

Housing Production Trust Fund

Fiscal Year 2023 First Quarter Report

October 1, 2022 – December 31, 2022

OVERVIEW

The Housing Production Trust Fund (HPTF or “the Fund”) is authorized under the Housing Production Trust Fund Act of 1988, D.C. Law 7- 202. Section 4102.9(a) of Title 10 of the D.C. Municipal Regulations requires the DC Department of Housing and Community Development (DHCD) to file with the Chairperson of the Council Committee on Housing¹ quarterly reports on Fund activities and expenditures.

This report encompasses the first quarter of 2023: October 1, 2022 – December 31, 2022.

HPTF SUMMARY – FY2023 Q1

The HPTF fund balance at the beginning of the first quarter of fiscal 2023 was \$403,001,905 (Table 1). Expenditures by the HPTF occur for multi-family projects, the Single-Family Residential Rehabilitation Program, DHCD administrative support, and other project expenses.

Table 1: Summary of Quarterly Activities

FY2023 QUARTERLY ACTIVITIES							
Quarter	Starting Balance	Recordation & Transfer Tax	Other Income	Loan Repayments	Transfers from Mayor's Office	Disbursements	Ending Balance
Oct-Dec 2022	403,001,905	14,236,723	-	3,434,549	(8,697,000)*	(21,699,275)	390,276,902
Jan-Mar 2023							
Apr-Jun 2023							
Jul-Sep 2023							

* Anticipated sweep to General Fund

Revenue from recordation and transfer taxes, other income (interest income, Inclusionary Zoning contributions), and loan repayments totaled \$17,671,272 for the quarter. In addition, \$8,697,000 was anticipated to be transferred from the fund to reflect a fund sweep approved by Council in FY22. Project expenditures for all agency HPTF activities in the first quarter of 2023 totaled \$21,699,275 (Table 2), next page.

¹ Previously titled the Council Committee on Housing and Economic Development.

Table 2: Statements of Revenues and Expenditures

STATEMENTS OF REVENUES AND EXPENDITURES					
October 1, 2022 – December 31, 2022					
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	TOTAL
REVENUE					
Recordation & Deed Taxes	14,236,723				14,236,723
Loan Repayment	3,434,549				3,434,549
Other Income	-				-
Miscellaneous Interest	-				-
Total Revenues	17,671,272				17,671,272
EXPENDITURES					
Project Expenditures (Multi-family)	(17,449,569)				(17,449,569)
Administrative Expenses	(3,873,069)				(3,873,069)
Single Family Residential Rehabilitation Program	(130,401)				(130,401)
Other Project Expenses	(246,235)				(246,235)
Total Expenditures	(21,699,275)				(21,699,275)
Excess/(Deficiency) Revenue over Expenditure	(4,028,003)				(4,028,003)
OTHER FINANCING SOURCES (Uses)	(8,697,000)				(8,697,000)
Transfers in					-
Total Other Financing Sources and (Uses)	(8,697,000)				(8,697,000)
NET REVENUES OVER/(UNDER) EXPENDITURES	(12,725,003)				(12,725,003)

MULTI-FAMILY HPTF ACTIVITIES

The HPTF fund balance discussed above represents the funds available for eligible activities at the beginning and end of each quarter. HPTF multi-family affordable housing projects, administered by DHCD's Development Finance Division (DFD), represent the largest use of the fund and, with generally large capital projects that can take years to complete, the funding for these projects falls into one of three funding stages, chronologically:

1. Active Requests

- a. Projects selected for further underwriting and accepted into DFD's underwriting pipeline. Active requests represent reserved fund balance and are expected to close and begin drawing funds over the next two to three fiscal years.

2. Obligated Funds

- a. Represent contractual obligations on the fund balance and are obligated to specific HPTF affordable housing projects when the financial closing for the project has occurred and final legal documents have been executed. Obligated funds continue to appear in the fund balance and can be expected to be disbursed within the next fiscal year or two as the construction for the project is completed.

3. Expenditures

- a. Funds disbursed to projects at or after closing, primarily during construction.

Total Activity & Active Requests

The total available HPTF resources, including accumulated Fund Balance, as of December 31, 2022, was \$390,276,902, of which \$197,618,913 was obligated to projects underway at the end of the quarter.

The remaining available balance of \$283,959,773 was reserved by 32 projects in the multi-family underwriting pipeline with approximately \$451 million in Active Requests for HPTF. Projects in the underwriting pipeline are expected to close over the next two fiscal years.

Obligated Funds and Expenditures

Four projects closed using HPTF in the first quarter of fiscal year 2023 totaling \$89,490,080 in Obligated Funds (Table 3).

Table 3: HPTF Loans Closed in first quarter of fiscal year 2023

Project Name	Address	Ward	Project Type	Closing Date	Affordable Units	Net New Affordable Units	Preserved Affordable Units	HPTF Loan Amount
EucKal	1724 Kalorama Road NW	Ward 1	Substantial Rehabilitation	11/10/2022	50	50	0	16,278,810
Belmont Crossing Phase IA - Construction	4201 7th Street SE	Ward 8	New Construction	12/21/2022	169	81	88	43,842,208
Faircliff Plaza East	1350 FAIRMONT ST NW	Ward 1	New Construction	12/21/2022	125	45	80	16,915,786
3450 Eads St. NE (River Terrace)	3450 Eads Street NE	Ward 7	New Construction	12/29/2022	49	49	0	12,453,276
Total					393	225	168	89,490,080

Inclusive of these project closings, project, and related expenditures during the first quarter of FY23 totaled \$17,449,569 and remaining obligations for multifamily projects totaled \$197,618,913 (Table 4).

