

Housing Production Trust Fund

Fiscal Year 2023 Third Quarter Report

April 1, 2023 – June 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 Housing¹ quarterly reports on Fund activities and expenditures.

This report encompasses the third quarter of fiscal year 2023: April 1, 2023 – June 30, 2023.

HPTF SUMMARY – FY2023 Q3

The HPTF fund balance at the beginning of the third quarter of fiscal year 2023 was \$375,575,067 (Table 1), a change from previous reports due to a period adjustment related to the FY22 General Fund transfer. 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							

* Transfer to General Fund anticipated in 1st quarter posted in 3rd quarter.

Revenue from recordation and transfer taxes, other income (interest income, Inclusionary Zoning contributions), and loan repayments totaled \$17,011,559 for the quarter, net of the transfer to the General Fund.

No additional funds were transferred into the fund in the third quarter.

Project expenditures for all agency HPTF activities in the third quarter of fiscal year 2023 totaled \$35,386,887 (Table 2).

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 – June 30, 2023					
REVENUE	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	TOTAL
Recordation & Deed Taxes	14,236,723	7,026,794	13,404,357		34,667,874
Loan Repayment	3,434,549	8,229,876	(647,635)		11,016,790
Other Income	-	-	4,226,049		4,226,049
Miscellaneous Interest	-	-	28,788		28,788
Total Revenue	17,671,272	15,256,670	17,011,559		49,939,501
EXPENDITURES					
Project Expenditures (Multi-family)	(17,449,569)	(35,385,252)	(30,918,216)		(83,753,037)
Administrative Expenses	(3,873,069)	(2,641,126)	(4,053,999)		(10,568,195)
Single Family Residential Rehabilitation Program	(130,401)	(619,932)	(390,222)		(1,140,555)
Other Project Expenses	(246,235)	(9,196)	(24,450)		(279,881)
Total Expenditures	(21,699,275)	(38,655,506)	(35,386,887)		(95,741,668)
Revenue over Expenditure	(4,028,003)	(23,398,836)	(18,375,328)		(45,802,167)
OTHER FINANCING SOURCES (Uses) *					
Transfers In	-	-	(8,697,000)		(8,697,000)
Total Other Financing Sources and (Uses)	-	-	(8,697,000)		(8,697,000)
NET REVENUE	(4,028,003)	(23,398,836)	(27,072,328)		(54,499,167)

* Transfer to General Fund anticipated in 1st quarter posted in 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**

- 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 June 30, 2023, was \$348,502,738, of which, \$214,260,197 was obligated to projects underway at the end of the quarter.

The remaining available balance of \$134,241,821 was reserved by 27 projects in the multi-family underwriting pipeline with approximately \$470 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 third quarter of 2023 totaling \$31,612,915 in Obligated Funds (Table 3).

Table 3: HPTF Loans Closed: Q3 - 2023

Project Name	Address	Ward	Project Type	Closing Date	Affordable Units	Net New Affordable Units	Preserved Affordable Units	HPTF Loan Amount
Aspen Street Cooperative	1400 Aspen Street NW	Ward 4	Substantial Rehabilitation	5/18/2023	30	0	30	\$4,950,000
Fort Totten Senior	5543 South Dakota Avenue NE	Ward 4	New Construction	5/24/2023	93	93	0	\$25,267,915
Mary's House	401 Anacostia Road SE	Ward 7	New Construction	6/30/2023	15	15	0	\$995,000
Jubilee Ontario II LLC - Predevelopment	2400 Ontario Road NW	Ward 1	Pre-Development Only	5/26/2023	0	N/A	N/A	\$400,000
Total					138	108	30	\$31,612,915

Inclusive of this quarter, project and related expenditures through the third quarter of the 2023 fiscal year totaled \$83,753,037 and remaining obligations for multifamily projects totaled \$212,369,377 (Table 4).

Table 4: Multi-Family Projects - Cash Disbursements/Expenditures and Obligations – Q3 2023

FY2023 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY)					
October 1, 2022 – June 31, 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	2,840,606	1,567,672	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	63,215	29,461	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	102,450	-	102,450
3450 Eads St, NE	3450 Eads LLC	7	8,288,683	4,325,317	12,614,000
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	1,592,036
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	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	6,485,727	6,392,752	12,878,479
	Alderman Devorsetz & Hora		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	582,317	4,367,684	4,950,000

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

October 1, 2022 – June 31, 2023

Multi-Family Project Activities

Project Name	Developer/Owner	Ward	Remaining Obligation	Expenditure Amount	Total Activity
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	32,501,077	11,341,131	43,842,208
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
	Carl F West	1	49,573,850	-	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
Delta Towers	Delta Senior Housing Owner LLC	5		-	-
7440 Georgia Ave NW	Diversity Cooperative, Inc	4	246,926	-	246,926
	Fort Totten Senior	4	25,267,915	-	25,267,915
1350 Fairmont St NW	Faircliff Plaza East Development	1	15,375,571	1,540,215	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.	1	39,848	160,152	200,000
JUBILEE ONTARIO	Jubilee Housing, Inc.	1	400,000	-	400,000
Kenilworth 166 Phase 1	Kenilworth Revitalization 1 JV	7	6,768,531	5,505,195	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	0	995,000	995,000
Homes within Reach	Mi Casa My House Inc.	8		-	-
Park 27	Park 27	7	0	392,526 **	392,526

FY2023 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY)					
October 1, 2022 – June 31, 2023					
Multi-Family Project Activities					
Project Name	Developer/Owner	Ward	Remaining Obligation	Expenditure Amount	Total Activity
1301-1305 Savannah St SE	New Savannah Preservation Partners	8	0	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
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	12,894,570	9,554,927	22,449,496
Clara on Martin Luther King	The Clara on MLK LLC	8	10,754,357	3,254,616	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			212,369,377	83,753,037	296,122,414

** \$14.1m closing wire initially issued in FY22

*** Period end accruals subsequently reversed.