COMMUNITY MEETING REPORT
Petitioner: NRP Properties, LLC
Rezoning Petitions Nos. 2017-007 and 2017-008

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PRELIMINARY STATEMENT

The Petitioner has filed two rezoning petitions—Petition Nos. 2017-007 and 2017-008—for parcels that are adjacent to one another. They are referred to herein as the “N. Tryon Street” property (Petition No. 2017-007) and the “Northchase Drive” property (Petition No. 2017-008). Because of the contiguity of the parcels and the overlap between the notice parties, the Petitioner addressed both petitions in this combined Community Meeting.

PERSONS AND ORGANIZATIONS CONTACTED:

For Petition No. 2017-007, a representative of the Petitioner mailed a written notice of the date, time, and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 by depositing such notice in the U.S. Mail on Wednesday, November 23, 2016. A copy of the written notice for Petition No. 2017-007 is attached hereto as Exhibit A-2.

For Petition No. 2017-008, a representative of the Petitioner mailed a written notice of the date, time, and location of the Community Meeting to the individuals and organizations set out on Exhibit B-1 by depositing such notice in the U.S. Mail on Wednesday, November 23, 2016. A copy of the written notice for Petition No. 2017-008 is attached hereto as Exhibit B-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on December 8, 2016 at 6:30 p.m. at the Comfort Suites University-Research Park Large Conference Room, 7735 University City Blvd., Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheets attached hereto as Exhibit C (Petition No. 2017-007) and Exhibit D (Petitioner No. 2017-008). The Petitioner’s representatives at the Community Meeting were: Aaron Pechota and Cheryl Steigerwald (The NRP Group, LLC), Rad Hudson (American Structurepoint, Inc.), and John Carmichael and Ty Shaffer (Robinson, Bradshaw & Hinson, P.A.). Also in attendance was Councilmember Greg Phipps (District 4).

SUMMARY OF ISSUES DISCUSSED:

The meeting began with the PowerPoint presentation that is attached as Exhibit E.
John Carmichael opened the meeting and explained that it was the official Community Meeting for both Petition No. 2017-007 and Petition No. 2017-008. He then introduced the Petitioner’s representatives and gave an overview of the rezoning schedule:

- Public Hearing, January 17, 2017 at 6:30 pm at the Government Center
- Zoning Committee Meeting, January 25, 2017 at 4:30 pm at the Government Center
- City Council Decision, February 20, 2017 at 5:30 pm at the Government Center

Mr. Carmichael explained that the Community Meeting would address both Petition Nos. 2017-007 and 2017-008, and then gave an overview of the site and its location (including zoning designations for surrounding parcels). The Petitioner is requesting that the parcels be rezoning TOD-RO.

- The N. Tryon Street parcel is a 7.9 acre property currently zoned B-2. At present it houses a trailer park. Mr. Carmichael explained that multifamily uses are allowed by right consistent with the requirements outlined in the Zoning Ordinance.
- The Northchase Drive parcel is a 5.5 acre property currently zoned B-2 (CD), which means it has an existing approved site plan that governs the use and development of the site. That plan currently calls for extension of a public street to connect to a future public street extension, and limits uses to a 55,000 SF building until the public street connection is completed. Mr. Carmichael showed a copy of the current approved site plan.

Aaron Pechota introduced himself and NRP Group. He explained that it is a national multifamily developer that owns and manages apartments across the nation. It has been in existence since the mid-1990s and acts as developer, builder, and owner of projects. Currently, NRP Group builds 2,000-3,000 units a year across its footprint, which is primarily concentrated in the Midwest, Texas, and Florida. For a development with an affordable housing focus, which is proposed for these parcels, NRP Group would own the property for the long term. Mr. Pechota then reviewed NRP Group’s “Core Values” as shown on the slides, and offered to answer any questions.

