

DISTRICT OF COLUMBIA GOVERNMENT
HOUSING PRODUCTION TRUST FUND ADVISORY BOARD

Meeting Highlights

(For more details, see Transcript)

Monday, February 2, 2015

DC Department of Housing and Community Development (DHCD) Housing Resource Center.

Meeting Participants:

Board Members: David C. Bowers, Chairman; Jim Knight; Sue Ann Marshall; M. Craig Pascal; Robert Pohlman; Polly Donaldson, DHCD Acting Director, *ex-officio*. Absent: Jacqueline Prior; Stanley Jackson; Oramenta Newsome; and David Roodberg.

See *Attachment (1)* for List of Participants and other Attendees (over 40 people in attendance).

Agenda Items and Actions Taken:

See *Attachment (2)* for copy of Meeting Agenda.

- I. Call to Order: The meeting was called to order at 10:07 A.M. and a quorum was established.

DHCD Acting Director Donaldson provided the general welcoming comments to meeting participants and attendees. Acting Director Donaldson acknowledged the impressive turnout from the housing community and reiterated the Mayor's commitment to finding funds to expand the Housing Production Trust Fund (HPTF), including helping to address homelessness in the District.

Acting Director Donaldson informed meeting participants and attendees that she will attend the High Cost City Housing Forum, sponsored by Enterprise, as a contributor along with HUD Secretary Julián Castro. Acting Director Donaldson will gain useful information to share next month with the Interagency Council on Homelessness (ICH) Housing Solutions Committee and the HPTF Advisory Board.

- II. Consider and Approve Prior Meeting Summaries: The Board considered Meeting Highlights for the January 5, 2015 meeting. One correction was requested: The first sentence in response to question 3, on page 2 should read, "*Twenty-five million dollars (\$25 million) will go towards the ALP RFP.*" The Board unanimously approved the Meeting Highlights with this change.

At the request of the Chairman, Ms. Fields informed participants and attendees that HPTF Advisory Board meeting records are available to the public via electronic recording, transcription, and can also be accessed by visiting the Department of Housing and Community Development website at www.dhcd.dc.gov.

See the Department of Housing and Community Development website for copies of approved Meeting Highlights.

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III. DHCD: Leveraging Work Group Update: Deputy Director Nathan Simms provided a review on the origin of the Leveraging Working Group and ALP for participants and attendees before providing the latest ALP update. Last year, DHCD began to look at ways to leverage resources focusing on acquisition and predevelopment dollars in the District. DHCD brought together 10 lenders (private and Community Development Financial Institutions (CDFI)) to draft the Acquisition Loan Program (ALP), a total loan fund of at least \$100 million focusing on both acquisition and predevelopment, that will be open to for-profit and non-profit developers. DHCD will propose a Request for Qualifications (RFQ) to interested participating lenders and will provide up to \$25 million dollars (to be leveraged three times) for credit enhancement.

Currently, DHCD is drafting the Request for Qualifications which is expected to be submitted to General Counsel by the end of February. Next, the loan documents associated with the program will be completed. DHCD previously committed to completing the loan documents by early March, but now anticipates completion by the end of March, giving the Agency's General Counsel the entire month of March to complete its review.

The Timeline

April: DHCD stakeholder engagement
May: RFQ release
June-July: Release the selection of the Participating Lenders
August/September: Start ALP

Key Concerns/Questions Raised by the Board:

1. *What topics will the April Stakeholder engagement cover?* The April Stakeholder engagement will (1) address the current status and the future development of the ALP; and (2) serve as a pre-solicitation workshop for interested lenders.
2. *Are there any updates for the Board and for the public on the development of the permanent debt pool of capital or program/initiative?* The details are being worked out. The idea is to bring people, including the Housing Authority, together between March and April.

IV. DHCD: Update on the Development Finance Project Pipeline: Chris Dickersin-Prokopp provided the project pipeline update. First, Mr. Dickersin-Prokopp covered HPTF projects by Obligation, Commitment, and Allocation (See *Attachment (3)*). Currently, there are 32 projects in the pipeline to be funded by the HPTF (the report shows 40 projects, however, 8 projects have closed this fiscal year, since October 1, 2014).

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Breakdown:

Number of Projects	Status	Number of Affordable Units	Total HPTF Loan Amount
8	Closed	787	\$36,591,497
20	Committed	1,401	\$80,222,723
7	Allocated	349	\$31,401,674
5	Allocated	859	\$79,057,599
Total: 40 projects		3,396	\$227,273,493

Next, Mr. Dickersin-Prokopp presented the Housing Production Trust Fund – Income Target Performance Report from FY13 to the Present (See *Attachment (4)*). In FY13, HPTF obligations exceeded the statute requirement for the 30% and 50% AMI categories. FY14 and FY15 revealed that more 30% and 50% low income units need to be a priority moving forward to meet statutory requirements for AMI distribution of units produced annually. Mr. Dickersin-Prokopp reiterated the need to think of ways to shift some of the 60% units to a lower AMI category.

Finally, Mr. Dickersin-Prokopp presented the Housing Production Trust Fund Units and Investments by Ward, which covers where funding is targeted geographically (See *Attachment (5)*). For projects in underwriting, the report shows a concentration in Ward 8 in both unit count and expenditure/obligations. For projects closed since FY13, funding was concentrated in Ward 4. Aside from no projects/funding in Wards 2 and 3, funding for the most part is spread out with \$10 million in Ward 5, \$8 million in Ward 6, and \$16 million and \$17 million in Wards 7 and 8 respectively. Mr. Dickersin-Prokopp noted that new construction projects are occurring more in Wards 7 and 8.

Key Concerns/Questions Raised by the Board:

1. *Moving the discussion beyond the mechanics of the Board.* A Board member advised that a serious discussion covering the use of Trust Fund dollars with tax credits is needed and that for preservation projects there must be some kind of covenants for vacant units and units that are backfilled in future in order to get more of 30% and 50% units the city needs.
2. *Structuring the NOFA to meet income targets.* The Chairman posed the question of how to structure the NOFA to meet income targets. A Board member noted that as long as the RFP process is essentially taking the projects that the market produces and not influencing what the market produces, then the Board and agencies will not control what gets produced.
3. *Variables causing the increase in the percentage of dollars supporting 30% AMI units.* Noting the increase in funding towards 30% AMI units relative to FY14 and FY15 closings to date, the Chairman inquired whether there was any intentional

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strategies that impacted the uptick from FY14 to what is currently in the pipeline. Mr. Dickersin-Prokopp advised the Board that the RFP requirement for all new construction projects to set aside at least 5% of units for Permanent Supportive Housing has been the driving variable.

