

Tab D

Declaration of Noam Magence, Secretary of NRP Properties LLC, an Ohio Limited Liability Company.

The undersigned, being duly sworn according to law, deposes and says:

1. I am the Secretary of NRP Properties, LLC (“**NRP**”).
2. NRP is the entity that will develop the property located in Square 5085, Lots 41 & 61. (The “**Property**”).
3. As Secretary, I have been responsible for efforts relating to constructing and financing the development of the Property as an apartment building with 109 all-affordable residential units (the “**Project**”).
4. Since the review and approval of the Project by the Zoning Commission in Z.C. Case no. 22-08 (“**Approval**”), NRP has proceeded diligently in good faith to effectuate the Project.
5. NRP advanced the design of the Project to 100% construction drawings.
6. NRP prepared and filed an application for a building permit in February, 2024, prior to the deadline in the Approval.
7. NRP is utilizing the Accelerated Plan Review (APR) program at the Department of Buildings but is still working with agencies and anticipates the building permit will be issued in Q3 2025.
8. The District of Columbia Housing Finance Agency has deemed the Project eligible for \$45,000,000 in tax-exempt bond financing. NRP is in the Department of Housing and Community Development underwriting pipeline for an anticipated Housing Production Trust Fund loan. In November 2024, DC Council approved the Local Rent Supplement Program allocation to this project, which will provide rental subsidies to the 22 apartments reserved for households earning no more than 30% of Median Family Income.
9. NRP is working to close on the Property and start construction by Q4 2025.
10. NRP has engaged in regular conversations with the Deputy Mayor for Planning and Economic Development and other District officials regarding the status of the Project, financing and construction and continues to work hard to move this Project forward.
11. In total NRP has spent over \$3,000,000 on the design, permitting, financing and other efforts related to the Project.

[SIGNATURE PAGE TO FOLLOW]

NRP PROPERTIES LLC

By: 

Name: Noam Magence

Title: Secretary

(SEAL)

Sworn and subscribed to before me this 10 day of June, 2025



Joseph Nicholas Karasek
Notary Public, State of Ohio
Commission #: 2025-RE-890394
My Commission Expires 05-12-2030

County of Cuyahoga
State of Ohio


Notary Public

My Commission Expires: 5/12/2030