

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT
FOR ENVIRONMENTAL AND HISTORIC PRESERVATION REVIEW
OF FEMA STORM GRANT PROJECT**

February 2, 2026

Government of the District of Columbia (DC)
Department of Housing and Community Development (DHCD)
1909 Martin Luther King Jr. Avenue, SE
Washington, DC 20020

(202) 442-6987 (Kelly-Ann Morrow, Housing Compliance Officer)

This Notice shall satisfy the procedural requirements for activities to be undertaken by the DC DHCD utilizing a grant from the Federal Emergency Management Agency (FEMA) Safeguarding Tomorrow through Ongoing Risk Mitigation (STORM) Revolving Loan Fund (RLF). The Project is the Kennedy Street Gardens (aka 145 Kennedy) located at 145 Kennedy Street NW in Washington, DC.

REQUEST FOR UTILIZATION OF FUNDS

On or about February 18, 2026, DHCD will submit all required information to FEMA about the proposed uses of the grant funds for this Project.

The Project is the new construction of 35 units of affordable rental housing and 5,546 square feet of commercial space. The Project will recast the headquarters of one of the nation's most prestigious historic Black fraternities, Phi Beta Sigma. The headquarters, located in Ward 4, will host community meetings, fraternity gatherings and reunions and housing essential DC residents. The Project will be a mixed-use affordable housing and commercial office site located in one of Washington D.C.'s most prestigious neighborhoods. The Owner/Borrowing Entity of this property will be a Phi Beta Sigma Inc. LLC through a subsidiary PBS Property Holdings LLC. To further the Developer and District's shared goal of preserving affordable housing, the Developer commits to executing a covenant ensuring that this project remains affordable forever.

FINDING OF NO SIGNIFICANT IMPACT

DHCD 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, a copy of which may be obtained by email request to Ms. Kelly-Ann Morrow, Housing Compliance Officer, Kelly-Ann.Morrow@DC.gov.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the Project may submit written comments to Ms. Morrow at the email address listed above. All comments received by **February 17, 2026**, will be considered by DHCD prior to authorizing utilization of the STORM grant. Commentators should specify which part of this notice they are addressing.

UTILIZATION OF FUNDS

The District of Columbia certifies that Colleen Green, in her capacity as the DHCD Director, 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. FEMA's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows DCHD to use a grant from the STORM RLF in the Project.

OBJECTIONS TO UTILIZATION OF FUNDS

FEMA will accept objections to its release of grant funds and the District of Columbia certification for a period of fifteen (15) 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 District of Columbia; (b) the District of Columbia has omitted a step or failed to make a decision or finding required by regulation; (c) the grant recipient or other participants in the development process have committed funds, incurred costs, or undertaken activities not authorized by regulation; 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.

Colleen Green, Director, DC DHCD