4. *Quantity of PSH units and feedback from the development community.* Of the 32 projects in the pipeline twenty-four (24) have at least one PSH unit. There are a total of twenty-six hundred (2,600) units in the pipeline with six hundred and sixty-five (665) PSH units in underwriting; therefore, about 25% of units in the pipeline are PSH units. When asked how the new construction projects 5% set aside RFP requirement has affected the development community, Deputy Director Simms explained that having a lot of conversations with developers leading up to submission was helpful and allowed developers to make adjustments in real time.
5. *Quantity of 0-30% AMI non PSH units.* There are roughly 300 non PSH units that are serving the 0-30% AMI. Mr. Dickersin-Prokopp noted that some of the PSH units may be reclassified down the road as a different housing type on the continuum. Also noted was the opportunity for DHCD to impact income targeting with the 1200 units allocated for FY15 and FY16.

V. Old Business:

- A. *Update on Communications with New Administration Leadership.* On Wednesday, January 28, 2015, as a follow up to the January HPTF meeting, a request was submitted through the online portal to meet with the Mayor and her senior housing team to discuss the following: (1) the Mayor's vision/plans for increasing the supply of housing for low and moderate income D.C. residents; (2) Mayor's thoughts on the role of the HPTF Advisory Board and how it can be helpful in realizing the Mayor's affordable housing goals; and (3) brief the Mayor on the work of the HPTF Advisory Board.
- B. *Vacant Property Tax Exemption.* No update.
- C. *Updates from the Demand Side.* The Community Partnership D.C. VI-SPDAT/SPDAT Assessments by Income, Score, and Recommended Housing Intervention. Ms. Sue Ann Marshall provided two handouts for her presentation update. The first handout, District of Columbia VI-SPDAT/SPDAT Assessments by Score and Recommended Housing Intervention (see *Attachment (6)*) looks at assessment data and is stratified by single adults and families. This report reinforces the point that housing strategies must be targeted to specific populations as there is no specific type of housing that will support meeting demand at the 0-30% and 0-50%.

The second handout, Income of Persons Screened through Coordinated Assessment Comparison with Area Median Income (see *Attachment (7)*), looks at the minimum levels of income needed for 30% AMI and 50% AMI by

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recommended housing intervention. For individuals recommended for Permanent Supportive Housing (earning \$466/month), the gap to obtain 30% AMI is \$1,409 and \$2,655 to obtain 50% AMI. For individuals recommended for Rapid Rehousing (earning \$527/month), the gap to obtain 30% AMI is \$1,348 and \$2,594 to obtain 50% AMI. For persons recommended for minimal intervention (earning \$547/month), the gap to obtain 30% AMI is \$1,328 and \$2,574 for 50% AMI.

VI. New Business:

- A. *2015 NOFA Priorities and Funds Available.* HPTF Fund Officer presented an update to the December 2014 HPTF Preliminary Funding and Utilization Status report. The update includes projects projected to close by September 30, 2015, and does not include projects set to close in 2016 nor the \$25 million set aside for the Acquisition Loan Program, that would come out of FY15, and other resources like HOME, CDBG that may go into the NOFA.

Acting Director Donaldson mentioned the Mayor's commitment to identifying additional resources to be allocated towards needs and asked members of the Board and members of the public to keep in mind that the ICH is preparing a renewed strategic plan to end homelessness. The renewed strategic plan will include a quantified target for PSH units and other 0-30% AMI units to be developed as part of the actual strategy and plan, which will be funded by all agencies that work with housing issues to either prevent or end homelessness. NOFA targets and priorities will, in part come from the ICH strategic plan. Acting Director Donaldson informed the Board that she has met with Directors from the Housing Authority, Department of Health, Housing Finance Agency, Health and Human Services, and representatives from the Department of Behavioral Health to begin the resource discussion to clearly identify additional resources.

Some specific agency priorities include:

1. *Mandates* on how funds are used and targets to reach. For example, how to do 0-30% AMI integrated/mixed in with other project goals.
2. *Preserving* and potentially *converting existing affordable units* to put to another use (i.e., transitional housing that could and should be used to increase the pool of Permanent Supportive Housing).
3. *Looking at other Segments:* population (like senior housing and intentionally allocate specific pools of money) and geographic diversity (mixed income projects and developments).

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Board Comments, Ideas, and Recommendations:

1. Target through points or as a threshold requirement.
2. Link services to Trust funded developments.
3. Complete sophisticated analysis of PSH goals.
4. Identify the housing goals (total number of units and types of units to preserve and produce) and connect these goals to the city's goals.
5. Identify preservation opportunities that meet the statute requirements.

TASK: Board members Jim Knight and Sue Marshall were identified to draft a letter to the Mayor's Transition Team with formal recommendations related to the NOFA for circulation to the Board by February 17.

- VII. Public Comments: One member of the public inquired whether in the upcoming NOFA assisted living facilities would be set aside as PSH units or set aside as its own category. Director Donaldson offered that there may be a separate focus in the upcoming NOFA for senior housing; however, assisted living is a specific form of senior housing that may not be supported.
- VIII. Announcements: DHCD Acting Director, Ms. Polly Donaldson announced two upcoming events:
- A. *Thursday, February 5, 2015:* DHCD will hold an educational event for Tenants, Landlords, and Realtors: **Nuts and Bolts of Notices to Vacate**. Seminar topics will cover the various types of Notices to Vacate and how to file a Notice to Vacate. This event will take place from 12:00 P.M. to 2:00 P.M. in the Housing Resource Center located at 1800 MLK Jr. Ave., SE Washington, DC 20020.
 - B. *Thursday, February 12, 2015:* DHCD will hold an educational opportunity for Tenants, Tenant Advocates, and Tenant Associations covering the District's **Tenant Opportunity to Purchase Act**. This event will take place from 12:00 P.M. to 2:00 P.M. in the Housing Resource Center located at 1800 MLK Jr. Ave., SE Washington, DC 20020.
- IX. Adjournment: 12:07 P.M.

