

## **EXHIBIT G**

### **Affidavit of Jane L. Cafritz**

I, Jane L. Cafritz, being duly sworn, depose and state as follows:

1. I am Jane L. Cafritz, the Board Chair, President and CEO of the Morris & Gwendolyn Cafritz Foundation, the Applicant in ZC Case No. 06-10I. We are requesting a two-year time extension of the First-Stage PUD. The First-Stage PUD was initially approved pursuant to Zoning Commission Order No. 06-10 (“Order”) and was extended until December 31, 2024, pursuant to Zoning Commission Order No. 06-10D.
2. In ZC Order No. 06-10 the Zoning Commission approved the consolidated and first-stage PUD application for Art Place at Fort Totten (“APFT”). The APFT project included development of four blocks, Blocks A-D, with Consolidated PUD approval for Block A, and First-Stage PUD approval for Blocks B, C, D. The APFT PUD Project was originally envisioned to include approximately 929 residential units, a full-service grocery store, significant community-serving retail and cultural uses, a children’s museum, and other significant amenities and community benefits.
3. The construction of the building in Block A was completed and The Modern at Art Place has been occupied since 2017. The Modern at Art Place currently includes 520 residential units (141 units are subject to an affordability covenant) and 92,000 square feet of retail use and commercial use (including tenants such as One Life Fitness, Ramdass Pharmacy, Shining Star Pediatric Dentistry, Menomale Restaurant, Urban Garden Brewery, and Love and Care Daycare).
4. The Block B PUD Project consists of a mixed-use building with two primary components – the Family Entertainment Zone (“FEZ”) and a residential component. The residential component of the Block B PUD Project, with frontage along the former 4<sup>th</sup> Street, NE included approximately 271 units (30 reserved as artist affordable units) with ground floor retail spaces and ground floor artist maker spaces. Construction activity for the Block B PUD Project began in January of 2022 and to date we have spent over \$120,000,000 on the development of Block B. We welcomed the opening of an Aldi grocery in the Block B Project on December 5, 2024.
5. On February 15, 2018, the Office of the Zoning Administrator determined that a charter school is an approved matter-of-right on the portion of the APFT PUD Property that was only subject to First-Stage PUD approval, part of the original Block C. The Rocketship Infinity Charter School and the Social Justice School began charter school operations on this property (5450 3<sup>rd</sup> Street, NE) in 2021.
6. We recently obtained a determination from the Zoning Administrator that The Social Justice School is able to operate in the building located at 301 Kennedy Street, NE which is also located on a portion of Block C. The Social Justice School is currently using temporary trailers, located on a portion of Block B, while renovation of the building at 301 Kennedy Street, NE is completed.

7. We have been a long-term member of this community for over 80 years. We have spent hundreds of millions of dollars in the development of Blocks A and B. We have brought two well-established and thriving Charter School uses to the Property and has delivered over 100,000 square feet of community serving retail, including a full-service grocer.

8. Despite the significant investments of time, resources and financial capital that we have expended in the development and construction of Blocks A and B, circumstances outside of our control have prevented us from proceeding with the preparation and filing of Second-Stage PUD applications for Blocks C and D. Since the First-Stage PUD was approved, we have faced a global pandemic, unprecedented increases in construction costs, higher interest rates and tougher lending conditions. In fact, we lost years during the COVID pandemic in which the First-Stage PUD assumed development work would be progressing on Block B. As noted in Finding of Fact #37 of ZC Order No. 06-10D, it was anticipated that the development of Block B would have been completed by December, 2022 and there would have been two years of operations of the uses in Block B by the December 31, 2024 deadline to file a Second-Stage PUD for either Block C or Block D. The Aldi grocery store just opened on December 5, 2024, and the other cultural, retail and residential elements have not been constructed at this time. This time extension request for two more years to file Second-Stage PUD applications for Blocks C and D is consistent with the amount of time that we desired to have between the completion and occupancy of uses in Block B and the future development of Blocks C and D.

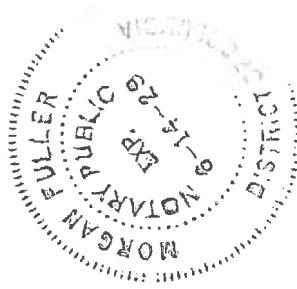
I solemnly affirm under the penalty of perjury that the contents of this Affidavit are true and correct to the best of my personal knowledge.

  
Jane L. Cafritz

State of District of Columbia)

County of \_\_\_\_\_)

Sworn and subscribed to me this 14 day of December, 2024.



Signed and sworn to (or affirmed) before me on	
<u>12/19/2024</u>	by <u>Jane L. Cafritz</u>
Date	Name(s) of individual(s) making statement
<u>Jane L. Cafritz</u>	
Signature of Notarial Officer	
<u>Executive Assistant</u>	
Title of Office	
My commission expires: <u>10-14-29</u>	

May 2  
Notary Public

## Notary Public

My commission expires: 6-14-29