17302

Please find attached the following information. I hope it is adequate.

- 2005 Certificate of Good Standing
- Taxpayer Identification Number
- NPCDC Articles of incorporation
- NPCDC Bylaws
- IRS 501-(c)-(3) status letter
- Certificate of Exemption for D.C. & MD
- Master Business License
- Short Background Mission statement on NPCDC

RECEIVED
D.C. OFFICE OF ZONING
2005 FEB 10 AM 9:03

BZA
Case No. 17302
Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO. 17302
EXHIBIT NO. 21

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

CERTIFICATE

THIS IS TO CERTIFY that there were received and accepted for record in the Department of Consumer and Regulatory Affairs, Corporations Division, on the **14th** day of **February , 1994** ***Articles of Incorporation of:***

NON-PROFIT COMMUNITY DEVELOPMENT CORPORATION OF WASHINGTON, D.C., INC. (THE)

The above named corporation is duly incorporated and existing pursuant to and by virtue of the Nonprofit Corporation Act of the District of Columbia and authorized to **conduct its affairs** in the District of Columbia as of the date mentioned above.

WE FURTHER CERTIFY that the above entitled corporation is at the time of issuance of this certificate in **Good Standing** , according to the records of the Corporations Division, having filed all reports required by the District of Columbia Nonprofit Corporation Act.

IN TESTIMONY WHEREOF I have hereunto set my hand and caused the seal of this office to be affixed this **3rd** day of **February , 2005** .

Patrick J. Canavan
Acting Director

John T. Drann
Administrator
Business and Professional Licensing Administration

Patricia E. Grays
Superintendent of Corporations
Corporations Division

Anthony A. Williams
Mayor

Form **W-9**
(Rev. January 2002)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

Name
Non-Profit Community Development Corporation of Washington, DC

Business name, if different from above
NPCDC of Washington, DC

Check appropriate box: ☐ Individual/ Sole proprietor ☒ Corporation ☐ Partnership ☐ Other ► ..... ☐ Exempt from backup withholding

Address (number, street, and apt. or suite no.)
1330 New Hampshire Ave., NW, Suite 111

Requester's name and address (optional)

City, state, and ZIP code
Washington, DC 20036

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. For individuals, this is your social security number (SSN). **However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 2.** For other entities, it is your employer identification number (EIN). If you do not have a number, see **How to get a TIN** on page 2.

Social security number

or

Employer identification number
5	2	1	8	6	9	3	9	3

Note: *If the account is in more than one name, see the chart on page 2 for guidelines on whose number to enter.*

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), **and**
2. I am not subject to backup withholding because: **(a)** I am exempt from backup withholding, or **(b)** I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or **(c)** the IRS has notified me that I am no longer subject to backup withholding, **and**
3. I am a U.S. person (including a U.S. resident alien).

Certification instructions. You must cross out item **2** above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item **2** does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 2.)

Sign Here **Signature of U.S. person ►** [signature] **Date ►** 5/10/02

Purpose of Form

A person who is required to file an information return with the IRS must get your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to give your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee.

If you are a foreign person, use the appropriate Form W-8. See **Pub. 515,** Withholding of Tax on Nonresident Aliens and Foreign Entities.

Note: *If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.*

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 30% of such payments **after** December 31, 2001 (29% **after** December 31, 2003). This is called "backup withholding." Payments that may be subject to backup withholding include interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester, or
2. You do not certify your TIN when required (see the Part II instructions on page 2 for details), or
3. The IRS tells the requester that you furnished an incorrect TIN, or
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See the instructions on page 2 and the separate **Instructions for the Requester of Form W-9.**

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of $50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a $500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of Federal law, the requester may be subject to civil and criminal penalties.

ARTICLES OF INCORPORATION
OF
THE NON-PROFIT COMMUNITY DEVELOPMENT CORPORATION OF WASHINGTON, D.C., INC.

