

HOUSING PRODUCTION TRUST FUND

FISCAL YEAR 2021 SECOND QUARTER REPORT

January 1, 2021-March 31, 2021

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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 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 Second Quarter of FY2021 from January 1, 2021-March 31, 2021.

Second Quarter FY 2021 HPTF Summary

The HPTF fund balance at the beginning of the Second Quarter of FY 2021 was \$126,403,158 (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

FY2021 QUARTERLY ACTIVITIES							
Quarter	Starting Balance	Recordation and Transfer Tax	Other Income	Loan Repayments	Transfers from Mayor's Office	Disbursements	Ending Balance
Oct-Dec 2020	116,221,631	13,983,043	207,834	675,066		(4,684,416)	126,403,158
Jan-Mar 2021	126,403,158	14,681,324	1,441,480	2,839,549		(29,270,165)	116,095,346
Apr-Jun 2021							
Jul-Sep 2021							
FY21 to date	116,221,631	28,664,367	1,649,314	3,514,615	-	(33,954,581)	116,095,346

Revenue from recordation and transfer taxes, other income (interest income, Inclusionary Zoning contributions), and loan repayments totaled \$18,962,352 for the quarter. Project expenditures for all agency HPTF activities in the Second Quarter of FY21 totaled \$29,270,165 (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, 2020 - September 30, 2021					
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	FY 2021 to Date
REVENUE					
Revenue from Recordation and Deed Taxes	13,983,043	14,681,324			28,664,367
Loan Repayment	675,066	2,839,549			3,514,615
Other Income	207,834	1,413,223			1,621,057
Miscellaneous Interest	-	28,258			28,258
Total Revenues	14,865,943	18,962,352			33,828,296
EXPENDITURES					
Project Expenditures (Multi-family)	(2,157,909)	(26,642,784)			(28,800,693)
Administrative Expenses	(2,526,508)	(2,505,243)			(5,031,750)
Single Family Residential Rehabilitation Program		(122,138)			(122,138)
Other Project Expenses					
Total Expenditures	(4,684,416)	(29,270,165)			(33,954,581)
Excess/(Deficiency) Revenue over Expenditure	10,181,527	(10,307,812)			(126,285)
OTHER FINANCING SOURCES (Uses)					
Transfers in					
Total Other Financing Sources and (Uses)					
NET REVENUES OVER/(UNDER) EXPENDITURES	10,181,527	(10,307,812)	-	-	(126,285)

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:

1. Expenditures are funds disbursed to projects at or after closing, primarily during construction.
2. Obligated Funds represent contractual obligations on the fund balance and are obligated to specific HPTF affordable housing projects when final legal documents have been executed and the financial closing for the project has occurred. 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.

- Active Requests are 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.

Project and related expenditures through the Second Quarter of FY21 totaled \$28,800,693 (Table 3).

Table 3: Multi-Family Projects - Cash Disbursements/Expenditures and Obligations

FY2021 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY)					
October 1, 2020 through March 31, 2021					
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	1,280,804	1,624,243
1736 Rhode Island	1736 RHODE ISLAND AVENUE LLC	5	210,169		210,169
218 Vine Street	218 Vine Street	4	8,591,352		8,591,352
22 Atlantic Cooperative	22 ATLANTIC COOPERATIVE	8	619,802		619,802
2442 MLK	2442 MLK LLC	8	8,376,520	8,147,246	16,523,766
301 Delafield Place, NW	301 DELAFIELD PLACE NW LLC	4	229,865		229,865
3500 East Capitol St, NE	3500 EAST CAPITOL	7	1,933,629		1,933,629
3534 East Capitol St., NE	3534 EAST CAP VENTURE, LLC	7	10,000		10,000
49-53 Missouri Ave, NW	49-53 MISSOURI AVENUE NW, LLC	4	185,343		185,343
Crawford Landing	49TH STREET DEVELOPER LLC	7	5,909,471		5,909,471
5400-5408 5th St Acquisition	5400 5TH STREET, NW	4	427		427
555 E Street	555 E STREET SW SENIORS LLC	6	1,165,220	615,036	1,780,256
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
Abrams Hall	ABRAMS HALL SENIOR	4	187,843		187,843
Abrams Hall North	ABRAMS HALL NORTH LP	4	2,443,000		2,443,000
Ainger Place	AINGER PLACE ASSOCIATES LLC	8	341,078		341,078
Amber Overlook	AMBER OVERLOOK LLC	7	348,054		348,054
Anacostia Gardens	ANACOSTIA GARDENS OWNER LLC	8	872,176		872,176
Cedar Street	ANCHOR PRESERVATION LLC	6	451,821		451,821
NCCLT - 905 R St. NW	ANSWER TITLE AND ESCROW	2		16,908	16,908
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 Partners	BELMONT CROSSING PARTNERS LLC	8	103,478		103,478
Ben-E Group Cooperative	BEN-E GROUP COOPERATIVE ASSOC.	7	173,886		173,886
Brightwood Gardens	BRIGHTWOOD GARDENS	4	1,543,566	53,610	1,597,176
Capitol Vista	CAPITOL VISTA COMMUNITY PART	6	1,713,384		1,713,384
The Grove at Parkside	CIGD PARKSIDE 7 LLC	7	99,196	327,849	427,045
28th Place SE	DC HABITAT FOR HUMANITY	8	40,000		40,000