Mr. Carmichael reviewed the Blue Line extension’s path and location of the subject properties along that line. He then summarized what the BLE Transit Station Area Plan calls for at the Old Concord Road station—dense development to support the transit network, along the lines of what is seen at stations in Southend.

Mr. Carmichael then reviewed the proposed site plans for these Petitioners and explained that the Petitioner plans to build streets through the site (per the Subdivision Ordinance).

For the N. Tryon Street parcel, Mr. Carmichael explained that the Petitioner has requested up to 130 units, though it now plans to build fewer units (about 90). The units will be affordable, workforce housing and the structures will have a maximum height of three stories, will be residential in character, and will have pitched roofs.
The Petitioner has asked for up to 140 units for the Northchase Drive property, though it has reduced that number in current plans to 120 units. It also will be affordable housing, and it is possible the Petitioner will develop exclusively senior (age 55 and up) housing on the site. The structures will be no more than four stories.

Mr. Pechota explained that the reason the Petitioner has filed two separate rezoning requests for these adjoining parcels, which ultimately will be connected by the proposed internal streets, is because of the tax credit request process. Reducing the number of units in each request makes better sense given the economics of the way these projects are structured and how the tax credits are obtained. Mr. Carmichael added that proceeding under two applications will allow for the Petitioner to develop at least one of these affordable housing projects if the other is not awarded the tax credits necessary to make the project financially feasible.

Mr. Carmichael then discussed the proposed design and sample elevators, which show use of vinyl with some masonry. He noted that elevations will be submitted with the Petitioner’s revised site plan, which is due on December 19.

The sole attendee at this point in the meeting noted that the property owner did not necessarily view the project as a negative for the area, but the main concern was that it be a nice product and visually appealing.

At this point in the meeting, several additional attendees arrived. Mr. Carmichael reviewed the same slide presentation for these individuals. In response to a question, he noted that the site meets the distance requirement to the Old Concord station necessary for TOD zoning.

Mr. Carmichael summarized the current uses on the parcels and present zoning, and that the uses allowed by right in the B-2 district would include multifamily. The Petitioner is proposing to move to TOD-RO zoning for these two parcels, but because the proposed density has now decreased, it is possible a rezoning is not necessary. Mr. Carmichael then showed the existing approved site plan for the properties, the uses called for in the transit station area plan, and the Petitioner’s proposed site plan.

In response to a question why the Petitioner was planning to reduce the number of units in the N. Tryon Street parcel, Mr. Pechota explained that there would be parking and other “fit” issues if the project became too large for the site. He also added, in response to a question, that the N. Tryon Street parcel plan would remove the entire existing trailer park community.

Mr. Carmichael reviewed the Northchase Drive parcel and summarized the building size and proposed units. He explained that both projects would be true affordable housing (i.e. exclusively affordable units). He then reviewed the elevations and explained, in response to a question, that the use of vinyl on these projects is driven to large extent by the need to keep costs low enough to allow for use as an affordable housing community. The extensive road improvements that the City is requiring from the Petitioner put additional pressure on the costs for this project, given its likely rental range.
Mr. Pechota then reintroduced NRP Group and discussed other projects they have completed in Charlotte. He also noted that NRP Group’s efforts here are a response to desires for more affordable housing units in Charlotte, and that they are targeting rents in the $600-$950/mo. range for the N. Tryon Street parcel, and $600-$800/mo. for the Northchase Drive property (though the rents would be lower if the Northchase Drive development is limited to seniors age 55 and older).

Mr. Pechota explained the submittal process for seeking tax credits for building affordable housing. He noted that the Petitioner would not sacrifice on quality of the development, but did state that their experience is that vinyl is a good fit for these projects for maintenance and durability reasons. He also emphasized that the roads the City will require create additional financial pressures they must address from a cost perspective.