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Attachments: (Handouts or PowerPoint Slides)

Attachment (1): List of Participants and other Attendees, dated 2.2.2015

Attachment (2): Copy of Meeting Agenda, dated 2.2.2015

Attachment (3): DFD Pipeline Projects Obligations, Commitments, Allocations – HPTF Only, dated 1.29.2015

Attachment (4): Housing Production Trust Fund – Income Target Performance Report, dated 1.29.2015

Attachment (5): Housing Production Trust Fund (HPTF) Units and Investment by Ward, dated 2.2.2015

Attachment (6): District of Columbia VI-SPDAT/SPDAT Assessments by Score and Recommended Housing Intervention, dated 11.3.2014

Attachment (7): Income of Persons Screened through Coordinated Assessment Comparison with Area Median Income, dated 2.2.2015

Attachment (8): Housing Production Trust Fund Preliminary Funding and Utilization Status for FY2014/FY2015, as of 1.29.2015

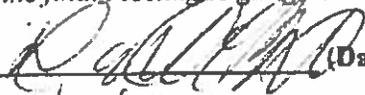
Submitted By: Oke Anyaegbunam, Housing Production Trust Fund Officer, DHCD,
(Any corrections should be forward to oke.anyaegbunam@dc.gov)

••The audio recording of this meeting may be heard by contacting Pamela Hillsman, Senior Community Resource Specialist, at Pamela.hillsman@dc.gov or calling (202) 442-7200.

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Approval of Meeting Highlights. *The Board unanimously approved these Meeting Highlights at the April 6, 2015 meeting, with leave for the staff to make any technical amendments. After review by the Chairman, the final Meeting Highlights shall be posted on the DHCD website.*

Final Approval:



(David Bowers, Chairman)

4/8/2015

(Date)

List of Attachments:

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HPTF Advisory Board Meeting Minutes 2.2.2015

ATTACHMENT (1)

**Housing Production Trust Fund Advisory Board Meeting, February 2, 2015
List of Participants and Other Attendees**

Last Name	First Name	Title	Organization
PARTICIPANTS			
Bowers	David	VP and Market Leader, Mid-Atlantic <i>(HPTF Board Chairman)</i>	Enterprise Community Partners
Knight	James	Executive Director <i>(HPTF Board Member)</i>	Jubilee Housing
Marshall	Sue	Executive Director <i>(HPTF Board Member)</i>	Community Partnership
Pascal	Craig	Community Development Specialist, Vice President <i>(HPTF Board Member)</i>	BB& T Bank
Pohlman	Robert	Executive Director <i>(HPTF Board Member)</i>	Coalition for Nonprofit Housing & Economic Development
Donaldson	Polly	Acting Director (HPTF ex-officio)	DC Department of Housing and Community Development
Simms	Nathan	Deputy Director	DC Department of Housing and Community Development
Anyagbunam	Oke	Housing Production Trust Fund Officer	DC Department of Housing and Community Development
Fields	Beatrix	Senior Legislative Specialist	DC Department of Housing and Community Development
Dickersin-Prokopp	Chris	Strategic Policy Specialist	DC Department of Housing and Community Development

**Housing Production Trust Fund Advisory Board Meeting, February 2, 2015
List of Participants and Other Attendees**

Last Name	First Name	Title	Organization
OTHER ATTENDEES			
Kemp	Doug	Agency Fiscal Officer	DC Department of Housing and Community Development
Nunez	Jose	Housing Development Advisor	DC Department of Housing and Community Development
Williams	Marcus	Director, Office of Communications and Community Outreach	DC Department of Housing and Community Development
Scott	Laverne	Project Manager	DC Department of Housing and Community Development
Allen	Sandy	Community Resource Specialist	DC Department of Housing and Community Development
Bartee-Williams	Marthine	Program Specialist	DC Department of Housing and Community Development
Traynham	Ayesha	Contractor	DC Department of Housing and Community Development
Ladd	Allison	Associate Executive Director	DC Housing Finance Agency
Michael	Denise	Tenant Outreach	United Planning Organization
Plerson	Kay	Interim Director, Community Reinvestment	United Planning Organization
Smith	Alastair	Development Project Manager	DC Housing Authority
Shapiro	Anna	Project Manager	DMPED
Pagani	Ruth		OEM
Healy	Taylor	Senior Staff Attorney	Bread for the City
Wallat	Katie	Staff Attorney	Bread for the City
Rastello	Blaise	Director of Affordable Housing	Transitional Housing Corporation

**Housing Production Trust Fund Advisory Board Meeting, February 2, 2015
List of Participants and Other Attendees**

Last Name	First Name	Title	Organization
Birenbach	Stacie	Real Estate Development Officer	Community Preservation and Development Corporation
Macció	Oscar	Director of Business Development	Hamel Builders
Glaude	Steve	Executive Director	CNHED
Correl	Maria		DC Hispanic Contractors
Brewer	Kenneth		H Street Community Development Corporation
Keerikatte	Nishant	Committee Deputy for Policy	DC Council
Weise	Barry	Legislative Counsel	DC Council
Ajiwe	Alfred		Langdon Partners, LLC
Askew	Pam		WC Smith
Meringoff	Brett		Winn
Bolling	Anthony		KW Commercial
Henderson	Kimberly		CFSA
Brennet	Jarrod	Housing Development	SOME
Powell	Corey	Senior VP of Development	Dante's Partners
Thomas	Latoya		Dante's Partners
Binitle	Buwa	Managing Principal	Dante's Partners
Margolis	Charles		Audobon Enterprises

**Housing Production Trust Fund Advisory Board Meeting, February 2, 2015
List of Participants and Other Attendees**

Last Name	First Name	Title	Organization
Chase	Holly	Loan Officer	CSH
Willmarth	Dave		Vesta
Kent	Adam		LISC DC
Broune	Paul		Wesley Housing

HPTF Advisory Board Meeting Minutes 2.2.2015

ATTACHMENT (2)

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Monday, February 2, 2015; 10:00 A.M. – 12:00 P.M.

Location: DHCD, Housing Resource Center
1800 Martin Luther King, Jr., Ave. SE, Washington, DC 20020

MEETING AGENDA

1. Call to Order, David Bowers, Chair
2. Consider and Approval of the January 5, 2015 Meeting Highlights.
3. DHCD: Leveraging Work Group Update.
4. DHCD: Update on the Development Finance Project Pipeline.
5. Old Business
 - A. Update on Communications with New Administration Leadership.
 - B. Update on Discussions Regarding Waiver of Vacant Property Taxes for Pipeline Projects.
 - C. Updates from Demand Side.
6. New Business
 - A. 2015 NOFA Priorities and Funds Available.
7. Public Comments.
8. Announcements.
9. Adjournment.