TO: Department of Consumer and Regulatory Affairs
Corporation Division
614 H Street, N.W., Washington, DC 20001

PREAMBLE: We, the undersigned natural persons of the age of twenty-one years or more, acting as incorporators of a corporation under the NON-PROFIT CORPORATION ACT (D.C. Code, 1981 edition, Title 29, Chapter 5), adopt the following Articles of Incorporation:

FIRST. The name of the corporation shall be:
THE NON-PROFIT COMMUNITY DEVELOPMENT CORPORATION OF WASHINGTON, D.C, INC.

SECOND. The period of duration of the Corporation shall be PERPETUAL.

THIRD. The purpose or purposes for which the Corporation is organized are exclusively for charitable, religious, educational, and scientific purposes, and especially for the purpose of furthering the goals of community and economic development,housing assistance and creation, training and job creation, and opening job markets to individuals who have habitually been denied long-term employment, and including:

To buy, sell, hypothecate, and rehabilitate housing units in order to provide the community with a greater housing stock;

To secure and provide housing on a temporary basis to individuals unable to secure adequate housing;

FILED FEB 14 1994

BY:

To secure and provide housing and other assistance to individuals and groups involved in government or community sponsored programs such as: treatment for drug and alcohol dependency; rehabilitation of youth offenders; support for women and children who have suffered abuse; assistance to HIV-positive/AIDS-infected individuals; and other programs with similar goals;

To secure and provide nursing home and transitional housing, and other assistance to the elderly.

To provide guidance and counseling to individuals housed in units owned and /or managed by the Corporation, including drug and alcohol treatment and education, HIV/AIDS counseling, self-sufficiency training, and access to other community outreach programs;

To research issues related to housing, homelessness, drug abuse treatment, alcohol dependency treatment; AIDS research, rehabilitation of youth offenders, and support of abused women and children, and to initiate programs to assist such individuals;

FOURTH. The Corporation shall have two (2) classes of members, such classes being designated "Members" and "Patrons". The qualifications and rights of the members of each class shall be identical except that annual dues shall be greater for Patrons and membership in such classes may be acknowledged in certain Corporate communications. No members shall have voting privileges.

FIFTH. The manner of election of the members of the Board of directors shall be set forth in the Bylaws of the Corporation as adopted by the initial Board of Directors designated herein.

SIXTH. There are no provisions regulating the internal affairs of the corporation.

UPON DISSOLUTION of the Corporation, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the corporation, dispose of all of the assets of the corporation exclusively for charitable, educational, religious, or scientific purposes as at the time shall qualify as an exempt organization under Section 501 (c)(3) of the Internal Revenue Code (or the corresponding provisions of any United States Internal Revenue Code (or the corresponding provisions of any United States Internal Revenue Law), as the Board of Directors shall determine. Any such assets not so disposed shall be disposed of by the Court of Common Pleas of the County in which the principal office of the corporation is then located, exclusively for such purposes or to such organization(s), as said Court shall determine, which are organized and operated for such purposes.

SEVENTH. The address of the registered office shall be:
1330 NEW HAMPSHIRE AVE., N.W., SUITE 111
WASHINGTON, DC 20036

The name of the registered agent at such address shall be :
IRENA I. KARPINSKI

EIGHTH. The number of directors constituting the initial board of directors shall be

THREE (3); as follows:

IRENA I. KARPINSKI
1330 New Hampshire Ave., N.W., Suite 111
Washington, DC 20036

Arthur Poms
4921 Auburn Avenue
Bethesda, MD 20814

STEVEN D. HELLER
1330 New Hampshire Ave., N.W., Suite 111
Washington, DC 20009

NINTH. The names and addresses of each incorporator are as follows:

IRENA I. KARPINSKI
1330 New Hampshire Ave., N.W., Suite 111
Washington, DC 20036

ARTHUR POMS
4921 Auburn
Bethesda, MD 20814

STEVEN D. HELLER
1330 New Hampshire Ave., N.W., Suite 111
Washington, DC 20009

Dated this 7 day of February, 1993.