Mr. Pechota then discussed why the Petitioner is pursuing separate rezoning and tax credit requests for the two properties. State financing limits the number of units the Petitioner can pursue on each request, and it is not financially feasible to pursue a larger, single unified project. Also, by pursuing the two separately, the Petitioner is increasing the chances that when the tax credit awards are announced in August 2017, it will have been successful for at least one project (currently only one of every three applications is, on average, awarded). He explained that the Petitioner is seeking 9% tax credits and that if those tax credit awards are not received, for the time being, the Petitioner will not be able to develop the projects (though it will keep pursuing the opportunity). Mr. Pechota added that the Petitioner probably is likely to request senior housing for the Northchase Drive property because if they submit applications for both sites, they do not want them to compete with one another.

In response to additional questions, Mr. Pechota explained the likely mix of units: 75% are likely to be at 60% AMI, and 25% of the units would be reserved for 30% AMI. Neither development will have units at market rate.

An additional neighbor arrived at the meeting. She noted that she owns properties to the rear of these two parcels, and that they are affected by water runoff, sewage leaks, and gas tank contamination in the creek that runs along the back of her properties. She is very concerned that building additional structures and parking lots will have a further negative impact on her properties, which are downhill from the site.

In response, Rad Hudson explained the reason for the BMP on the site, which is there to manage storm water quantity and quality. He explained they will perform release rate calculations to ensure that runoff is not increased over the predevelopment conditions (per Code), and also that the BMP structure will settle out imperfections in the runoff.

The questioner asked who would be responsible for ensuring the contamination does not continue and that the sewage leakage does not continue to increase. Mr. Hudson explained that the Petitioner would have to work with Charlotte Water, which has indicated that the system has capacity to add these sites. Mr. Hudson also noted that the Petitioner has been told the sites can tie into the sewer line along N. Tryon Street. The questioner noted that the current uses of the N. Tryon Street parcel are tying into the sewer line that runs across her parcels. Mr. Pechota stated
that the Petitioner has no intention of using that line. Mr. Hudson stated that because the Petitioner would tie the site into the N. Tryon Street sewer line, this use probably will improve the sewage situation for her properties versus what currently is the case.

When asked if the BMP was a retention pond, Mr. Hudson explained the concept of a wet retention basin, which is a permanent pool that allows impurities to settle out and be removed.

The questioner advised that the Petitioner should perform a more thorough investigation of the situation currently on site. Mr. Pechota explained that the Petitioner doesn’t currently own the properties, so cannot speak at this time to the current uses and impact on her properties, but that exactly that type of due diligence is taking place right now.

Mr. Carmichael, in response to a question about increased traffic impact and the need for a traffic study, noted that the connectivity of the parcels shown in the two site plans (if approved) should help with traffic flow. He then explained the threshold that must be met to trigger a traffic study, as well as CDOT’s discretion to request a traffic study for safety concerns. He noted that his experience is that projects at transit stations with a proposed TOD designation do not trigger traffic study requests because the expectation is that the uses around stations will be denser. Mr. Pechota noted that if the Northchase Drive parcel is restricted to senior residents, the average age likely will be 72, which is a demographic that does not create as many trips (and certainly not during peak hours). Mr. Carmichael added, however, that these proposals will no doubt generate more cars in the area than if they are left at their current uses.

Mr. Carmichael then noted that the Petitioner will submit revised site plans on December 19, and offered to remain and to review the proposed site plans with the late arriving attendee. That attendee noted her concerns about increased noise, issues with the number of potential residents that would be added near her properties, and also a concern about the fact that these units will be affordable housing. She noted that the neighborhood is one that has been trying very hard to revitalize in recent years, and she is concerned that adding affordable housing units is not going to help that process, at all.

The Community Meeting then adjourned.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

None at this time.

Respectfully submitted, this 16\(^{th}\) day of December, 2016.