HPTF Advisory Board Meeting Minutes 2.2.2015

ATTACHMENT (3)

DHCD - DFD Pipeline : Projects | Obligations, Commitments, Allocations - HPTF Only

JAN-29-2015 12:02 PM

Obligations, Commitments, Allocations - HPTF Only

Project Name	Project Type/Scope	Projected or Actual Closing Date	Units: 0-30% AMI	Units: 31-50% AMI	Units: 51-80% AMI	Units: HPTF Ineligible	Affordable Units	HPTF: 30% AMI Allocation	HPTF: 50% AMI Allocation	HPTF: 80% AMI Allocation	HPTF Loan Amount	
1. Closed - 2015 (8 Projects)												
2321 4th Street, NE	New Construction	10-21-2014	20	0	96	0	116	\$2,870,101	\$0	\$3,936,138	\$6,806,239	
Juniper Heights (7611 and 7701 Georgia Avenue, NW Tenants Association)	Substantial Rehabilitation	12-10-2014	0	0	81	14	81	\$0	\$0	\$6,750,000	\$6,750,000	
Owen House	Substantial Rehabilitation	12-18-2014	4	0	0	0	4	\$505,258	\$0	\$0	\$505,258	
The Grove at Parkside	New Construction	12-23-2014	10	0	176	0	186	\$2,123,223	\$0	\$10,676,777	\$12,800,000	
Gainesville Court	New Construction	12-30-2014	0	6	6	7	19	\$0	\$571,428	\$228,571	\$800,000	
Partway Overlook	Pre-Development Only	12-30-2014	74	74	74	0	222	\$375,000	\$287,857	\$107,143	\$750,000	
Maya Angelou Cooperative	Acquisition Only	01-09-2015	0	0	12	0	12	\$0	\$0	\$780,000	\$780,000	
Channel Square	Substantial Rehabilitation	01-27-2015	0	0	147	76	147	\$0	\$0	\$7,400,000	\$7,400,000	
TOT			108	80	592	97	787	\$5,873,582	\$839,286	\$28,678,630	\$36,591,497	
2. Committed - 2015 (20 Projects)												
Miriam's House	Substantial Rehabilitation	02-20-2015	25	0	0	0	25	\$1,079,464	\$0	\$0	\$1,079,464	
Partner Arms I	Substantial Rehabilitation	02-20-2015	14	0	0	0	14	\$841,297	\$0	\$0	\$841,297	
6925 Georgia Ave (Additional Financing)	Additional Financing	03-04-2015	0	11	18	0	27	\$0	\$1,643,678	\$956,322	\$2,600,000	
HFH Transition House (DHCD HIV/AIDS Housing Initiative)	Substantial Rehabilitation	03-06-2015	7	0	0	0	7	\$179,000	\$0	\$0	\$179,000	
Cornestone Comm Supp Housing	Substantial Rehabilitation	03-17-2015	5	2	0	0	7	\$374,588	\$107,025	\$0	\$481,613	
Kara House	Substantial Rehabilitation	03-17-2015	2	7	1	0	10	\$398,469	\$986,171	\$56,924	\$1,451,564	
11th Street Assisted Living Facility	Additional Financing	03-17-2015	14	0	0	0	14	\$990,526	\$0	\$0	\$990,526	
Parkcheater Apartments	Substantial Rehabilitation	03-17-2015	94	0	0	0	94	\$6,413,410	\$0	\$0	\$6,413,410	
Spring Road	Pre-Development	03-30-2015	40	50	90	20	180	\$374,648	\$334,507	\$240,845	\$950,000	

Only		03-30-2015	4	0	0	0	4	\$638,944	\$0	\$0	\$638,944
Hope and a Home Scattered Sites II	Substantial Rehabilitation		4	0	0	0	4	\$638,944	\$0	\$0	\$638,944
Maycroft Redevelopment Project	Substantial Rehabilitation	03-31-2015	41	13	10	0	64	\$5,814,564	\$1,316,887	\$405,196	\$7,536,648
Capitol Gateway Marketplace	New Construction	04-15-2015	15	16	281	0	312	\$1,827,308	\$1,382,238	\$9,780,455	\$13,000,000
SOME Benning Road	New Construction	04-17-2015	178	0	0	4	178	\$17,947,789	\$0	\$0	\$17,947,789
Allamont Place (Rehab)	Substantial Rehabilitation	04-24-2015	38	0	0	0	38	\$4,533,488	\$0	\$0	\$4,533,488
22 Allantic Cooperative Association, Inc.	Substantial Rehabilitation	04-30-2015	7	5	3	0	15	\$988,028	\$453,075	\$108,738	\$1,449,841
Langdon Lofts (Langdon Apartments)	Substantial Rehabilitation	06-26-2015	5	0	29	0	34	\$1,166,991	\$0	\$1,633,672	\$3,100,663
1314 K Street SE Cooperative	Substantial Rehabilitation	06-30-2015	0	0	12	0	12	\$0	\$0	\$487,962	\$487,962
Allantic Terrace & Allantic Gardens	Substantial Rehabilitation	06-30-2015	303	0	0	0	303	\$10,800,000	\$0	\$0	\$10,800,000
West End - Square 50	New Construction	06-30-2015	3	52	0	6	55	\$322,807	\$3,986,656	\$0	\$4,318,463
Karyon House Family Tenants Association	Acquisition and Pre-Development Only	07-15-2015	2	0	6	0	8	\$867,375	\$0	\$743,465	\$1,610,840
TOT			797	158	448	30	1,401	\$55,258,708	\$10,240,238	\$14,723,779	\$80,222,723

3. Allocated - 2015 (7 Projects)

The Norwood - Rehabilitation / 1417 N Street Cooperative	Substantial Rehabilitation	03-30-2015	0	55	26	3	64	\$0	\$498,911	\$94,339	\$593,250
Square 788N Affordable	New Construction	04-30-2015	34	0	0	137	34	\$887,618	\$0	\$0	\$887,618
United 2nd Street Tenant Association	Acquisition Only	04-30-2015	1	13	11	0	25	\$162,081	\$1,505,039	\$508,398	\$2,176,518
4000 Benning Road Project	New Construction	05-07-2015	18	53	0	0	71	\$2,054,183	\$4,320,307	\$0	\$6,374,490
2255 Martin Luther King Jr. Ave SE	New Construction	08-30-2015	8	26	23	14	57	\$2,034,159	\$4,722,155	\$1,670,916	\$8,427,230
4300 12th Street SE	New Construction	06-30-2015	0	28	0	0	28	\$0	\$7,798,055	\$0	\$7,798,055
Manna Brightwood TOPA Pool	Substantial Rehabilitation	06-30-2015	0	45	7	0	52	\$0	\$4,843,161	\$301,352	\$5,144,513
TOT			61	218	67	154	349	\$5,138,042	\$23,887,827	\$2,576,006	\$31,401,674