Witness to All

Irena I. Karpinski

Arthur Poms

Steven D. Heller

I, Kimberly Steele a Notary Public, hereby certify that on the 14 day of January, 1994, Irena I. Karpinski, Arthur Poms, and Steven D. Heller appeared before me and signed the foregoing document as incorporators, and have averred that the statements therein contained are true.

Kimberly M Steele
Notary Signature

My commission expires:

KIMBERLY M. STEELE
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires September 14, 1996

BYLAWS

OF

THE NON-PROFIT COMMUNITY DEVELOPMENT CORPORATION OF WASHINGTON, D.C., INC.

ARTICLE I

NAME

The name of the corporation shall be THE NON-PROFIT COMMUNITY DEVELOPMENT CORPORATION OF WASHINGTON, D.C., Inc.

ARTICLE II

OFFICE

The principal office of the Corporation shall be in the District of Columbia. The Corporation may have such additional offices as the Board of Directors from time to time may determine and as the business of the Corporation may require.

ARTICLE III

PURPOSE

The purpose of the Corporation shall be to further the goals of community development, including:

1. To buy, sell, hypothecate, and rehabilitate housing units in order to provide the community with a greater housing stock:;
2. To secure and provide housing on a temporary basis to individuals unable to secure adequate housing;
3. To secure and provide housing and other assistance to individuals and groups involved in government or community sponsored programs such as: treatment for drug and alcohol dependency; rehabilitation of youth offenders; support for women and children who have suffered abuse; assistance to HIV-positive/AIDS-infected individuals; and other programs with similar goals;
4. To secure and provide nursing home and transitional housing, and other assistance to the elderly.

5. To provide guidance and counseling to individuals housed in units owned and /or managed by the Corporation, including drug and alcohol treatment and education, HIV/AIDS counseling, self-sufficiency training, and access to other community outreach programs;

6. To research issues related to housing, homelessness, drug abuse treatment, alcohol dependency treatment; AIDS research, rehabilitation of youth offenders, and support of abused women and children, and to initiate programs to assist such individuals;

7. To engage in other legal activities consistent with the goals of the Corporation.

ARTICLE IV

DIRECTORS

SECTION 1. NUMBER AND QUALIFICATIONS. The management and control of the affairs, business, and property of the the Corporation shall be vested in its Board of Director. The number of directors of the Corporation shell be not less than three (3) nor more than fifteen (15), which number may be increased or decreased from time to time by amendment of these Bylaws.

SECTION 2. ANNUAL MEETING. The annual meeting of the Board of Director shall be held in each year on the first Monday of October pursuant to notice mailed by the Secretary at least 10 days, but not more than 50 days, prior to the date of the meeting.

SECTION 3. REGULAR MEETINGS. Regular meetings of the Board of Directors may be held at such places and at such times as the Board may from time to time determine by resolution. If any day fixed for a regular meeting shall be a legal holiday at the place where the meeting is to be held, then the meeting which otherwise would be held on that day shall be held at the same hour on the next succeeding business day . No notice of regular meetings of the Board of Director need be given.

SECTION 4. SPECIAL MEETINGS. Special meetings of the Board of Directors shall be held whenever called by the president or by a majority of the directors. Notice of each special meeting of the Board of Directors shall be given to each director at least two days before that day on which the special meeting is to be held. Every such notice shall state the time and place of the meeting and the purpose thereof. The business transacted at such special meeting shall be confined to the purposes stated in the notice.

SECTION 5. QUORUM. At each meeting of the Board of Directors, at least a majority of the directors shall be present in order to constitute a quorum for the transaction of business. In the absence of a quorum, any director present may adjourn any meeting from time to time until a quorum is had. Notice of any such adjourned meeting need not be given.

SECTION 6. PLACE OF MEETING. The Board of Directors may hold its meetings at such places within or without the District of Columbia, as specified in the requisite notice when appropriate.

SECTION 7. TERM OF OFFICE AND ELECTION. Directors shall be appointed by a majority vote of the entire Board for a term of two years and until a successor is appointed. Vacancies shall be expeditiously filled subject to the procedures stated in these bylaws.

