



U.S. Department of Housing and Urban  
Development  
451 Seventh Street, SW  
Washington, DC 20410  
[www.hud.gov](http://www.hud.gov)  
[espanol.hud.gov](http://espanol.hud.gov)

## Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

### Project Information

**Project Name:** Kimball--Court-Expansion

**HEROS Number:** 900000010379845

**Project Location:** 545 Snelling Ave N, Saint Paul, MN 55104

#### **Additional Location Information:**

Located on the west side of Snelling Avenue North. Cross streets are Edmund Avenue to the north and Charles Avenue to the south

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

Kimball Court is a supportive housing development operated by Beacon Interfaith Housing, a not-for-profit organization providing affordable housing and support services for vulnerable populations. serves a critical need for supportive housing in St. Paul. To meet increased need for this critical service, it is proposed to remove a one-story building and construct a four-story addition on the adjacent parcel (555 Snelling Avenue North). It is also proposed to rehabilitate the existing building, including selective masonry repointing, window replacement, remodeling of the primary entrance, and interior renovations. The proposed project consists of construction of an addition to the existing building as well as internal renovations/remodeling of the existing building. The project will result in increased privacy and improved living spaces for residents, additional programming and administrative space to support delivery of resident services, and add accommodate an additional 24 residents (from 72 to 96) in the improved and expanded facility.

### Funding Information

Grant Number	HUD Program	Program Name	
PHA MN001	Public Housing	Project-Based Voucher Program	\$24.00

**Estimated Total HUD Funded Amount:** \$24.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$18,464,829.00

#### **Mitigation Measures and Conditions [CFR 1505.2(c)]:**

Summarized below are 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.

<b>Law, Authority, or Factor</b>	<b>Mitigation Measure or Condition</b>
Contamination and Toxic Substances	A 2021 Phase I and Phase II ASTM investigation found Benzene in sub-slab soil vapor samples exceeding Minnesota Pollution Control Agency (MPCA) residential Intrusion Screening Values. Additional sampling to confirm the extent and magnitude of the soil vapor issues was conducted. The MPCA is requiring an active vapor mitigation system to ensure any potential impacts to resident health are fully mitigated. MPCA approval of the vapor mitigation system, as evidenced by a No Further Action letter, is mitigation requirement
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	Building design was reviewed to eliminate any potential negative impacts to the existing historic structure. No mitigation required. See documentation included under "Related Federal Laws and Authorities Summary" regarding the Section 106 process.
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	No mitigation measures required. Compliance with storm water and erosion control requirements will be verified as a standard part of City of Saint Paul permitting.
Hazards and Nuisances including Site Safety and Site-Generated Noise	No mitigation measures required.
Energy Efficiency	No mitigation is needed.
Employment and Income Patterns	No mitigation is needed.
Demographic Character Changes / Displacement	No mitigation is needed.
Educational and Cultural Facilities (Access and Capacity)	No mitigation is needed.
Commercial Facilities (Access and Proximity)	No mitigation is needed.
Health Care / Social Services (Access and Capacity)	No mitigation is needed.
Solid Waste Disposal and Recycling (Feasibility and Capacity)	No mitigation is needed. Hazardous materials encountered or generated will be disposed of consistent with ongoing regulatory programs of the county and state.
Waste Water and Sanitary Sewers (Feasibility and Capacity)	No mitigation is required, adequacy of service will be required as part of subsequent municipal approval.
Water Supply (Feasibility and Capacity)	No mitigation is required, adequacy of service will be required as part of subsequent municipal approval.
Public Safety - Police, Fire and Emergency Medical	No mitigation is needed.
Parks, Open Space and Recreation (Access and Capacity)	No mitigation is needed.

Transportation and Accessibility (Access and Capacity)	No mitigation is needed.
Unique Natural Features /Water Resources	No mitigation is needed.
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	No mitigation is needed.
Climate Change	No mitigation is needed.
Environmental Justice EA Factor	No mitigation is needed.
Permits, reviews, and approvals	Conditional Use Permit (previously issued, City of Saint Paul) Site Plan Review and Approval (City of Saint Paul) Building Permits (City of Saint Paul) Phase II Implementation Report Approval (MPCA) No Further Action Letter (MPCA)

**Project Mitigation Plan**

The reviewer, Joshua Williams, and internal Project Manager, Erika Byrd are in contact with project staff and with Minnesota Pollution Control Agency staff. Both are employees of the RE (City of Saint Paul) and will be responsible for verifying MPCA issuance of Letter of No Further Action.

**Determination:**

<input type="checkbox"/>	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
<input type="checkbox"/>	Finding of Significant Impact

**Preparer Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Name / Title/ Organization:** Joshua Williams / / ST. PAUL

**Certifying Officer Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Name/ Title:** \_\_\_\_\_

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