3. Allocated - 2016 (5 Projects)

The Beacon Center	New Construction	10-31-2015	18	0	81	0	99	\$8,830,014	\$0	\$8,781,447	\$15,611,461
Plaza West	New Construction	10-31-2015	51	10	162	0	223	\$8,837,209	\$957,562	\$6,205,198	\$14,000,000
South Capitol Multifamily Building	New Construction	10-31-2015	25	34	136	0	195	\$5,434,115	\$5,278,855	\$8,446,168	\$18,159,138
Cedar Flats-Big K (New Construction)	New Construction	12-31-2015	0	0	152	0	152	\$0	\$0	\$17,000,000	\$17,000,000

Archer Park	New Construction	12-31-2015	0	0	180	0	180	\$0	\$0	\$13,287,000	\$13,287,000
TOT			94	44	721	0	859	\$19,101,339	\$6,236,447	\$53,719,813	\$79,057,599
TOT			1,060	488	1,828	281	3,396	\$85,371,670	\$41,003,596	\$100,898,227	\$227,273,493

TOTALS

Project: Loan Closing/ Loan Committee Status	Closing: Projected or Actual Closing Fiscal Year	Number of Projects	Property: Related Property Record ID#	Property: Related Property Record ID#	Property: Related Property Record ID#	Property: Related Property Record ID#	Property: Related Property Record ID#	Loans				
			Units: HPTF Band 0-30% AMI	Units: HPTF Band 31-50% AMI	Units: HPTF Band 51-80% AMI	Units: HPTF Ineligible	Units: Total Number of Affordable Units	HPTF: 30% AMI Allocation	HPTF: 50% AMI Allocation	HPTF: 80% AMI Allocation	Total HPTF Loan Amount.	
1. Closed	2015	8	108	80	562	97	787	\$5,873,582	\$839,286	\$29,878,630	\$36,591,497	
2. Committed	2015	20	787	156	448	30	1,401	\$55,258,708	\$10,240,236	\$14,723,779	\$80,222,723	
3. Allocated	2015	7	81	218	67	154	349	\$5,138,042	\$23,887,627	\$2,576,006	\$31,401,674	
3. Allocated	2016	5	94	44	721	0	859	\$19,101,339	\$6,236,447	\$53,719,813	\$79,057,599	
Totals (4 groups)		40	1,060	488	1,828	281	3,396	\$85,371,670	\$41,003,596	\$100,898,227	\$227,273,493	

ATTACHMENT (4)

Housing Production Trust Fund - Income Target Performance Report

FY13 Closings

	30% AMI Allocation	30% AMI Percentage	50% AMI Allocation	50% AMI Percentage	80% AMI Allocation	80% AMI Percentage	Total HPTF Obligation
●	<u>\$7,092,440</u>	52.1%	<u>\$4,819,503</u>	35.4%	<u>\$1,708,502</u>	12.5%	<u>\$13,620,444</u>

FY14 Closings

	30% AMI Allocation	30% AMI Percentage	50% AMI Allocation	50% AMI Percentage	80% AMI Allocation	80% AMI Percentage	Total HPTF Obligation
●	<u>\$3,995,245</u>	10.0%	<u>\$9,200,312</u>	23.1%	<u>\$26,647,502</u>	66.9%	<u>\$39,843,059</u>

FY15 Closings (To Date)

	30% AMI Allocation	30% AMI Percentage	50% AMI Allocation	50% AMI Percentage	80% AMI Allocation	80% AMI Percentage	Total HPTF Obligation
●	<u>\$5,873,582</u>	16.1%	<u>\$839,286</u>	2.3%	<u>\$28,878,630</u>	81.7%	<u>\$36,591,497</u>

Underwriting Pipeline

	30% AMI Allocation	30% AMI Percentage	50% AMI Allocation	50% AMI Percentage	80% AMI Allocation	80% AMI Percentage	Total HPTF Obligation
●	<u>\$79,498,089</u>	41.7%	<u>\$40,164,310</u>	21.1%	<u>\$71,019,597</u>	37.2%	<u>\$190,681,996</u>

ATTACHMENT (5)

Housing Production Trust Fund (HPTF) Units and Investment by Ward

Underwriting

Ward	Projects	HPTF Units			Cost Allocation			Total
		30% AMI	50% AMI	80% AMI	30% AMI	50% AMI	80% AMI	
Ward 1	5	86	13	16	\$ 9,390,874	\$ 1,316,887	\$ 1,148,661	\$ 11,856,422
Ward 2	2	3	107	26	\$ 322,807	\$ 4,495,567	\$ 94,339	\$ 4,912,713
Ward 3	-	-	-	-	\$ -	\$ -	\$ -	\$ -
Ward 4	7	79	115	195	\$ 8,819,016	\$ 7,924,542	\$ 10,336,890	\$ 27,080,448
Ward 5	1	5	-	29	\$ 1,166,991	\$ -	\$ 1,933,872	\$ 3,100,863
Ward 6	3	85	10	174	\$ 7,724,827	\$ 957,592	\$ 6,703,160	\$ 15,385,580
Ward 7	4	218	69	281	\$ 22,008,282	\$ 5,712,542	\$ 9,780,455	\$ 37,501,279
Ward 8	10	476	104	515	\$ 30,065,292	\$ 19,757,179	\$ 41,022,220	\$ 90,844,691
	32	952	418	1,236	\$ 79,498,089	\$ 40,164,309	\$ 71,019,597	\$ 190,681,996

Closed (Since the beginning of FY13)