SECTION 8. RESIGNATION. Any director may resign at any time by giving written notice to the President or to the Secretary. The resignation of any director shall take effect at the time specified in such notice, and, unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

ARTICLE V

OFFICERS

SECTION 1. OFFICERS AND QUALIFICATIONS. The Officers of the Corporation shall be a President, a Vice President, an Executive Director, a Secretary, and a Treasurer. Any person may hold two or more offices, except that the President may not serve as a Secretary, but in no case shall one person sign a single instrument of any kind in more than one capacity. None of the officers except the President need be a member of the Board of Directors.

SECTION 2. PRESIDENT. The President shall be the chief executive officer of the Corporation. He shall preside at all meetings of the Board of Directors, shall have active and general management of the Corporation, and shall see that all orders and resolutions of the Board are carried into effect. He shall have the general powers and duties of supervision and management usually vested in the office of president of a corporation. The President also shall appoint and discharge all subordinate agents and employees and fix their salaries, subject to review by the Board of Directors, and shall

designate the duties they are to perform.

SECTION 3. VICE PRESIDENT. The Vice President shall perform such duties as may be assigned by the Board of Directors or by the President and, in the absence or incapacity of the President, shall serve as Acting President with all authority incident to such office. Both the President and Vice President shall be empowered to contractually bind the Corporation.

SECTION 4. SECRETARY. The Secretary shall keep the minutes of the meetings of the Board of Directors in appropriate books. He shall attend to the giving of all notices of the Corporation. He shall have charge of the books or records of the Corporation and such other books and papers as the Board may direct, and shall perform all the duties incidental to his office.

SECTION 5. TREASURER. The Treasurer shall have the care and custody of all the funds and securities of the Corporation and shall deposit the same in the name of the Corporation in such banks or depositaries as the Board of Directors may from time to time select.

SECTION 6. OTHER OFFICERS. Other officers shall perform such duties and have such powers as may be assigned to them by the Board.

SECTION 7. COMPENSATION. Officers shall receive such salary or compensation as may be fixed by the Board.

SECTION 8. BOND. The Board of Directors, by resolution, may require any or all of the officers of the Corporation to give bonds in favor of the Corporation, with sufficient surety or sureties, and in such amounts as the Board of Directors may fix, conditioned upon the faithful performance of the duties of their respective officers.

ARTICLE VI

EXECUTIVE DIRECTOR

SECTION 1. The Board of Directors shall appoint and fix the compensation for an Executive Director, who shall be responsible for the day-to-day management of the Corporation. The Executive Director shall be directly responsible to the President and the Vice-President, and shall report to the Board upon Board request, and shall submit written reports to the Board at regular Board meetings. The Executive Director shall oversee all

hiring by the Corporation, subject to Board approval.

ARTICLE VII

PANELS AND COMMITTEES

SECTION 1. PANELS. The Board of Directors may appoint one or more panels of consultants, skilled in their particular fields of expertise, to advise the Corporation.

SECTION 2. COMMITTEES. The Board of Directors shall appoint members to various committees, standing and ad hoc, as needed. Such committees may include: Finance; Educational Programs; Property Acquisition; Counseling Programs; and others. An **EXECUTIVE COMMITTEE** may be delegated by the Board to act in the place of the Board. Such committee shall be comprised of the officers and other Board members selected by the Board, and shall have full powers of the Board, except with regard to the power to amend, alter or repeals these Bylaws. All actions of such Executive Committee shall be reported to the full Board. The Executive Committee shall submit a written report to each regular Board Meeting.

ARTICLE VIII

SEAL

The seal of the Corporation shall have inscribed thereon the name of the Corporation, the year in which incorporated, and the words, "District of Colombia - Corporate Seal".

