

Housing Production Trust Fund

Fiscal Year 2023 Fourth Quarter Report

July 1, 2023 – September 30, 2023

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 Housing and Neighborhood Revitalization¹ quarterly reports on Fund activities and expenditures.

This report encompasses the fourth quarter of fiscal year 2023: July 1, 2023 – September 30, 2023.

HPTF SUMMARY – FY2023 Q4

The HPTF fund balance at the beginning of the fourth quarter of fiscal year 2023 was \$348,502,738 (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	-	(21,699,275)	398,973,902
Jan-Mar 2023	398,973,902	7,026,794	-	8,229,876	-	(38,655,506)	375,575,067
Apr-Jun 2023	375,575,067	13,404,357	4,254,837	(647,635)	(8,697,000)*	(35,386,887)	348,502,738
Jul-Sep 2023	348,502,738	11,778,388	1,076,773	6,142,454	354,197,901	(80,245,821)	641,451,832

* Transfer to General Fund planned for 1st quarter not posted until 3rd quarter.

Revenue from recordation and transfer taxes, other income (interest income, Inclusionary Zoning contributions), and loan repayments totaled \$18,997,615 for the quarter with \$354,197,301 transferred into the fund in the fourth quarter.

The final restricted fund balance of the HPTF as of September 30 was \$641,451,832.

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

Project expenditures for all agency HPTF activities in the fourth quarter of 2023 totaled \$80,245,821 (Table 2).

Table 2: Statements of Revenues and Expenditures

STATEMENTS OF REVENUES AND EXPENDITURES					
October 1, 2022 – September 30, 2023					
REVENUE	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	TOTAL
Recordation & Deed Taxes	14,236,723	7,026,794	13,404,357	11,778,388	46,446,261
Loan Repayment	3,434,549	8,229,876	(647,635)	6,142,454	17,159,244
Other Income	-	-	4,226,049	1,076,773	5,302,822
Miscellaneous Interest	-	-	28,788	-	28,788
Total Revenue	17,671,272	15,256,670	17,011,559	18,997,615	68,937,115
EXPENDITURES					
Project Expenditures (Multi-family)	(17,449,569)	(35,385,252)	(30,918,216)	(75,170,196)	(158,923,233)
Administrative Expenses	(3,873,069)	(2,641,126)	(4,053,999)	(4,641,112)	(15,209,307)
Single Family Residential Rehabilitation Program	(130,401)	(619,932)	(390,222)	(197,980)	(1,338,535)
Other Project Expenses	(246,235)	(9,196)	(24,450)	(236,534)	(516,415)
Total Expenditures	(21,699,275)	(38,655,506)	(35,386,887)	(80,245,821)	(175,987,489)
Revenue over Expenditure	(4,028,003)	(23,398,836)	(18,375,328)	(61,248,207)	(107,050,374)
OTHER FINANCING SOURCES (Uses) *					
Transfers In	-	-	(8,697,000)	354,197,301	345,500,301
Total Other Financing Sources and (Uses)	-	-	(8,697,000)	354,197,301	345,500,301
NET REVENUE	(4,028,003)	(23,398,836)	(27,072,328)	292,949,094	238,449,927

* Transfer to General Fund planned for 1st quarter not posted until 3rd quarter.

HPTF ACTIVITIES - MULTI-FAMILY

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

- 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, made up of restricted Fund Balance, as of September 30, 2023, was \$641,451,832, of which, \$259,587,281 was obligated to projects underway at the end of the quarter.

The remaining available balance of \$390,561,551 was reserved by 28 projects in the multi-family underwriting pipeline with approximately \$392 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 fourth quarter 2023 totaling \$144,752,165 in Obligated Funds (Table 3).

Table 3: HPTF Loans Closed: Q4 - 2023

Project Name	Address	Ward	Project Type	Closing Date	Affordable Units	Net New Affordable Units	Preserved Affordable Units	HPTF Loan Amount
Dix Street Residences	338 58th Street Northeast, Washington, District of Columbia 20019	Ward 7	New Construction	8/4/2023	47	47	0	\$28,965,442
H.R. Crawford Gardens	737 50th Street Northeast, Washington, District of Columbia 20019	Ward 7	New Construction	9/7/2023	76	76	0	\$15,735,547
Lisner Independent Affordable	5455 Western Avenue, Washington, District of Columbia 20015	Ward 3	New Construction	9/15/2023	93	93	0	\$26,608,777
Ontario Place	2400 Ontario Road Northwest, Washington, District of Columbia 20009	Ward 1	New Construction	9/20/2023	52	52	0	\$23,868,549
Carl F. West Estates	1370 Harvard Street NW, Washington, District of Columbia 20009	Ward 1	New Construction	9/28/2023	179	179	0	\$49,573,850
Total					447	447	0	\$144,752,165

Inclusive of this quarter, project, and related expenditures through the fourth quarter of the 2023 fiscal year totaled \$158,923,233 and remaining obligations for multifamily projects totaled \$259,587,283 (Table 4).