Ward	Projects	HPTF Units			Cost Allocation			Total
		30% AMI	50% AMI	80% AMI	30% AMI	50% AMI	80% AMI	
Ward 1	4	40	68	-	\$ 4,381,386	\$ 3,792,097	\$ -	\$ 8,173,483
Ward 2	-	-	-	-	\$ -	\$ -	\$ -	\$ -
Ward 3	-	-	-	-	\$ -	\$ -	\$ -	\$ -
Ward 4	6	2	19	332	\$ 287,119	\$ 1,948,308	\$ 25,840,453	\$ 28,075,880
Ward 5	5	32	-	138	\$ 4,426,759	\$ -	\$ 5,775,778	\$ 10,202,537
Ward 6	2	-	-	159	\$ -	\$ -	\$ 8,180,000	\$ 8,180,000
Ward 7	3	16	-	238	\$ 2,255,771	\$ -	\$ 13,821,950	\$ 16,077,721
Ward 8	9	139	232	337	\$ 4,712,677	\$ 8,477,586	\$ 4,370,695	\$ 17,560,958
Multiple	1	24	24	23	\$ 897,553	\$ 641,109	\$ 245,759	\$ 1,784,421
	30	253	343	1,227	\$ 16,961,265	\$ 14,859,100	\$ 58,234,635	\$ 90,055,000

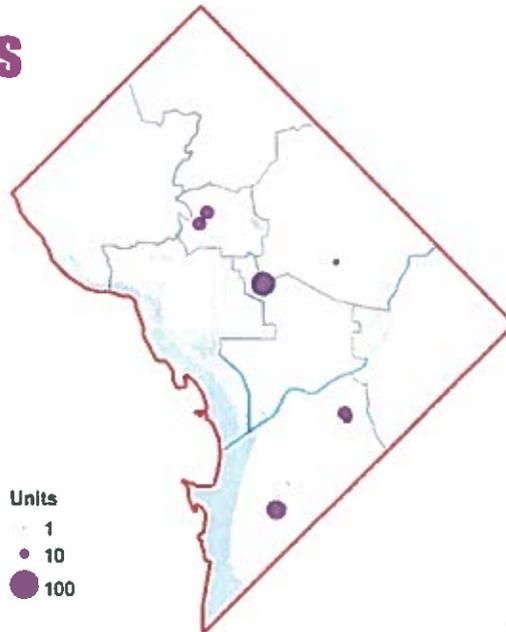
Closed and Underwriting (Since the beginning of FY13)

Projects	HPTF Units			Cost Allocation			Total
	30% AMI	50% AMI	80% AMI	30% AMI	50% AMI	80% AMI	
62	1,205	761	2,463	\$ 96,459,354	\$ 55,023,409	\$ 129,254,232	\$ 280,736,996