ARTICLE IX

NOTICES

SECTION 1. WRITTEN NOTICE. Whenever the provisions of a statute or the Articles of Incorporation, or any of these Bylaws require or permit notice to be given to any director, officer, or member, it shall not be construed to require personal notice, but any such notice may be given in writing by depositing the same in a post office or letter box with a prepaid, sealed wrapper, or by delivering the same to a telegraph company for transmission by wire, the cost thereof being prepaid, in either case addressed to such director, officer, or member at his address as the same appears on the books of the Corporation, and the time when the same shall be so mailed or delivered to the telegraph

company shall be deemed to be the time of the giving of such notice.

SECTION 2. WAIVERS. Any member or director may waive in writing or by telegraph any notice required or permitted to be given under any provisions of any statute or of the Certificate of Incorporation or of these Bylaws, either before, at, or after the meeting or other event of which notice is so provided. All shareholders or directors present at any meeting shall be deemed to have waived any and all notice thereof.

ARTICLE X

INDEMNIFICATION

Each of the officers and directors who renders services for the Corporation shall be, and is hereby, indemnified and held harmless by the Corporation from and against any and all liabilities, claims, losses, demands, and expenses whatsoever arising out of or by reason of any negligent or wrongful acts or misconduct committed by him/her, or by any person under his/her direct supervision and control, while rendering services on behalf of the Corporation; provided, however, the Corporation shall not be so liable with respect to any matter in which such person has been guilty of willful misconduct, fraud or material misrepresentation to the Corporation, its Bard of Directors, the shareholders, or any other person.

ARTICLE XI

FISCAL YEAR

The fiscal year of the Corporation shall begin on the 1st day of January every year, except that the first fiscal year shall begin on the day the Corporation begins doing business.

ARTICLE XII

AMENDMENT OF THESE BYLAWS

The Board of Directors, by a vote or a majority of those present at any meeting at which a quorum is present, any alter, amend, or repeal these Bylaws, and any Bylaw or alteration, amendment, or repeal so made may be further amended, altered, or repealed by the Board of Directors as herein provided.

INTERNAL REVENUE SERVICE
DISTRICT DIRECTOR
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date:
JUL 02 1998

THE NON-PROFIT COMMUNITY
DEVELOPMENT CORPORATION OF WSH DC
C/O IRENA KARPINSKI
1330 NEW HAMPSHIRE AVE NW STE 111
WASHINGTON, DC 20036-6300

Employer Identification Number:
52-1869393
DLN:
17053093942049
Contact Person:
HIRAM LEE HARVILLE ID# 31257
Contact Telephone Number:
(877) 829-5500

Our Letter Dated:
September 1995
Addendum Applies:
No

Dear Applicant:

This modifies our letter of the above date in which we stated that you would be treated as an organization that is not a private foundation until the expiration of your advance ruling period.

Your exempt status under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3) is still in effect. Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Code because you are an organization of the type described in section 509(a)(1) and 170(b)(1)(A)(vi).

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

If we have indicated in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,

C. Ashley Bullard

District Director

Letter 1050 (DO/CG)

INTERNAL REVENUE SERVICE
DISTRICT DIRECTOR
31 HOPKINS PLAZA
BALTIMORE, MD 21201

DEPARTMENT OF THE TREASURY

Date:
SEP 26 1995

Employer Identification Number:
52-1369393
Case Number:
525206073
Contact Person:
RODERICK LANCASTER
Contact Telephone Number:
(410) 962-9504

THE NON-PROFIT COMMUNITY
DEVELOPMENT CORPORATION OF
WASHINGTON, D.C., INC.
C/O IRENA KARPINSKI
1330 NEW HAMPSHIRE AVE NW # 111
WASHINGTON, DC 20036

Accounting Period Ending:
December 31
Foundation Status Classification:
509(a)(1)
Advance Ruling Period Begins:
2/14/94
Advance Ruling Period Ends:
12/31/98
Addendum Applies:
Yes

Dear Applicant:

Based on information you supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably expect to be a publicly supported organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

Accordingly, during an advance ruling period you will be treated as a publicly supported organization, and not as a private foundation. This advance ruling period begins and ends on the dates shown above.