NPR Properties, LLC, the Petitioner
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NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition No. 2017-007 filed by NRP Properties, LLC to request the rezoning of an approximately 7.9 acre site located on the north side of North Tryon Street at the intersection of North Tryon Street and Old Concord Road from the B-2 zoning district to the TOD-RO zoning district

Date and Time of Meeting: Thursday, December 8, 2016 at 6:30 p.m.

Place of Meeting: Comfort Suites University-Research Park
Large Conference Room
7735 University City Boulevard
Charlotte, NC 28213

We are assisting NRP Properties, LLC (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 7.9 acre site located on the north side of North Tryon Street at the intersection of North Tryon Street and Old Concord Road from the B-2 zoning district to the TOD-RO zoning district. The purpose of this rezoning request is to accommodate the development of a multi-family residential community on the site that could contain up to 130 dwelling units. This residential community would provide high quality workforce housing for families at or below 60% of the area median income.

The Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, December 8, 2016 at 6:30 p.m. in the Large Conference Room at the Comfort Suites University-Research Park located at 7735 University City Boulevard in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Greg Phipps, Charlotte City Council District 4 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: November 23, 2016
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<td>WC</td>
<td>McAdams</td>
<td><a href="mailto:wcma@me.com">wcma@me.com</a></td>
<td>704-987-1234</td>
<td>5001 Highland Way</td>
<td>Charlotte, NC</td>
<td>28203</td>
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<tr>
<td>Lucy</td>
<td>Martinez</td>
<td><a href="mailto:lucy@me.com">lucy@me.com</a></td>
<td>704-987-1234</td>
<td>2505 Highland Way</td>
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<tr>
<td>Jeff</td>
<td>Morgan</td>
<td><a href="mailto:jeff@me.com">jeff@me.com</a></td>
<td>704-987-1234</td>
<td>3505 Highland Way</td>
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<tr>
<td>Sue</td>
<td>Robinson</td>
<td><a href="mailto:suer@me.com">suer@me.com</a></td>
<td>704-987-1234</td>
<td>4505 Highland Way</td>
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<td>Mark</td>
<td>Smith</td>
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<tr>
<td>Sarah</td>
<td>Johnson</td>
<td><a href="mailto:sarah@me.com">sarah@me.com</a></td>
<td>704-987-1234</td>
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<tr>
<td>Tom</td>
<td>Lee</td>
<td><a href="mailto:tom@me.com">tom@me.com</a></td>
<td>704-987-1234</td>
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<tr>
<td>Mike</td>
<td>Davis</td>
<td><a href="mailto:mike@me.com">mike@me.com</a></td>
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<td>Bill</td>
<td>Williams</td>
<td><a href="mailto:bill@me.com">bill@me.com</a></td>
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<tr>
<td>Pat</td>
<td>Scott</td>
<td><a href="mailto:pat@me.com">pat@me.com</a></td>
<td>704-987-1234</td>
<td>10505 Highland Way</td>
<td>Charlotte, NC</td>
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**Notes:**
- The table lists members of the Highland Trace Neighborhood Association.
- The address format is [City, State, Zip Code].
NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition No. 2017-008 filed by NRP Properties, LLC to request the rezoning of an approximately 5.48 acre site located on the east side of Northchase Drive, north of North Tryon Street and next to Martin Luther King, Jr. Middle School, from the B-2 (CD) zoning district to the TOD-RO zoning district

Date and Time of Meeting: Thursday, December 8, 2016 at 6:30 p.m.

Place of Meeting: Comfort Suites University-Research Park
Large Conference Room
7735 University City Boulevard
Charlotte, NC 28213

We are assisting NRP Properties, LLC (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 5.48 acre site located on the east side of Northchase Drive, north of North Tryon Street and next to Martin Luther King, Jr. Middle School, from the B-2 (CD) zoning district to TOD-RO zoning district. The purpose of this rezoning request is to accommodate the development of a multi-family residential community on the site that could contain up to 140 dwelling units. This residential community would provide high quality workforce housing for families at or below 60% of the area median income.

The Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, December 8, 2016 at 6:30 p.m. in the Large Conference Room at the Comfort Suites University-Research Park located at 7735 University City Boulevard in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Greg Phipps, Charlotte City Council District 4 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: November 23, 2016
EXHIBIT C
NRP Properties, LLC, Petitioner
Rezoning Petition No. 2017-007

Community Meeting Sign-in Sheet

Comfort Suites University – Research Park
Large Conference Room
7735 University City Boulevard
Charlotte, NC 28213

Thursday, December 8, 2016
6:30 P.M.

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
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<tbody>
<tr>
<td>1. Delice Young</td>
<td>9915 Bayard Way, Huntersville, NC 28078-8255</td>
<td>704-596-3445</td>
<td><a href="mailto:delice.young@yahoo.com">delice.young@yahoo.com</a></td>
</tr>
<tr>
<td>2. Greg Hipsps</td>
<td>600 E. 4th St.</td>
<td>704-371-2436</td>
<td><a href="mailto:gaphipps@charlotte.nC.gov">gaphipps@charlotte.nC.gov</a></td>
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<td>3. Rani Cook</td>
<td>601 Dawn Cir.</td>
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<td>4. Herb Fogwell</td>
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NRP Properties, LLC, Petitioner
Rezoning Petition No. 2017-008

Community Meeting Sign-in Sheet

Comfort Suites University – Research Park
Large Conference Room
7735 University City Boulevard
Charlotte, NC 28213

Thursday, December 8, 2016
6:30 P.M.

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<td><a href="mailto:delice.young@yahoo.com">delice.young@yahoo.com</a></td>
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<td>2. Roni Cook</td>
<td>Huntersville NC</td>
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<td>Char NC 28213</td>
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<tr>
<td>5. Greg Phipps</td>
<td>600 E. 4th St.</td>
<td>704-336-2436</td>
<td><a href="mailto:gaphipps@charlo.tenc.gov">gaphipps@charlo.tenc.gov</a></td>
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EXHIBIT E
Rezoning Petition No. 2017-007
Rezoning Petition No. 2017-008
NRP Properties, LLC, Petitioner

Community Meeting

December 8, 2016
Agenda

I. Introduction of Development Team Members
II. Rezoning Schedule
III. Sites/Existing Zoning
IV. Information on the NRP Group, LLC
V. Review and Discussion of the Site Plans
VI. Review and Discussion of Building Architecture
VII. Question, Answer and Comment Session.
Development Team

- Aaron Pechota, The NRP Group, LLC
- Cheryl Steigerwald, The NRP Group, LLC
- Rad Hudson, American Structurepoint, Inc.
- John Carmichael, Robinson, Bradshaw & Hinson
- Ty Shaffer, Robinson, Bradshaw & Hinson
Rezoning Schedule

Public Hearing:
- Tuesday, January 17, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center

Zoning Committee:
- Wednesday, January 25, 2017 at 4:30 PM at the Charlotte-Mecklenburg Government Center

City Council Decision:
- Monday, February 20, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center
Petition #: 2017-007
Petitioner: NRP Properties, LLC
Zoning Classification (Existing): B-2
(General Business)
Zoning Classification (Requested): TOD-RC
(Transit Oriented Development, Residential, Optional)
Acreage & Location: Approximately 7.9 acres located north of the intersection of North Tryon Street and Old Concord Road, between Northchase Drive and Austin Drive.
The NRP Group: Quick Facts and Markets

- National multifamily developer, general contractor, and property manager founded in 1995
- Developed over 28,000 units in 12 states, and manages over 15,000+ residential units nationwide
- More than 300 years of collective executive team experience, and over 550+ employees nationwide
- Annual building revenue of over $300 Million
- Closed over $5.0 Billion in Real Estate, $3.0 Billion since 2009

Legend

- NRP Offices
- NRP Market

Map showing locations across the United States.
The NRP Group: Business Lines

The NRP Group is a full-service, fully-integrated, developer, general contractor and property manager.

