



U.S. Department of Housing and Urban Development

451 Seventh Street, SW
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: 124-E-Indiana-Ave-Mill-Redevelopment-(RAD/Site)

HEROS Number: 900000010420555

State / Local Identifier:

Project Location: 124 E Indiana Ave, Philadelphia, PA 19134

Additional Location Information:

Site work will occur in the area outlined in the attachment.

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

This project was reviewed in 2021 as an Environmental Assessment, with the following project description: "The Mill Redevelopment ("Project") will consist of the rehabilitation of a 5-story 140,000 sf former carpet mill building which Impact Services Corporation has owned since 1981. The site has been historically certified by the National Park Service. In addition, the ground floor will have an 8,800 sf commercial space which will house Impact Service's veterans services program. All residents will have access to Impact Services' full array of supportive services, some of which will be provided on-site. The Project will consist of five (5) one-bedroom units, thirty (30) two-bedroom units, and thirteen (13) three-bedroom units. There will be twenty (20) dedicated parking spaces for the residential portion of the project and protected playground, the parking lot will expand to seventy two (72) spaces for future development phase." This CDBG grant covers the second phase of construction on A & Indiana campus redevelopment. Work in this phase will include site work (interior courtyard, stormwater piping, and parking spaces), retaining wall, clearing/redirecting on-site stormwater infrastructure, parking barriers, Boiler House stabilization, and improvements at the Tusculum Street entrance. The other portion of activities under this review is a modification of rental assistance for 36 of the total 48 residential units onsite. HOK Housing, LP is a 48 unit LIHTC housing project at 118-60 E. Indiana Ave. The project was placed in service in August 2023 and fully occupied by December 2023. The \$23 million project, which renovated a former carpet factory, was supported by LIHTC, federal Historic Tax Credits, City funding, Philadelphia Housing Authority support, and Federal Home Loan Bank funds. The HOK Housing project received an allocation of 36 ACC rental assistance from the Philadelphia Housing Authority. After completion, the PHA received authorization to convert ACC to RAD vouchers. This process is being undertaken to modify the rental assistance to RAD vouchers. There was some additional evaluation of environmental conditions, so both of these portions of this project cannot be reviewed as supplemental assistance (CENST) to the 2021 review.

Level of Environment Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

Funding Information

Grant Number	HUD Program	Program Name	
B-19-MC-42-0012	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)	\$482,600.00
PA002000197	Rental Assistance Demonstration (RAD)		\$847,728.00

Estimated Total HUD Funded Amount: \$1,330,328.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$23,000,000.00

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.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete
Historic Preservation	Impact Services must submit samples of replacement brick and mortar to PHC staff for review and approval before completing repair work.	N/A	Send samples of replacement brick and mortar (for Boiler House structure) for PHC review and approval
Contamination and Toxic Substances	Use of engineering controls (capping), soil removal, and tank removal	N/A	(1) Account for the presence of historic fill materials during any future excavation, demolition, or other activities requiring soil disturbance at the subject property (2) Continue the planned 1-2 foot scrape of materials to be disposed of off-site, addressing the documented presence of historic fill materials and completing sampling and analysis related to "Clean Fill" designation for fill materials to be removed (3) Cap the site with 18

			inches of soil on landscaped and grass-covered areas. (4) Complete asbestos inspection and abatement as applicable on buildings prior to renovation or demolition activity, with immediate abatement/encapsulation of damaged pipe insulation. (5) Dispose of the 55-gallon drum in the Boiler House off-site in accordance with applicable regulations.	
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Determination:

<input type="checkbox"/>	This categorically excluded activity/project converts to EXEMPT per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; Funds may be committed and drawn down after certification of this part for this (now) EXEMPT project; OR
<input checked="" type="checkbox"/>	This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. 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
<input type="checkbox"/>	This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: M. Cavanagh Date: 08/30/24

Name / Title/ Organization: Meg Cavanagh / / PHILADELPHIA

Responsible Entity Agency Official Signature: John Mondlak Date: 08/30/2024

Name/ Title: John Mondlak, Interim Director, Department of Planning & Development

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).