

**BOARD OF ZONING ADJUSTMENT
APPLICATION NO. 17964**

Affidavit of Applicant in Support of Two-Year Extension of Time

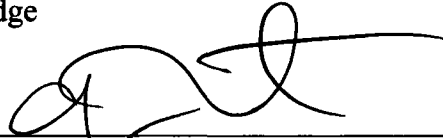
I, Gina Merritt, being duly sworn, depose and state as follows

- 1 I am the Principal of Northern Real Estate Urban Ventures ("NREUV"). NREUV provides real estate advisory services and fee development services. NREUV has core strengths that include financial analysis, securing project financing, and managing the entitlement, design and construction phases of developments. NREUV has built or managed the development and construction of over 2,000 units of housing, and 200,000 square feet of commercial development with value of over \$500 million
- 2 As indicated in the authorization letter submitted by Emory United Methodist Church, NREUV is the development manager for Emory United Methodist Church, and we have been authorized to submit this affidavit on their behalf in connection with this extension request
- 3 In my capacity as Principal, I have been responsible for obtaining land entitlements and coordinating financing for the building approved pursuant to Order No. 17964, as well as numerous other development projects
- 4 Since being retained by Emory United Methodist Church, one of my primary responsibilities has been securing financing for the project to move forward. The approved project includes church, office, retail, residential and recreation uses. The residential component is 100% affordable. As indicated in the marketing packet attached hereto as Tab A, we have prepared marketing materials and have been actively marketing the project to a number of potential investors and lenders
5. Given the combination of uses, the financing structure for this development is more complicated than that of a typical residential development, and thus we have had to seek multiple types and sources of funding for this development. We have also diligently and consistently been seeking financing for the project. As indicated on the letters attached hereto as Tab B, we received initial indications of interest from a number of sources, including Bank of America/Merrill Lynch, Low Income Investment Fund, United Bank, Red Capital Group, and Self-Help. However, due to the drastic changes in the economy, frozen lending markets, and overall residential housing market conditions, none of these sources have yet been willing to close on financing for the project.
6. In addition, we have sought to secure public financing for a portion of the development. For example, in 2009, the D.C. Department of Housing and Community Development ("DHCD"), through a Memorandum of Understanding with the D.C. Department of Mental Health, issued a Request for Proposals ("RFP") inviting applicants to apply for 9% Low Income Housing Tax Credits and Department of Mental Health grant funds. A copy of the RFP is attached hereto as Tab C
7. The owner and the approved development program meets the RFP's program and eligibility requirements. However, as indicated on page 12 of the RFP, applicants were

required to provide evidence that any necessary approvals from the Board of Zoning Adjustment had been obtained for the project. This was the first time that I am aware of DHCD requiring final zoning approvals as part of the application review process. The applications were due on May 18, 2009 and selections were made in July of 2009. Thus, we were not successful in securing any funding from this round of financing since our BZA order was issued after the deadlines set forth in the RFP.

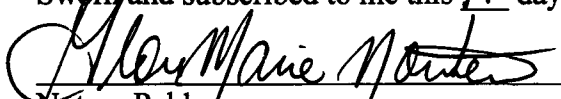
8. We understand from City officials that a new RFP for 9% Low Income Housing Tax Credits and Department of Mental Health grant funds will be issued this year, and given that we now have our zoning approvals, we anticipate submitting an application to participate in the next round of funding.
9. Moreover, we have recently re-initiated conversations with Raymond James Tax Credit Funds, and as indicated in the recent letter dated February 13, 2012 and attached hereto as Tab D, Raymond James Tax Credit Funds has indicated an interest to purchase a limited partnership interest in the project, subject to certain conditions. Thus, the requested extension will enable us to continue working with Raymond James Tax Credit Funds and other potential lenders and investors to get the project financed and developed.
10. Concurrent with seeking financing for the development, I have also been responsible for managing the design and permitting phase for the building approved pursuant to Order No. 17964. Subsequent to issuance of the BZA order approving the application, we began working with the project architect to convert the approved schematic plans into construction drawings. However, a dispute arose between the owner and the architect, and we were unable to get accurate construction drawings prepared in the time frames required pursuant to the BZA order.
11. In 2010, we retained a third-party consultant to review the construction drawings prepared by the initial architect. As indicated on the memorandum attached hereto as Tab E, the plans required significantly more information and detail than provided in order to convert the drawings into construction drawings. In addition, as indicated in the memo attached hereto as Tab F, we were not able to obtain construction pricing due to deficiencies in the plans. Thus, in May of 2011, as indicated in the letter attached hereto as Tab G, we were forced to terminate our relationship with the architect involved in the BZA process.
12. Subsequent to terminating this relationship, we began the process of seeking a new architect, and issued an RFP requesting architectural services for the project.
13. We recently selected Torti Gallas Urban as architects to convert the approved BZA plans into construction drawings, and to file a building permit application as soon as possible after the financing agreements are finalized and the funds are issued. Once this process is completed, we will also be able to finalize a construction contract with the project's general contractor and builder.
14. All of these activities demonstrate our continued commitment to the project and have positioned us to be able to go forward in short order once we secure financing and get the plans converted into construction plans suitable for permitting.

I solemnly affirm under the penalty of perjury that the contents of this Affidavit are true and correct to the best of my personal knowledge



Gina Merritt, Principal
Northern Real Estate Urban Ventures

Sworn and subscribed to me this 14th day of February, 2012


Notary Public

Embossed Hereon is My
Baltimore County, Maryland Notary Public Seal
My Commission Expires February 24, 2015
GLORI MARIE NORTHERN