

**NOTICE OF FUNDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

June 15, 2026

City of Lancaster, Pennsylvania
120 N. Duke Street
Lancaster, PA 17602
717-719-3838

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the *City of Lancaster* on behalf of *SACA Development Corporation*.

REQUEST FOR RELEASE OF FUNDS

On or after June 25, 2026, the City of Lancaster, Pennsylvania will submit a request to the U.S. Department of Housing and Urban Development for Community Development Block Grant funds under Title I of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; 42 U.S.C. 5301 et seq. to undertake the following project:

Tier 1 Broad Environmental Review for: Scattered Site Property Acquisition for Affordable Housing

Purpose: This project will fund the acquisition of properties for rehabilitation and resale to low-to-moderate income families in partnership with SACA Development Corp.

Project Location: The projects will take place across the City of Lancaster, with a focus on the Beaver Street Corridor.

Estimated Project Cost: The City of Lancaster will request \$250,000 in reallocated FY2021, FY2023, and FY2024 Community Development Block Grant (CDBG) funds, for a total of \$300,000, funded, in part, by other sources.

FINDING OF NO SIGNIFICANT IMPACT

The City of Lancaster has determined that the project will have no significant impact on the human environment. Therefore, an Environmental 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 City Hall, 120 N. Duke St., Lancaster, PA 17602 and may be examined or copied weekdays from 8:30 A.M to 4:00 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Department of Community Planning and Economic Development via email at JRummel@cityoflanasterpa.gov or phone at 717-719-3838. All comments received by June 26, 2026, will be considered by the City of Lancaster prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Lancaster certifies to HUD that Jaime Arroyo in his capacity as Mayor of Lancaster 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 that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Lancaster to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the City of Lancaster's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Lancaster; (b) the City of Lancaster has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient 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, Sec. 58.76) and shall be addressed to the Philadelphia Office of Community Planning and Development at CPDRROFPHI@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

Jaime Arroyo, Mayor of the City of Lancaster, Pennsylvania, Certifying Officer



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Tiered Environment Review
for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: Scattered-Site-Property-Acquisition-for-Affordable-Housing

HEROS Number: 900000010538283

Start Date:

Estimated End Date:

Actual End Date:

State / Local Identifier:

Project Location: Lancaster, PA 17603

Additional Location Information:

Properties will be located in the City of Lancaster, Pennsylvania, primarily along the Beaver Street Corridor in the southern part of the City.

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

Acquisition of property, as described in 24 CFR 58.35(a)(1)

Level of Environment Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:
58.35(a)(1)

Funding Information

Grant Number	HUD Program	Program Name	Funding Amount
B-21-MC-42-0010	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)	\$99,458.94
B-23-MC-42-0010	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)	\$101,541.06
B-24-MC-42-0010	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)	\$50,000.00

Estimated Total HUD Funded Amount: \$250,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$1,000,000.00

Mitigation Measures and Conditions [40 CFR 1505.2(c)]: Consult the completed environmental review record for information on the 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.

Determination:

- ☐ Extraordinary circumstances exist and this project may result in significant environmental impact. This project requires preparation of an Environmental Assessment (EA) ; OR
- ☐ There are no extraordinary circumstances which would require completion of an EA, and this project may remain CEST.

Preparer Signature: _____ **Date:** _____

Name / Title/ Organization: Jennifer Rummel, MPA / / LANCASTER

Responsible Entity Agency Official 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).



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**Tiered Environment Review
for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: Scattered-Site-Property-Acquisition-for-Affordable-Housing

**HEROS
Number:** 900000010538283

Start Date: 06/09/2026

**Responsible Entity
(RE):** LANCASTER, 120 N Duke St Lancaster PA, 17602

**State / Local
Identifier:**

RE Preparer: Jennifer Rummel, MPA

**Certifying
Officer:** Jaime Arroyo, Mayor

**Grant Recipient (if different than Responsible
Entity):** SACA Development Corp.

Point of Contact: Jose Lopez, President

**Consultant (if
applicable):**

Point of Contact:

40 CFR 1506.5(b)(4): The lead agency or, where appropriate, a cooperating agency shall prepare a disclosure statement for the contractor's execution specifying that the contractor has no financial or other interest in the outcome of the action. Such statement need not include privileged or confidential trade secrets or other confidential business information.

- ✓ By checking this box, I attest that as a consultant, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

Additional Location Information:

Properties will be located in the City of Lancaster, Pennsylvania, primarily along the Beaver Street Corridor in the southern part of the City.

Direct Comments
to:

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

Acquisition of property, as described in 24 CFR 58.35(a)(1)

Maps, photographs, and other documentation of project location and description:

[Lancaster-city-zoning-map.jpg](#)

Approximate size of the project area: more than 1 square mile

Length of time covered by this review: 5 Years

Maximum number of dwelling units or lots addressed by this tiered review:
3

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5: 58.35(a)(1)

Determination:

	Extraordinary circumstances exist and this project may result in significant environmental impact. This project requires preparation of an Environmental Assessment (EA); OR
✓	There are no extraordinary circumstances which would require completion of an EA, and this project may remain CEST.

