



U.S. Department of Housing and Urban
Development

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Washington, DC 20410
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Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5

Pursuant to 24 CFR 58.35(a)

Project Information

Project Name: Capital Fund Program 5-Year Plan 2027-2031

Responsible Entity: City of St. Cloud, MN

Grant Recipient (if different than Responsible Entity): Housing & Redevelopment Authority of St. Cloud, Minnesota

State/Local Identifier: - MN038

Preparer: Paul Soenneker

Certifying Officer Name and Title: Matt Glaesman, Community Development Director

Grant Recipient (if different than Responsible Entity): Housing & Redevelopment Authority of St. Cloud, Minnesota

Consultant (if applicable): none

Direct Comments to: Paul Soenneker, Project Manager, Housing & Redevelopment Authority of St. Cloud MN

Project Location: Public housing units located in the City of St. Cloud, MN

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

Empire Apartments -

2027: Update fire sprinkler system

2029: Replace or reline plumbing lines including tenant relocation

2030: Replace or reline plumbing lines including tenant relocation, upgrade security system, replace elevator A/C, repair or replace retaining walls on property

2031: Resurface parking lot, replace cabinetry, sinks and faucets, and kitchen cabinets in 10 units

Scattered Sites (Family Housing) –

2027: Replace front railings, balconies and porch railings-Quarry Ridge Townhomes

2028: Upgrade keyless entry systems-Cedar Ridge, Quarry Ridge and Flintwood Townhomes, replace exterior decks and lighting-Quarry Ridge Townhomes, replace parking lot-Cedar Ridge and Flintwood Townhomes, rehab exterior at four scattered sites to include decks and patios,

exterior doors, paint and caulk, gutters and downspouts, roof, siding, soffits, asphalt and concrete - 614 5th Ave NE, 1016 10th Ave SE, 1109 9th Ave SE, and 2405 14th St. S

2029: Replace playground equipment and surface-Cedar Ridge and Flintwood Townhomes, rehab exterior including siding, windows, and exterior doors-Flintwood Townhomes

2030: Upgrade interior lighting to more efficient lighting - Cedar Ridge, Quarry Ridge, and Flintwood Townhomes, replace air exchangers at 40 scattered site homes, rehab interiors at two scattered site homes including replacing flooring, cabinetry, painting, lighting, HVAC, and plumbing as needed - 860 19th Ave N and 2501 8th St. N

2031: Replace concrete at four scattered site homes including stoops, sidewalks, parking pads, driveways and landscaping - 623 Wilson Ave NE, 929 35th Ave N, 907 12th Ave SE, 913 12th Ave SE, replace concrete including stoops, sidewalks, parking pads, driveways and landscaping- Quarry Ridge and Cedar Ridge Townhomes

Wilson Apartments –

2027: Upgrade electrical boxes, upgrade fire sprinkler system

2030: Upgrade security system, replace elevator A/C unit

2031: Upgrade patio area with raised gardens and handicap accessible features, replace common area air conditioning, install stove exhaust hoods, install window awnings, upgrade common area lighting

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at

§58.5: ____ (a)(3)(ii)(A)(B)(C) _____

Funding Information

Grant Number	HUD Program	Funding Amount
MN46P03850127	Capital Fund Program	\$914,547

Estimated Total HUD Funded Amount: \$914,547.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$949,804.00

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,	Are formal compliance	Compliance determinations
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and Regulations listed at 24 CFR §58.5 and §58.6	steps or mitigation required?	
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No ☐ ☒	No projects in zones A, B, or C
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No ☐ ☒	No coastal barriers in St. Cloud, MN
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 ☐ ☒	No properties within the 100-year flood plain
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No ☐ ☒	No air quality issues in St. Cloud, MN – monitoring site: Talahi School
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No ☐ ☒	No coastal zones in St. Cloud, MN
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No ☐ ☒	No EPA Super Fund Projects in St. Cloud, MN
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No ☐ ☒	The sites are fully developed urban areas. The proposed activity will not alter native habitats or effect endangered species.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No ☐ ☒	The projects are located at an Acceptable Separation Distance from any above-ground explosive or flammable fuels or chemical containers.

Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No ☐ ☒	The projects do not include prime or unique farmland, or other farmland of statewide or local importance as identified by the USDA, NRCS
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No ☐ ☒	The site is not within a special flood hazard area and does not require compliance with 8-step decision-marking.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No ☐ ☒	No properties are eligible for historical listing.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No ☐ ☒	The projects do not involve development of noise sensitive uses.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(c); 40 CFR Part 149	Yes No ☐ ☒	The projects are not located within a US EPA designated sole source aquifer watershed area.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No ☐ ☒	The projects do not require compliance with the 8-step decision making.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No ☐ ☒	The projects are not located within one mile of the St. Croix River.
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No ☐ ☒	The proposed sites are suitable for its proposed use and will not have a disproportionate environmental impact on low income or minority populations.

Field Inspection (Date and completed by): August 3, 2026

Summary of Findings and Conclusions:

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

Determination:

- ☒ This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- ☐ This categorically excluded activity/project cannot convert to Exempt because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- ☐ This project is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: Paul Soenneker Date: 8-26-26

Name/Title/Organization: Paul Soenneker, Project Manager

Housing and Redevelopment Authority of St. Cloud, MN

Responsible Entity Agency Official Signature:

Matt Glaesman Date: 8-26-26

Name/Title: Matt Glaesman, Community Development Director City of St. Cloud, MN

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).