Within 90 days after the end of your advance ruling period, you must send us the information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, we will classify you as a section 509(a)(1) or 509(a)(2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, we will classify you as a private foundation for future periods. Also, if we classify you as a private foundation, we will treat you as a private foundation from your beginning date for purposes of section 507(d) and 4940.

Grantors and contributors may rely on our determination that you are not a private foundation until 90 days after the end of your advance ruling period. If you send us the required information within the 90 days, grantors and contributors may continue to rely on the advance determination until we make a final determination of your foundation status.

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Finance and Revenue

21248

CERTIFICATE OF EXEMPTION

ISSUED PURSUANT TO DISTRICT OF COLUMBIA SALES AND USE TAX ACTS

THIS CERTIFIES THAT

NON PROFIT COMMUNITY DEVELOP CORP WASH
1330 NEW HAMPSHIRE AVE NW 111
WASHINGTON DC 20036

DATE ISSUED	CERTIFICATE NUMBER
01/06/98	8399-0230917-001

THIS CERTIFICATE IS NONTRANSFERABLE

NATWAR M GANDHI
DEPUTY C F O

FR-551 (REV.) 7/83

Is entitled to exemption from the District of Columbia Sales and Use Tax under authority of the District of Columbia Sales and Use Tax Acts.

THIS CERTIFICATE MUST BE POSTED IN A CONSPICUOUS PLACE

Comptroller of Maryland
Sales and Use Tax Exemption Certificate

Account Number
31174981

Expiration Date
09/30/2007

Name
NON PROFIT COMMUNITY DEVELOP
CORP OF WASHINGTON DC
1330 NEW HAMPSHIRE AVE NW
NW #111
WASHINGTON, DC 20036-6350

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Anthony A. Williams, Mayor

Department of Consumer and Regulatory Affairs
Business License Center - Room 1100
941 North Capitol Street, N.E.
Washington D.C. 20002

Date Issued: 9/26/2002
Unique Business ID#
52-18XXXX-7539
License Period:
9/26/2002 - 9/25/2004

MASTER BUSINESS LICENSE CLASS B

Applicant's Name and Mailing Address :	Name and Licensed Premise Address:	Registered Agent and Agent Address:
NON-PROFIT COMMUNITY DEVELOPME 1330 NEW HAMPSHIRE AVE, NW SUITE 111 WASHINGTON, DC 20036-6300	NON-PROFIT COMMUNITY DEVELOPME 1330 NEW HAMPSHIRE AVE NW 111 WASHINGTON DC 20036-6300	MICHAEL SANDERS POWELL GOLDSTEIN LAW FIRM 1001 PENNSYLVANIA AVE, NW WASHINGTON DC 20004

C of O#: CO 38687	Home Occ #	SQUARE: 0097	LOT: 2056	ZONE: SP2	WARD:	ANC:

GENERAL BUSINESS LICENSE - OTHER BUSINESS SERVICES

*** THE LAW REQUIRES THIS LICENSE TO BE POSTED IN A CONSPICUOUS

David A. Clark, DIRECTOR

ADDENDUM

It is a violation of the DC regulations and the Human Rights Law to discriminate in any manner other than individual merit, including but not limited to discrimination by reason of race, color, religion, national origin,

THE NON-PROFIT COMMUNITY DEVELOPMENT CORPORATION OF WASHINGTON, D.C., INC.

npcdc

Background on NPCDC

NPCDC's Mission, History, and Programs

NPCDCs mission is to initiate, sponsor, and operate housing and economic development projects that improve the quality of life for low-income working families and that promote neighborhood revitalization. To date, NPCDC has focused its efforts in metropolitan Washington, DC. This year, it will expand to rural Virginia. Established in 1994, NPCDC has realized tremendous growth over the past three years, as its intensive project development efforts have come to fruition.

