrier Resources

EXHIBIT 3

Floodplain

EXHIBIT 4

Air Quality

EXHIBIT 5

Coastal Zone Management

EXHIBIT 6

Contamination and Toxic Substances

EXHIBIT 7

Endangered Species

EXHIBIT 8

Explosive and Flammable Hazards

EXHIBIT 9

Farmlands Protection

EXHIBIT 10

Historic Preservation

EXHIBIT 11

Sole Source Aquifers

EXHIBIT 12

Wetlands

EXHIBIT 13

Wild and Scenic Rivers