HPTF Geography

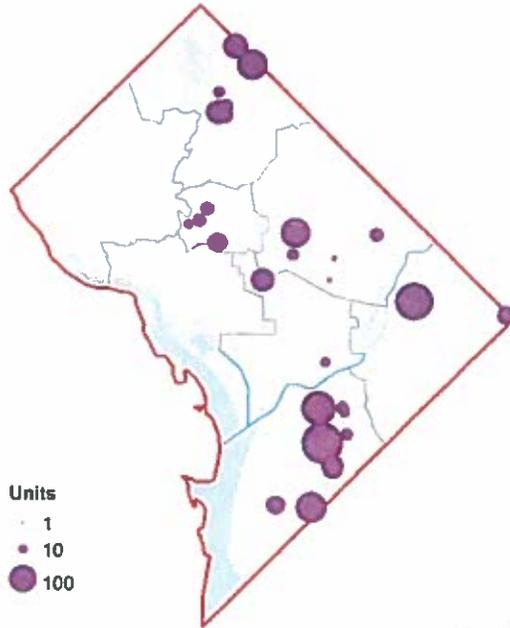
Presented by DHCD | February 2, 2014

FY13 Closings



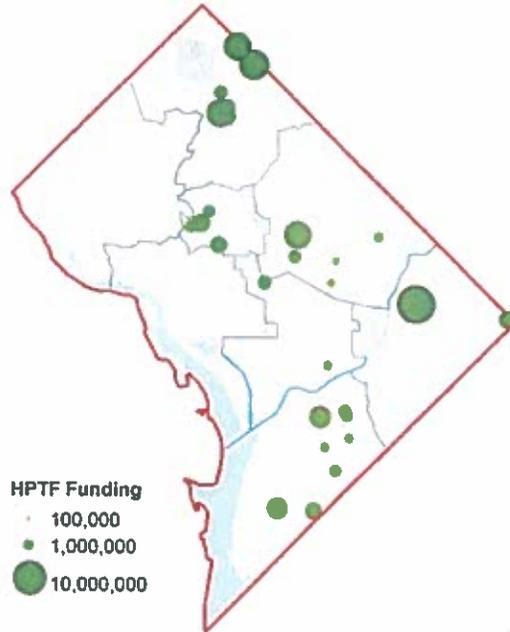
All Closings

FY13 to Present

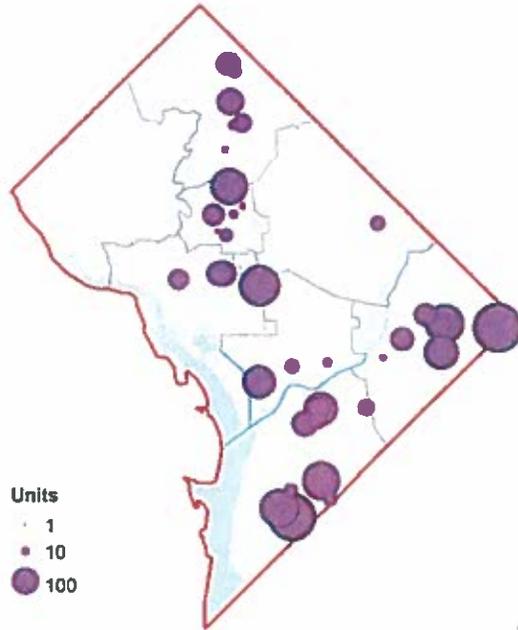


All Closings

by Investment

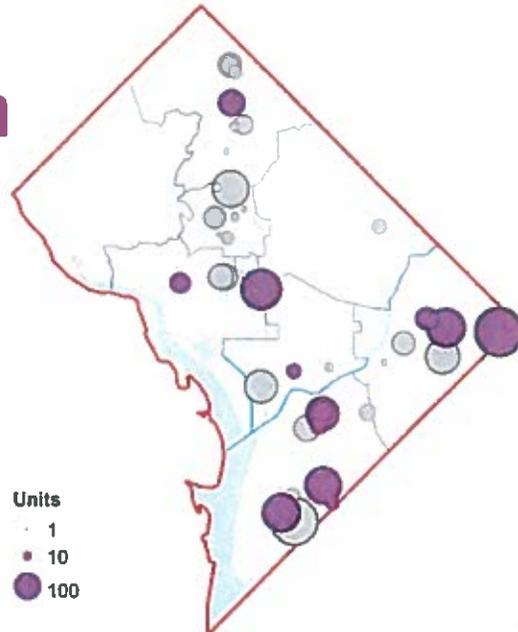


Pipeline



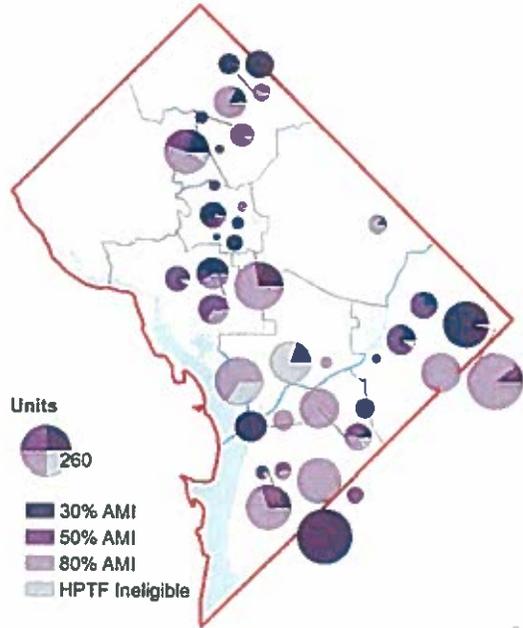
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New Construction

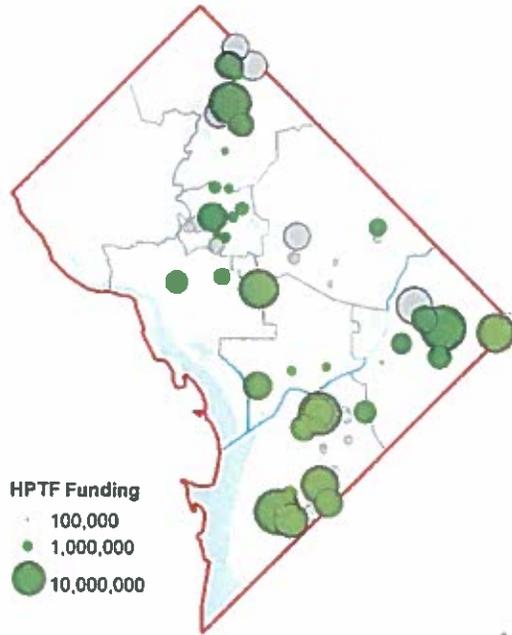


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AMI Split



Pipeline by Investment



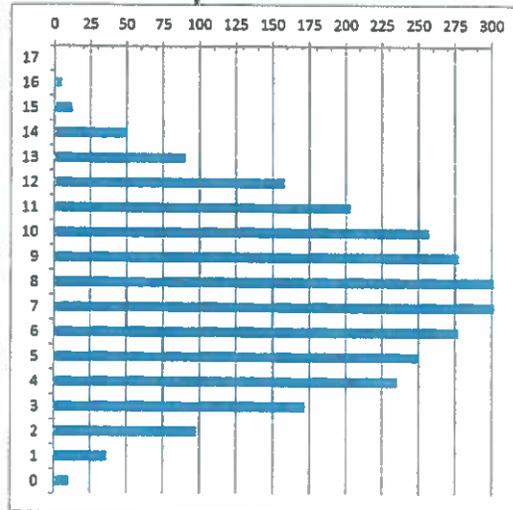
ATTACHMENT (6)



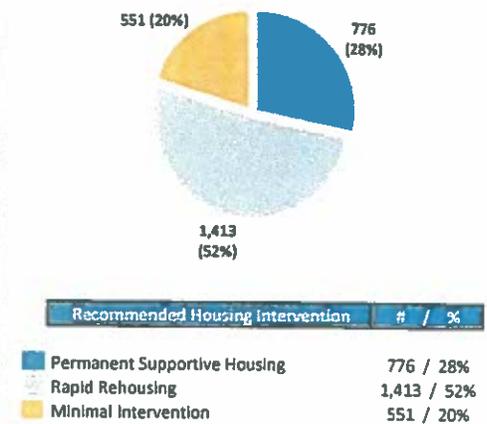
District of Columbia VI-SPDAT/SPDAT Assessments by Score and Recommended Housing Intervention

Assessments by Score from Unaccompanied Individuals

VI-SPDAT Score	Count of Records	%
17	1	<1%
16	5	<1%
15	12	<1%
14	50	2%
13	90	3%
12	158	6%
11	203	7%
10	257	9%
9	277	10%
8	307	11%
7	302	11%
6	277	10%
5	250	9%
4	235	9%
3	172	6%
2	98	4%
1	36	1%
0	10	<1%
TOTAL	2,740	100%



Unaccompanied Individual Assessments by Recommended Housing Intervention



Assessments from D.C. Metro Region from 10/29/2013 to 11/23/2014

Overall, 39% of individuals earned \$0 in monthly income

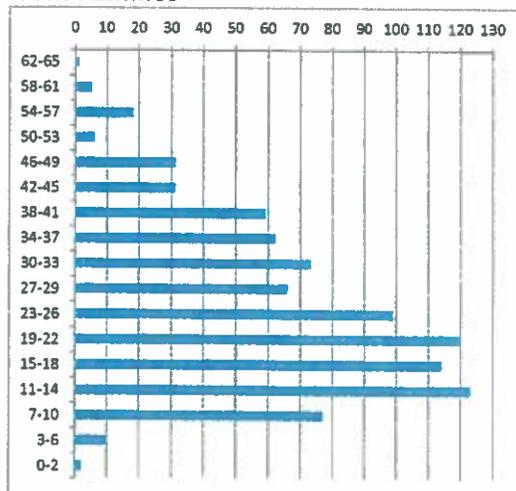
Individuals reported earning an average of \$514 in monthly income

Of those with income, their average monthly earnings are \$920

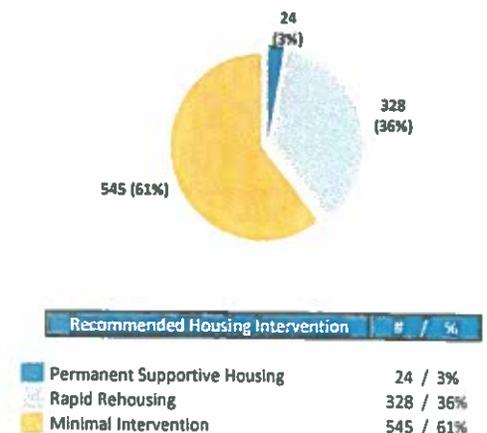
- Individuals recommended for permanent supportive housing earned an average of \$466 in monthly income (\$835 of those with income)
- Individuals recommended for rapid rehousing earned an average of \$527 in monthly income (\$933 of those with income)
- Individuals recommended for minimal intervention supports/affordable housing earned an average of \$547 in monthly income (\$1,012 of those with income)