Table 4: Multi-Family Projects - Cash Disbursements/Expenditures and Obligations – Q4 2023

FY2023 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY)					
October 1, 2022 – September 30, 2023					
Multi-Family Project Activities					
Project Name	Developer/Owner	Ward	Remaining Obligation	Expenditure Amount	Total Activity
1100 Eastern Avenue	1100 EASTERN AVENUE NE	7	-	343,438	343,438
SOME 1515 North Capitol	1515 NORTH CAPITOL LLC	5	871,227	3,537,052	4,408,278
	SOME NORTH CAPITOL (DBH)	5	42,000	-	42,000
17 Mississippi Avenue	17 MISSISSIPPI OWNER LLC	8	382,232	1,074,787	1,457,020
218 Vine Street	218 Vine Street	4	464,576	1,575,328	2,039,904
22 Atlantic Cooperative Association	22 ATLANTIC COOPERATIVE	8	-	92,677	92,677
2442 MLK	2442 MLK LLC	8	1	1,064,313	1,064,314
301 Delafield Place, NW	301 DELAFIELD PLACE NW LLC	4	-	102,611	102,611
3450 Eads St, NE	3450 EADS LLC	7	7,087,160	5,526,840	12,614,000
49-53 Missouri Ave, NW	49-53 MISSOURI AVENUE NW LLC	4	164,343	21,000	185,343
Crawford Landing	49TH STREET DEVELOPER LLC	7	183,888	2,172,744	2,356,632
555 E Street	555 E STREET SW SENIORS LLC	6	796,018	-	796,018
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
HR Crawford Gardens	737 50th STREET OWNER LLC	7	15,735,547		15,735,547
Park Southern Apartments	800 SOUTHERN AVENUE LLC	8	1,969,358	55,145	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	3,794,609	9,083,870	12,878,479
Talbert Street	ALDERMAN DEVORSETZ & HORA	8	-	125,625	125,625
Amber Overlook	AMBER OVERLOOK LLC	7	348,054	-	348,054
Anacostia Gardens	ANACOSTIA GARDENS OWNER LLC	8	-	872,176	872,176
Cedar Street	ASPEN COOPERATIVE	6	343,922	4,606,079	4,950,000
Barlee Cooperative	BARLEE COOPERATIVE ASSOCIATION	4	148,450	-	148,450
BCC Preservation Fund I	BCC PRESERVATION FUND I, LLC	7	35,000	-	35,000

FY2023 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY)					
October 1, 2022 – September 30, 2023					
Multi-Family Project Activities					
Belmont Crossing Phase 1A	BCP I LLC	8	31,530,396	11,653,614	43,184,010
Belmont Crossing Partners	BELMONT CROSSING PARTNERS LLC	8	-	103,478	103,478
Ben-E Group Cooperative	BEN-E GROUP COOPERATIVE ASSOC.	7	173,886	-	173,886
Benning Road	BENNING CORRIDOR TITLEHOLDER	7	7,276,654	-	7,276,654
Brightwood Gardens	BRIGHTWOOD GARDENS	4	0	27,358	27,358
Carl F. West Estates	CARL F WEST	1	27,838,400	21,735,450	49,573,850
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
Dix Street Residence	Dix Street Residences LLC	7	14,482,721		14,482,721
Edgewood Commons V	ECD Edgewood Commons 5 LP	4	31,288,745		31,288,745
Fort Totten Senior	FORT TOTTEN SENIOR	4	24,568,572	699,343	25,267,915
1350 Fairmont St NW	FAIRCLIFF PLAZA EAST DEVELOPMENT	1	6,715,468	10,200,318	16,915,786
Hope Cooperative	HOPE COOPERATIVE ASSOCIATION	4	62,269	140,503	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
JUBILEE KEB	JUBILEE HOUSING, INC.	1	8,915	191,085	200,000
JUBILEE ONTARIO	JUBILEE HOUSING, INC.	1	47,467	352,533	400,000
Ontario Place	JUBILEE HOUSING, INC.	1	15,868,549	8,000,000	23,868,549
Kenilworth 166 Phase 1	KENILWORTH REVITALIZATION 1 JV	7	6,693,293	5,580,433	12,273,726
809-813 Kennedy Street NW	KENNEDY STREET COMMUNITY PARTNERS	4	-	835,274	835,274
Lisner Senior	Lisner Senior Independent Owner LP	3	16,478,777	10,130,000	26,608,777
Luzon Cooperative	LUZON COOPERATIVE @6323	4	77,388	-	77,388
401 Anacostia Road, SE	MARY'S HOUSE ANACOSTIA ROAD	8	-	995,000	995,000
Homes within Reach	MI CASA MY HOUSE INC.	8	178,407	-	178,407
Park 27	PARK 27	7	392,526	-	392,526

FY2023 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY)					
October 1, 2022 – September 30, 2023					
Multi-Family Project Activities					
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	4,751,480	243,281	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
St Elizabeth's	ST ELIZABETH 1 LP	8	99,168	-	99,168
Terrace Manor Apartments	TERRACE MANOR REDEVELOPMENT	8	6,594,570	15,854,927	22,449,496
Clara on Martin Luther King	THE CLARA ON MLK LLC	8	5,369,673	8,639,300	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
1635 V St SE	VER PRESERVATION PARTNERS LLC	8	9,888,403	12,130,127	22,018,530
Total, Multi-family Project Disbursement Activities			\$259,587,283	\$158,923,233	\$418,510,514