Exhibit C

AFFIDAVIT OF GEOFFREY GRIFFIS,

MANAGING MEMBER OF CITYPARTNERS 5914, LLC

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

1. I am the Managing Manager of CityPartners 5914, LLC.

2. The Applicant in Zoning Commission Case No. 13-08 was Square 5914, LLC. The interests of Square 5914, LLC were transferred to CityPartners 5914, LLC.

3. One of the original members of the applicant in ZC Case No. 13-08 was Sanford Capital, which owned the residential buildings around the Congress Heights Metro Station that were part of the land included in the PUD Project. By 2017, Sanford Capital had defaulted on various loans and the residential properties on the site were placed in court-ordered receivership. CityPartners 5914, LLC realized that Sanford Capital was not going to change its behavior regarding its maintenance and operation of the residential buildings on the Property. CityPartners 5914, LLC took control of these apartment buildings in December 2017. CityPartners 5914, LLC has removed Sanford Capital from the project entirely. Sanford Capital has no interest, ownership, or potential future ownership interest in the PUD Project.

4. There are currently two cases pending before the DC Superior Court regarding the residential buildings that are located on the property that is subject to the PUD approval in ZC Order No. 13-08. These cases are expected to be resolved over the next 12 months through mediation, settlement with the tenants, and/or Superior Court action. The principals of CityPartners 5914, LLC had no control, ownership, or management responsibilities of those residential buildings prior to December 2017 and did not create the housing conditions that led to the appointment of the Receiver.

5. Since taking ownership of the residential properties, CityPartners 5914, LLC has offered the Tenant Association the right to purchase the buildings through TOPA, and has brought a settlement offer to the Tenant Association. At this point, all of the former tenants in the buildings that were formerly owned by Sanford Capital have been relocated to other locations in close proximity to the PUD Project, with all relocation costs and expenses paid by the Applicant. CityPartners 5914, LLC has made the following standing offer to these former tenants:

   - CityPartners 5914, LLC will pay $100,000.00 to each Tenant Association member household;
   - CityPartners 5914, LLC will pay the taxes on the initial payment of the $100,000 fee, up to $10,000 per Tenant Association member household;

- CityPartners 5914, LLC committed to and has paid for the relocation and moving costs for each Tenant Association member household;
- CityPartners 5914, LLC will also allow tenants to move back into the beautiful new apartment building at the Congress Heights Metro site, at the same rent they were paying to live in the existing buildings. Increases in rent will be subject only to annual rent increases equal to the amount of the "automatic" rent increase allowed by DC's rent control law;
- CityPartners 5914, LLC has also invited tenants to invest in and participate in the new development, with a minimum investment of $10,000. Their investment would be considered as equity in the new project, and tenants could receive a preferred interest rate of 7%; and
- CityPartners 5914, LLC will arrange for and cover costs for a financial consultant—if requested—to help each Tenant Association member household decide how best to invest their $100,000 payment.

6. The existence of the two DC Superior Court cases renders CityPartners 5914, LLC unable to start construction of the PUD Project by June 5, 2019 for the following reasons:

- It is not possible to secure construction financing without a resolution to the TOPA notice that was provided to the tenants in June of 2018, and a reconciliation as to whether the tenants will negotiate to purchase the residential buildings to redevelop the sites themselves. If the PUD expires the development opportunity is lost for CityPartners 5914, LLC, but it is also lost for the tenants, if they decide they want to develop the site. If the PUD expires, all parties lose with no benefit realized for the tenants, community or the city.

- As part of the outstanding litigation, the tenants' attorneys have filed a Lis Pendens action which has clouded the title of the residential properties. This cloud prevents title insurance and without title insurance, CityPartners 5914, LLC has not been able to close on financing for the project.

- One of the pending Superior Court cases is related to the continued placement of a court appointed Receiver to remediate mold and resolve any housing code violations in the residential buildings. This litigation continues despite the fact that the tenants' attorney has stated on the record that if the tenants exercise their TOPA rights and purchase the buildings, they intend to tear them down. While the Receiver has had full and unilateral control of the residential properties since November 2017, the buildings have continued to receive housing code violations and fines. In addition, under the direct control and management of the Receiver, the building at 1331-1333 Alabama Avenue was severely damaged by fire that has rendered all of the 24 units uninhabitable. CityPartners 5914, LLC cannot start construction as it is prohibited under the Receivership statute to assert any management or control on site until the Receiver completes his work, or is removed to allow for the community-supported, transit

oriented, mixed-income redevelopment of the site. CityPartners 5914, LLC has fully funded the Receiver's account for operations and for the completion of his plan. CityPartners, 5914 LLC estimates that the Receiver will complete his work within six months.

CITYPARTNERS 5914, LLC

By: Geoffrey Griffis
Title: Managing Manager

Subscribed and sworn to before me this 31st day of May 2019.

Notary Public Peggy Hale

My Commission expires:

PEGGY HALE
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires August 14, 2022

PEGGY HALE NOTARY PUBLIC EXP. 8-14-22 DISTRICT OF COLUMBIA

[Notarial Seal]

NOTARY PUBLIC
EXP. 3-14-22
DISTRICT OF COLUMBIA