NPCDC's greatest success is the redevelopment of the Douglas Gardens property, an 18-building project in DC's Congress Heights neighborhood that sat abandoned for 12 years. When NPCDC found this property in 1996, it was encumbered by almost $1 million in liens and was a haven for criminal activity. Working closely with more than eight District agencies, NPCDC gained site control of the property at the end of 1999, reduced the liens, and secured Low-Income Housing Tax Credits. NPCDC renamed the property Douglas Knoll, began construction in 2001, and within 16 months of gaining site control, had completed enough of the $25 million rehabilitation for tenants to move in. NPCDC completed the renovation on time and within budget. The property features 184 two- and three-bedroom units, many with two stories and cathedral ceilings. Today, the property is fully occupied and NPCDC must turn away tenants. NPCDC has parlayed its success with Douglas Knoll into public support for other projects. It has secured site control and tax credit financing for 75 scattered site units in Anacostia; has been authorized through the Mayor's HomeAgain initiative to rehabilitate vacant or abandoned properties as homeownership units; and was selected by the National Capital Revitalization Corporation to develop an in-fill property in Columbia Heights as affordable home-ownership condominiums and community-oriented commercial space.

NPCDC operates three major development programs: the affordable rental housing program; the homeownership program; and the community services program. The rental and homeownership programs redevelop, preserve, or build housing that is affordable over the long term. The community services program develops supportive services or facilities for residents in NPCDC projects and their neighbors.

NPCDC's Washington, DC Vacant and Abandoned Housing Rehabilitation Program

In 2002, the DC Mayor's Office selected NPCDC as a contractor eligible to bid on vacant or abandoned parcels of land owned by the District for redevelopment as affordable and moderately priced housing. NPCDC submitted a successful bid for Bundle 2 which includes the following properties: 814 Delafield Place, NW; 964 Mt. Olivet Road, NE; 223 Webster Street, NW; lot on Riggs Road, NE; 1145 Summit Street, NE; and 1147

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Summit Street, NE. NPCDC will rehabilitate existing or build new housing at these sites and make them available to first-time homeowners.

NPCDC has developed a strategic partnership with HomeFree USA in order to ensure that the families who purchase the homes have the financial skills they need to be successful owners. HomeFree USA provides extensive home-buyer and home-owner training to its clients and helps them find affordable mortgage products. None of HomeFree USA's clients has defaulted on a mortgage within the first five years of home-ownership, a remarkable accomplishment given that its clients have low incomes and are thus more vulnerable to negative changes in the economy. HomeFree USA's clients benefit from this partnership because it provides high quality affordable housing, which is in limited supply in the District.

NPCDC's Recent Accomplishments

2002

- Completed $25 million renovation and lease-up of Douglas Knoll Cooperative Apartments, a 184-unit tax credit community in Congress Heights.
- Received development rights from the National Capital Revitalization Corporation for Parcel 5 in its Columbia Heights development competition. NPCDC will build 56 mixed-income home-ownership condominiums and approximately 15,000 square feet of community commercial space. A $250,000 rent write-down reserve will subsidize rents for community-based or small businesses. Total development cost will be $18 million.
- Was awarded 9 percent Low-Income Housing Tax Credits to rehabilitate two vacant properties as 62 units of scattered-site affordable housing in Anacostia. Total development cost for this project, called Stanton Park, will be $9 million.
- Chosen by DC Mayor's Office as an eligible contractor for its HomeAgain Initiative to redevelop vacant or abandoned properties throughout DC as homes for sale to low- and middle-income families.
- Submitted a successful bid to rehabilitate six vacant or abandoned DC sites as homes for sale via the HomeAgain Initiative. Total development cost will be $1 million.
- Received preliminary approval for 9 percent tax credits to redevelop an abandoned 17-unit building on W Street in historic Anacostia. Total development cost will be $2.5 million. Also received $300,000 in McKinney Act funding to purchase surrounding properties in order to revitalize the whole block.

2003

- Closed on funding for Stanton Park and will begin construction in Spring.
- Will close on financing for W Street property.
- Will acquire 335 rural rental housing units in Virginia via the Mark-to-Market program

NPCDC's Board and Staff

NPCDC is overseen by a six-member board of directors that has expertise in family crisis law, health care administration, and delivery of health care and social services. Michelle

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