

**Request for One-Year Extension of Approved Consolidated PUD**  
**Z.C. Order No. 22-06 *et seq.***  
**Square 390, Lot 53**

**Affidavit of Ruth U. Hoang**  
**Exhibit C**

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I, Ruth U. Hoang, being duly sworn, depose and state as follows:

1. I am the Senior Vice President of Development at Jair Lynch Real Estate Partners.
2. The applicant for the requested time extension, 801 MAINE AVE NBL OWNER LLC (the “Applicant”), is an affiliate of Jair Lynch Real Estate Partners and the owner of the property located at 800 9th Street, SW, Washington, DC 20024 (the “Property”).
3. The Property is entitled for a new mixed-use development with residential and retail components and an overall FAR of 7.99 (the “Project”) pursuant to Z.C. Order No. 22-06, dated February 9, 2023, and effective June 9, 2023.
4. The Project will deliver approximately 498 new residential units, including 75 Inclusionary Zoning (IZ) units for households earning up to 50% or 60% of MFI. Eight IZ units will be three-bedroom, family-sized dwellings. The ground floor will contain about 24,000 square feet of non-residential space, including roughly 3,000 square feet for a grocer, market, bodega, or prepared food shop, along with space for a bank branch, consistent with the PUD order.
5. Additional public benefits associated with the PUD include a LEED Platinum level sustainable design, transportation improvements beyond required mitigation such as the reconfiguration and redesign of 9th Street, S.W., and enhancements to the public realm and surrounding streetscape.
6. Moreover, while not proffered as an additional PUD benefit, the Project will also include twenty (20) one-bedroom “workforce housing units” for households earning no more than 120% MFI, offering a housing product that meets a citywide need for moderate-income households and supports a diverse residential community.
7. Following the Zoning Commission’s approval of Z.C. Order No. 22-06, a group of residents of the Capitol Square Townhome community to the north of the Property appealed the order to the D.C. Court of Appeals. The Applicant negotiated a settlement with the petitioners, and the appeal was dismissed on March 5, 2024.
8. As a result of the appeal, the effective date of Z.C. Order No. 22-06 runs from the D.C. Court of Appeals’ dismissal. The Applicant is therefore required to apply for a building permit by March 5, 2026, and to commence construction of the PUD by March 5, 2027.
9. Since settling the appeal, our team has focused on refining the Project’s design to strengthen its viability and market appeal.

10. Due to a southward shift of the building, the Applicant filed a Modification Without Hearing (Z.C. Case No. 22-06A) to adjust the parking garage, ground-floor, and first-floor plans; allow relocation of garage and loading entrances; and amend the approved PUD to permit the residential units as rental or for-sale. The shift also eliminated the interim level, requiring redistribution of loading, lobby, and bicycle storage areas.
11. On June 26, 2025, the Zoning Commission voted to approve all of the changes requested in the Applicant's Modification Without Hearing application, and the final order is pending publication.
12. Since acquiring the Property, and with more than two years having passed since the PUD Order became final and effective on June 9, 2023, financing terms and construction pricing for this site have shifted materially. Higher debt costs and cost inflation have narrowed underwriting margins, and equity partners have been cautious despite the Property's strong fundamentals, including its premier location in Southwest D.C., proximity to transit and employment centers, and zoning approval that supports a high-quality residential program.
13. The appeal of the PUD order further impeded progress by creating uncertainty that discouraged lenders and equity partners until the case was resolved. Afterward, the Applicant reviewed the design and specifications to identify cost-saving adjustments while maintaining quality and compliance, and refined the residential program to enhance market appeal. Despite these efforts, financing conditions and supply-chain pressures have continued to delay the Project's advancement into construction.
14. In summary, elevated borrowing costs, limited equity, rising construction expenses, and delays from the appeal, all beyond our control, have prevented us from filing a building permit on schedule and are likely to postpone a realistic construction start, so additional time is needed to deliver the Project.
15. Accordingly, there is good cause for the Zoning Commission to grant a time extension. We believe the Project remains viable, and with the Federal Reserve's September 17, 2025, quarter-point interest-rate cut, as well as the prospect of further reductions, financing conditions already appear more promising. We are confident we can proceed, complete the Project in a timely manner, and deliver all associated PUD benefits.

[signature and notary on following page]

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.

**801 MAINE AVE NBL OWNER LLC,**  
a Delaware limited liability company

By: \_\_\_\_\_

Name: RUTH U. HOANG  
Title: SVP DEVELOPMENT

District of Columbia )  
 ) ss:  
\_\_\_\_\_ )

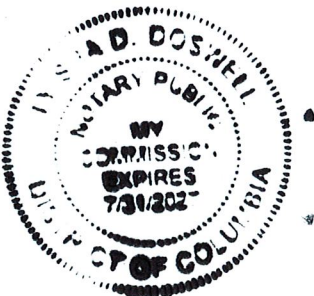
Sworn and subscribed to (or affirmed) before me this 18 day of SEPTEMBER, 2025,  
by Ruth U. Hoang, as Senior Vice President of Development of Jair Lynch Real Estate Partners,  
acting on behalf of 801 MAINE AVE NBL OWNER LLC.

\_\_\_\_\_  
Notary Public Signature

Printed Name: Tyisha A Doswell

My commission expires: 7/31/2027

[Notary seal]



District of Columbia  
Signed and sworn to (or affirmed) before me  
on 9/18/2025 by RUTH HOANG  
Date Name(s) of Individual(s) making Statement  
\_\_\_\_\_  
Signature of Notarial Officer

Tyisha D. Doswell - Notary Public, District of Columbia  
My commission expires July 31, 2027