DEVELOPMENT
The NRP Development team handles every aspect of development from concept to completion.

- With every new project, the team reviews and details the many elements that contribute to success: site selection, zoning, market studies, and designs that combine the most desirable features for each market.
- NRP partners with local governments, financial institutions and neighborhood organizations on its many multifamily housing, single-family infill homes, senior housing, student housing and land development projects.
- NRP’s current organization pipeline includes over 3,000 units located in 10 sub-markets representing $550 million worth of development.

CONSTRUCTION
NRP Contractors is a full-service general contractor providing a range of services to maximize cost efficiency & productivity.

- Licensed in 12 states, NRP Contractors has built more than 28,000 multifamily, single-family, student and senior units across the nation and has honed its skills to place a priority on key architectural features while expediting time-lines to meet objectives.
- Services include conceptual estimating, project management, design, consultation, civil engineering, architecture and budget development.
- The company currently has over 4,000 units under construction.
The NRP Group: Business Lines

The NRP Group is a full-service, fully-integrated, developer, general contractor and property manager.

- **MANAGEMENT**
  NRP Management is a full-service property manager with over 15,000+ luxury, family and senior rental units under management.
  
  - The team includes specialists in corporate compliance, accounting, operations, marketing and leasing support as well as on-site expertise in management, leasing and maintenance at each community.
  
  - NRP Management provides expertise in initial lease-ups, stable operations, market analysis, compliance, maintenance and training.
  
  - NRP Management will be adding over 3,500 units over the next 12 months.
  
- **INVESTMENT SERVICES**
  Navistone is a financial company, owned by the principals of the NRP Group, tasked with providing financial certainty for NRP’s tax credit properties as a tax credit purchaser and tax exempt bond buyer.
  
  - **Buyer of Tax-Exempt Bonds.** Navistone supports NRP’s affordable housing projects by acquiring and holding tax-exempt bonds during the construction phase, permitting access to favorable Fannie/ Freddie permanent takeout financing. Through 2016, Navistone has purchased $150+ million in tax-exempt mortgage revenue bonds.
  
  - **Purchaser of Low-Income Housing Tax Credits.** Navistone was originally created during the recession to purchase LIHTC positions in NRP transactions during a dislocated and illiquid market. Today, Navistone continues to provide our partners with security of execution, providing commitments for LP equity that ensure a successful closing, no matter what is happening in the financial markets.
  
  - **Consulting.** Navistone can also provide consulting services when necessary for arranging complicated capital structures and securing debt and equity financing.
The NRP Group: Core Values

OUR CORE BEHAVIORS
Honesty, integrity and ethical behavior are shared values of every employee, and the foundation for every business activity.

SHARED GOALS
We are all here to work for a common purpose, so teamwork is essential in our every day functions, guided by helpfulness and friendliness towards our peers.

RESPECTING INDIVIDUAL STRENGTHS
Every person has his or her own unique qualities and expertise in their position; therefore, we treat everyone with respect for their originality personally and professionally.

HIGH EXPECTATIONS
We will continually strive toward our goals, and as such we expect high performance from each other to reach our objectives along the way.

A SENSE OF PURPOSE
Our commitment is on business at hand, and our perseverance individually and collectively will enable us to become the partner of choice to our residents, subcontractors, suppliers, associates and employees.

OPENNESS AND APPROACHABILITY
Each one of us has the responsibility to be open and approachable to every other person involved in any business transaction, as each transaction is reflective of the reputation and dependability of our company.

A GREAT WORKING ATMOSPHERE
Work is a necessity for all of us, and so our working environment must be enjoyable every day so that each of us can put our best efforts forward.

PROFESSIONALISM ALWAYS
We are a professional organization, and as such, will present ourselves in that fashion in every internal and external business activity.
Questions and Comments