Table 4: Multi-Family Projects - Cash Disbursements/Expenditures and Obligations

FY2023 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY)						
October 1, 2022 through December 31, 2022						
Multi-Family Project Activities						
Project Name	Developer/Owner	Ward	Remaining Obligation	Total FY23 Expenditures	Prior Year Payments	Total Activity
1100 Eastern Avenue	1100 Eastern Avenue Ne	7	343,438			343,438
SOME 1515 North Capitol	1515 North Capitol LLC	5	4,264,037	144,241		4,408,278
	SOME North Capitol (DBH)	5	42,000			42,000
17 Mississippi Avenue	17 Mississippi Owner LLC	8	1,457,020			1,457,020
218 Vine Street	218 Vine Street	4	873,183	1,166,721		2,039,904
22 Atlantic Cooperative Association	22 Atlantic Cooperative	8	92,677	-		92,677
2442 MLK	2442 MLK LLC	8	1,064,314	-		1,064,314
301 Delafield Place, NW	301 Delafield Place NW LLC	4	102,450	-		102,450
3450 Eads St, NE	3450 Eads LLC	7	12,614,000	-		12,614,000
555 E Street	555 E Street SW Seniors LLC	6		796,018		
5610 COLORADO AVE	5610 Colorado Ave Cooperative	4	2,715,643	-		2,715,643
5912 14th Street, NW	5912 Missouri Cooperative Assc	4	195,654	-		195,654
710 Jefferson Street, NW	710 Unidos Cooperative	4	79,978	-		79,978
Park Southern Apartments	800 Southern Avenue LLC	8	2,024,503	-		2,024,503
10 PARK SOUTHERN (DMH)	800 Southern Avenue LLC	8	530,000	-		530,000
2483 Alabama Ave, SE	Alabama Apartments Owner LLC	8	12,878,479	-		12,878,479
Amber Overlook	Amber Overlook LLC	7	348,054	-		348,054
Anacostia Gardens	Anacostia Gardens Owner LLC	8	872,176	-		872,176
Barlee Cooperative	Barlee Cooperative Association	4	148,450	-		148,450
BCC Preservation Fund I	BCC Preservation Fund I, LLC	7	35,000	-		35,000
Belmont Crossing Phase 1A	BCP I LLC	8	33,262,382	10,579,826		43,842,208
Ben-E Group Cooperative	Ben-E Group Cooperative Assoc.	7	173,886	-		173,886
Benning Road	Benning Corridor Titleholder	7	8,842,026	-		8,842,026

FY2023 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY)

October 1, 2022 through December 31, 2022

Multi-Family Project Activities

Project Name	Developer/Owner	Ward	Remaining Obligation	Total FY23 Expenditures	Prior Year Payments	Total Activity
Brightwood Gardens	Brightwood Gardens	4	27,358	-		27,358
Cascade Park 2019 9%	Cascade Park Community Partners	8	10,304,506	-		10,304,506
28th Place SE	DC Habitat For Humanity	8	40,000	-		40,000
7440 Georgia Ave NW	Diversity Cooperative, Inc	4	246,926	-		246,926
1350 Fairmont St NW	FPE Development LLC	1	16,915,786	-		16,915,786
Hope Cooperative	Hope Cooperative Association	4	202,772	-		202,772
Jubilee Euckal	Jubilee Housing, Inc.	1	2,168,270	-	14,110,540	16,278,810
Maycroft	Jubilee Housing, Inc.	1	30,000	-		30,000
Kenilworth 166 Phase 1	Kenilworth Revitalization 1 JV	7	12,273,726	-		12,273,726
809-813 Kennedy Street NW	Kennedy Street Community Partners	4	835,274	-		835,274
Luzon Cooperative	Luzon Cooperative @6323	4	77,388	-		77,388
401 Anacostia Road, SE	Mary's House Anacostia Road	8	995,000	-		995,000
Park 27	Park 27	7	-	392,526		-
1301-1305 Savannah St SE	New Savannah Preservation Partners	8	503,295	-		503,295
HanTiv	PB Hantiv Owner LLC	8 and 5	950,736	-		950,736
505 Jefferson St NW	Phoenix Cooperative Associatio	4	70,491	-		70,491
Ridgecrest Village Apartments	Ridgecrest Phase 1 Owner, LLC	8	2,713,266	-		2,713,266
Lock 7 (7428-34 Georgia Ave)	Shepherd Park Owner, LLC	4	4,994,761	-		4,994,761
Spring Flats Family - Affordable	Spring Flats Family LLC	4	904,134	-		904,134
Spring Flats Senior 4%	Spring Flats Senior 4 LLC	4	414,919	-		414,919
Spring Flats Senior 9%	Spring Flats Senior 9 LLC	4	91,465	-		91,465
Terrace Manor Apartments	Terrace Manor Redevelopment	8	22,681,210	922,500		23,603,710
Clara on Martin Luther King	The Clara On MLK LLC	8	14,008,973	-		14,008,973
1550 First Street SW	TM DBT Limited Partnership	6	637,502	-		637,502
MDXL Flats	Tm Jacob 1530 LLC	6	553,276	3,447,737		4,001,013

FY2023 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY)

October 1, 2022 through December 31, 2022

Multi-Family Project Activities

Project Name	Developer/Owner	Ward	Remaining Obligation	Total FY23 Expenditures	Prior Year Payments	Total Activity
1635 V St SE	Ver Preservation Partners LLC	8	22,018,530	-		22,018,530
Total, Multi-family Project Disbursement Activities			197,618,913	17,449,569	14,110,540	227,990,479