

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**



Office of the Director

OCT 8 2014

Stan Voudrie
Four Points LLC
1805 7th Street, NW, 8th Floor
Washington, DC 20001

RE: 2255 MLK Jr. Avenue

Dear Mr. Voudrie:

Congratulations. This letter is to advise you that your organization's proposal for the project at **2255 MLK Jr. Avenue, SE**, has been reviewed by the District of Columbia Department of Housing and Community Development ("DHCD"), pursuant to the 2014 Request for Proposals ("RFP") process, and a reservation of funding has been made for this project. DHCD believes your project will support the District of Columbia's goals of increasing the supply of decent and affordable housing and fostering neighborhood revitalization.

Please note that this letter should not be construed as a commitment letter. However, your project has successfully completed an important step in substantive review, and DHCD has reserved funds in order to proceed with your project.

Mr. Guyton Harvey, your project manager, will be in contact with you within the next week to schedule a meeting to review the terms, conditions, and time line needed to successfully move to closing. This meeting must occur no later than 30 days from the date of this letter in order to move the process forward. There will be no exceptions to this timeline.

Once you have met the relevant pre-closing conditions, the next step is for the DHCD Loan Review Committee to review the final deal structure and make a final funding recommendation to the Director. Approval at this stage would result in issuance of a conditional commitment letter. The process concludes only after the Director and Council of the District of Columbia (if applicable) approvals have been successfully obtained.

In an effort to ensure timely processing of all funding proposals, the Department will require that all requested supplemental information be submitted within given deadlines. Failure to submit requested items on a timely basis may result in the rejection of your application and the withdrawal of the funding reservation by the Department. If your funding application is unable to move forward due to your failure to comply with any conditions or submission requirements, you may choose to resubmit an application for that project through any of the Department's future RFPs.

ZONING COMMISSION

Please be advised that applicants are under a continuing obligation to report any and all changes in eligibility status of either the proposed project or their organization. At any point in the application process, DHCD reserves the right to terminate further consideration of your application for funding, if it is discovered that it contains any false or misleading information. I thank you for your interest in partnering with DHCD to bring about housing and community development in our nation's capital. We look forward to working with you to bring this important project to a successful conclusion.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael P. Kelly', with a long, sweeping underline that extends to the right.

Michael P. Kelly
Director

Cc: Guyton Harvey