Approval Documents:

7015.15 certified by Certifying Officer
on:

**7015.16 certified by Authorizing Officer
on:**

Funding Information

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
B-21-MC-42-0010	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)	\$99,458.94
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Estimated Total HUD Funded Amount: \$250,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$1,000,000.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Was compliance achieved at the broad level of review?	Describe here compliance determinations made at the broad level and source documentation.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards	☒ Yes ☐ No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. No additional evaluation is required.
Coastal Barrier Resources Act	☒ Yes ☐ No	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.
Flood Insurance	☐ Yes ☒ No	

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality	☒ Yes ☐ No	Based on the project description, the project consists of activities that are unlikely to have an adverse impact on Air Quality. No additional evaluation is required.
Coastal Zone Management Act	☒ Yes ☐ No	This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances	☒ Yes ☐ No	Based on the project description, the project consists of activities that are unlikely to have an adverse impact on Contamination and Toxic Substances. No additional evaluation is required. However, lead and radon assessments should be conducted at each site prior to the initiation of residential rehabilitation activities.
Endangered Species Act	☒ Yes ☐ No	Based on the project description, the project consists of activities that are unlikely to have an adverse impact on Endangered Species. No additional evaluation is required.
Explosive and Flammable Hazards	☒ Yes ☐ No	Based on the project description, the project consists of activities that are unlikely to have an adverse impact on Explosive and Flammable Hazards. No additional evaluation is required.
Farmlands Protection	☒ Yes ☐ No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.
Floodplain Management	☐ Yes ☒ No	
Historic Preservation	☐ Yes ☒ No	
Noise Abatement and Control	☒ Yes ☐ No	Based on the project description, the project consists of activities that are unlikely to have an adverse impact on noise pollution. No additional evaluation is required.
Sole Source Aquifers	☒ Yes ☐ No	Based on the project description, the project consists of activities that are unlikely to have an adverse impact on

		groundwater resources. The project is in compliance with Sole Source Aquifer requirements.
Wetlands Protection	☒ Yes ☐ No	Based on the project description, the project consists of activities that are unlikely to have an adverse impact on protected wetlands. No additional evaluation is required.
Wild and Scenic Rivers Act	☒ Yes ☐ No	This project is not within proximity of an NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[Air Quality - PM25 24hr 2006.pdf](#)
[Air Quality - PM25 24hr 1997.pdf](#)
[Air Quality - Ozone 1-hr 1979.pdf](#)
[Air Quality - Ozone 8 hr 2008.pdf](#)
[Air Quality - Ozone 8 hr 1997.pdf](#)
[Coastal Zone Management Act.pdf](#)
[7 - Endangered Species List - 559 S Prince.pdf](#)
[Critical Habitat and Species.pdf](#)
[Preserved Farmland - City of Lancaster.png](#)
[FIRM - City of Lancaster.png](#)
[FIRMETTE_32d43088-db0d-4840-b562-931f3bdae654.pdf](#)
[FIRMETTE_32d43088-db0d-4840-b562-931f3bdae654\(1\).pdf](#)
[Register of National Historic Places - City of Lancaster.pdf](#)
[Sole Source Aquifers.pdf](#)
[Wetlands Mapper - City of Lancaster\(1\).pdf](#)
[Wetlands Mapper - City of Lancaster_1.pdf](#)
[Wild and Scenic Rivers - City of Lancaster.pdf](#)
[Contamination and Toxic Substances.pdf](#)
[County of Lancaster - Above Ground Stationary Storage Tanks.pdf](#)
[Pipeline Search - City of Lancaster.pdf](#)
[Noise Abatement and Control.pdf](#)

Written Strategies

The following strategies provide the policy, standard, or process to be followed in the site-specific review for each law, authority, and factor that will require completion of a site-specific review.

1	Flood Insurance
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	Compliance cannot be assessed at a broad program level. Instead, each site-specific review will evaluate compliance with the National Flood Insurance Reform Act of 1994 by referencing the FEMA Flood Map Service Center at https://msc.fema.gov/portal/home . If a property is identified as being located within a flood-prone area, the site-specific review will incorporate appropriate mitigation measures, which may include requirements for flood insurance.
2	Floodplain Management
	Compliance cannot be established at a broad program level due to portions of the City of Lancaster being located within designated floodplain areas. Therefore, each site-specific review will include an evaluation using the FEMA Flood Map Service Center and/or NEPAassist. If a property is determined to be located within a floodplain or flood-prone area, the review will incorporate appropriate flood proofing measures in accordance with Ordinance No. 18-1979. Additionally, steps will be taken to ensure that adequate flood insurance has been obtained--and will be maintained in compliance with HUD requirements--prior to the release of any funds.
3	Historic Preservation
	Compliance cannot be assessed at a broad level, as the City of Lancaster contains numerous historically significant buildings and landmarks. Therefore, each site-specific review will include a Section 106 assessment by the State Historic Preservation Office.

Supporting documentation

APPENDIX A: Site Specific Reviews