Assessments by Score from Families

SPDAT Score	Count of Records	%
62-65	1	<1%
58-61	5	1%
54-57	18	2%
50-53	6	1%
46-49	31	3%
42-45	31	3%
38-41	59	7%
34-37	62	7%
30-33	73	8%
27-29	66	7%
23-26	99	11%
19-22	120	13%
15-18	114	13%
11-14	123	14%
7-10	77	9%
3-6	10	1%
0-2	2	<1%
TOTAL	897	100%



Family Assessments by Recommended Housing Intervention



Assessments from D.C. Metro Region from 12/4/2012 to 11/23/2014

Overall, 5% of families reported earning \$0 in monthly income

Families reporting income most frequently earned TANF (averaging less than \$336 per family) and Food Stamps/SNAP (averaging less than \$367 per family)

ATTACHMENT (7)



The Community Partnership
For the Prevention of Homelessness

Income of Persons Screened Through Coordinated Assessment Comparison With Area Median Income

Area Median Income Limits:

FY 2014 Income Limit Area	Area Median Income	FY 2014 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
District of Columbia	\$107,000 (Based on Family of Four)	Less than 30% (Extremely Low) Income Limits (\$)	22,500	25,700	28,900	32,100	34,700	37,250	39,850	42,400
		Less than 50% (Very Low) Income Limits (\$)	37,450	42,800	48,150	53,500	57,800	62,100	66,350	70,650

NOTE: District of Columbia is part of the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area, so all information presented here applies to all of the following areas: District of Columbia, DC; Calvert County, MD; Charles County, MD; Frederick County, MD; Montgomery County, MD; Prince George's County, MD; Arlington County, VA; Clarke County, VA; Fairfax County, VA; Fauquier County, VA; Loudoun County, VA; Prince William County, VA; Spotsylvania County, VA; Stafford County, VA; Alexandria city, VA; Fairfax city, VA; Falls Church city, VA; Fredericksburg city, VA; Manassas city, VA; and Manassas Park city, VA.

Comparison With Income of Persons Screened Through Coordinated Assessment and Housing Placement System:

Percentage of Area Median Income	Permanent Supportive Housing			Rapid Rehousing			Mainstream Resources			Monthly Income of Those Assessed (\$)
	50% AMI:	GAP:	50% AMI:	GAP:	50% AMI:	GAP:	50% AMI:	GAP:		
		\$2,655		\$2,594	\$3,121	\$2,574			AMI Less than 50% (Very Low) Monthly Income Limits (\$)	
									AMI Less than 30% (Extremely Low) Monthly Income Limits (\$)	
	30% AMI:	GAP:	30% AMI:	GAP:	30% AMI:	GAP:				
		\$1,409		\$1,348		\$1,328			Monthly Income of Those Assessed (\$)	
		\$466		\$527		\$547				
	Permanent Supportive Housing			Rapid Rehousing			Mainstream Resources			
	Recommended Housing Intervention									

The gap to obtain only 30% Area Median Income is \$1,409 for those recommended for Permanent Supportive Housing, \$1,348 for those recommended for Rapid Rehousing, and \$1,328 for those recommended for mainstream resources.

Even more stark, the gap to obtain even 50% Area Median Income is even greater: \$2,655 for those recommended for Permanent Supportive Housing

ATTACHMENT (8)

**Housing Production Trust Fund Preliminary Funding
and Utilization Status for FY 2014/ FY 2015
As of December 31, 2014**

FUND BALANCE FY 2014		
	Totals	Notes
Available Fund Balance September 30, 2013	139,731,000	1
Projected Revenue from Recordation Taxes FY 2014	54,069,000	2
Mayor's Housing Initiative 1.0 (from FY 13 \$100 million)	19,900,000	
Mayor's Housing Initiative 2.0 (from FY 14 \$100 million)	30,200,000	
Transfer Payments:		
New LRSP	3,000,000	
Increased HPAP funding	1,000,000	
Additional Rapid Rehousing Program	1,000,000	
Increased ERAP funding	1,000,000	
Additional Rapid Rehousing Program	3,100,000	
Affordable Housing Database	3,400,000	3
	12,500,000	
Total Available Funds FY 2014	256,400,000	
Expenditures and Obligations		
FY 2014 Administrative Expenditures @10%	(10,416,900)	
New Communities Bond Debt Payment	(7,843,012)	
Transfer Payments	(12,500,000)	3
Project Obligations FY2014	(39,843,059)	
SubTotal Project Expenditures and Obligations	(70,602,971)	
Projected Fund Balance September 30, 2014	185,797,029	

**Housing Production Trust Fund Preliminary Funding
and Utilization Status for FY 2014/ FY 2015
As of December 31, 2014**

PROJECTED FY 2015 ACTIVITIES

Projected Fund Balance September 30, 2014	185,797,029	
Estimated FY 15 Revenue from Recordation Taxes	55,671,000	2
Estimated Available Funds FY 2015	241,468,029	
Projected FY 2015 Administrative Expenditures @10%	(5,567,100)	
FY 2015 New Communities Bond Debt Payment	(7,837,012)	
Total Expenditures	(13,404,112)	
Estimated Remaining Funds after Expenditures	228,063,917	

Projects Obligated/Committed/ Awarded Funds as of 12/31/14 (FY 2015)

FY 15 Obligated Projects	36,591,497		•
Committed Projects	80,222,723		••
Projects Under Review (Projected to close in FY 15)	31,401,674	148,215,894	•••
SubTotal	148,215,894		

FY 2015 Estimated Balance if Projects under review are Obligated	79,848,023	4
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Notes:

- (1) From FY 2013 CAFR Report.
- (2) Revenue estimate from 12/31/2014
- (3) Transfer payments that pass through HPTF
- (4) Represents total potential draw on HPTF resources. Please note that some projects may be discontinued or roll over to FY 2016.

- **Obligated Projects** - Projects that have closed and started drawing funds
- **Committed Projects** - Projects that have been approved by DHCD and issued Letters of Commitment
- **Projects under review** - Projects that have completed preliminary review and approved for further underwriting, and projected to close in FY 2015.