

Housing Production Trust Fund

Fiscal Year 2023 Second Quarter Report

January 1, 2023 – March 31, 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 Housing¹ quarterly reports on Fund activities and expenditures.

This report encompasses the second quarter of fiscal year 2023: January 1, 2023 – March 31, 2023.

HPTF SUMMARY – FY2023 Q2

The HPTF fund balance at the beginning of the second quarter of fiscal year 2023 was \$390,276,902 (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	390,276,902	7,026,794	-	8,229,876	-	(38,655,506)	366,878,067
Apr-Jun 2023							
Jul-Sep 2023							

* Anticipated sweep to the General Fund.

Revenue from recordation and transfer taxes, other income (interest income, Inclusionary Zoning contributions), and loan repayments totaled \$15,256,670 for the quarter. No additional funds were transferred into the fund in the first quarter. Project expenditures for all agency HPTF activities in the second quarter of 2023 totaled \$38,655,506 (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 – March 31, 2023					
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	TOTAL
REVENUE					
Recordation & Deed Taxes	14,236,723	7,026,794			21,263,517
Loan Repayment	3,434,549	8,229,876			11,664,425
Other Income	-	-			-
Miscellaneous Interest	-	-			-
Total Revenues	17,671,272	15,256,670			32,927,942
EXPENDITURES					
Project Expenditures (Multi-family)	(17,449,569)	(35,385,252)			(52,834,821)
Administrative Expenses	(3,873,069)	(2,641,126)			(6,514,195)
Single Family Residential Rehabilitation Program	(130,401)	(619,932)			(750,333)
Other Project Expenses	(246,235)	(9,196)			(255,431)
Total Expenditures	(21,699,275)	(38,655,506)			(60,354,781)
Excess/(Deficiency) Revenue over Expenditure	(4,028,003)	(23,398,836)			(27,426,839)
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)	(23,398,836)			(36,123,839)

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 March 31, 2023, was \$366,878,067, of which \$161,974,185 was obligated to projects underway at the end of the quarter.

The remaining available balance of \$204,903,881 was reserved by 31 projects in the multi-family underwriting pipeline with approximately \$479 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

Three projects closed using HPTF in the second quarter of fiscal year 2023 totaling \$35,097,009 in Obligated Funds (Table 3).

Table 3: HPTF Loans Closed in second 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
Villages of East River Apartments	1635 V Street, SE + other scattered sites	8	Substantial Rehabilitation	2/27/2023	202		202	\$22,018,530
Alabama Avenue Apartments	2483 Alabama Ave., SE	8	New Construction	3/16/2023	86	86		\$12,878,479
Jubilee KEB LLC	Kalorama Rd, NW	1	Pre-Development Only	3/29/2023	0	N/A	N/A	\$200,000
Total					288	86	202	\$35,097,009

Inclusive of these second quarter project closings, project and related expenditures through the second quarter of FY23 totaled \$50,517,876 with prior period accruals totaling \$2,316,945 and remaining obligations for multifamily projects totaling \$161,974,185 (Table 4).

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

FY2023 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY)						
October 1, 2022 – March 31, 2023						
Multi-Family Project Activities						
Project Name	Developer/Owner	Ward	Remaining Obligation	Period End Accruals	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	3,773,742		634,536	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	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	962,806		101,508	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	11,579,328	598,401	436,271	12,015,599
Crawford Landing	49th Street Developer LLC	7	1,108,666		1,247,966	2,356,632
555 E Street	555 E Street SW Seniors LLC	6	-	796,018	-	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	6,552,292		6,326,187	12,878,479
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	-		-	-
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

FY2023 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY)						
October 1, 2022 – March 31, 2023						
Multi-Family Project Activities						
Project Name	Developer/Owner	Ward	Remaining Obligation	Period End Accruals	Expenditure Amount	Total Activity
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	17,358		10,000	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
Delta Towers	Delta Senior Housing Owner LLC	5			-	-
7440 Georgia Ave NW	Diversity Cooperative, Inc	4	246,926		-	246,926
1350 Fairmont St NW	Faircliff Plaza East Development	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		-	2,168,270
Maycroft	Jubilee Housing, Inc.	1	30,000		-	30,000
Jubilee KEB	Jubilee Housing, Inc.					-
Jubilee Ontario	Jubilee Housing, Inc.					-
Kenilworth 166 Phase 1	Kenilworth Revitalization 1 JV	7	11,318,739		954,987	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
Homes Within Reach	MI CASA MY HOUSE INC.	8			-	-
Park 27	PARK 27	7	-	392,526	-	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 Association	4	70,491		-	70,491
Randle Hill	Randle Hill	8	-		-	-
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

FY2023 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY)						
October 1, 2022 – March 31, 2023						
Multi-Family Project Activities						
Project Name	Developer/Owner	Ward	Remaining Obligation	Period End Accruals	Expenditure Amount	Total Activity
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			-	-
Terrace Manor Apartments	Terrace Manor Redevelopment	8	19,357,744		3,091,752	22,449,496
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
1635 V St Se	VER Preservation Partners LLC	8	2,201,853		19,816,677	22,018,530
Total, Multi-family Project Disbursement Activities			161,974,185	2,316,945	50,517,876	214,210,605