FY2021 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY)

October 1, 2020 through March 31, 2021

Multi-Family Project Activities

Delta Towers	DELTA SENIOR HOUSING OWNER LLC	5	4,589,302	2,521,224	7,110,526
Project Name	Developer/Owner	Ward	Remaining Obligation	Expenditure Amount	Total Activity
7440 Georgia Ave NW	DIVERSITY COOPERATIVE, INC	4	246,926		246,926
The Kingston	HAMPSTEAD KINGSTON PARTNERS, LLC	4	26,723	63,161	89,885
HanTiv	HANTIV	8 and 5	1,837,477	4,868,392	6,705,869
Hope Cooperative	HOPE COOPERATIVE ASSOCIATION	4	1,853,005	169,044	2,022,049
Maycroft	JUBILEE HOUSING, INC.	1	30,000		30,000
809-813 Kennedy Street NW	KENNEDY STREET COMMUNITY PARTNERS	4	4,355,169	799,064	5,154,233
Liberty Place	LIBERTY PLACE APARTMENTS LLC	6	1,108,000	2,953,612	4,061,613
Luzon Cooperative	LUZON COOPERATIVE @6323	4	77,388		77,388
Hunter Place	MANNA INC	8	191,842		191,842
Homes within Reach	MI CASA MY HOUSE INC.	8	124,113	132,435	256,548
1847-49 Good Hope Road, SE	MI CASA MY HOUSE INC.	8	183,399		183,399
Liberty Place (DBH)	NATL HOUSING TRUST-ENT PRES CO	6	29,400	264,600	294,000
1301-1305 Savannah St SE	NEW SAVANNAH PRESERVATION PARTNERS	8	1,403,217	479,722	1,882,939
Park 27	PARK 27	7	3,570,150	1,240,004	4,810,154
Park Southern Apartments	PARK SOUTHERN	8	18,425,871	1,180,720	19,606,591
Parkway Overlook	PARKWAY OVERLOOK II LP	8	1,251,081		1,251,081
Petworth Station	PETWORTH STATION LP	4	307,179		307,179
505 Jefferson St NW	PHOENIX COOPERATIVE ASSOCIATION	4	70,491		70,491
Randle Hill	RANDLE HILL	8	500,000		500,000
SOME Scattered Site III	SCATTERED SITE III LLC	2	187,623		187,623
South Capitol	SOUTH CAPITOL IMPROVEMENTS, LLC	8	2,970,437	2,319,784	5,290,221
Spring Flats Family - Affordable	SPRING FLATS FAMILY LLC	4	8,867,482	562,414	9,429,896
Spring Flats Senior 4%	SPRING FLATS SENIOR 4 LLC	4	1,724,358	645,377	2,369,735
Spring Flats Senior 9%	SPRING FLATS SENIOR 9 LLC	4	91,465	185,026	276,491
St Elizabeth's	ST ELIZABETH I LP	8	2,754,517		2,754,517
Stanton Square Apartments	STANTON HOUSING LLC	8	6,484,931		6,484,931
1550 First Street SW	TM DBT LIMITED PARTNERSHIP	6	637,502		637,502
United 2nd Street Cooperative	UNITED 2ND STREET COOPERATIVE, INC	8	73,268		73,268
Wesley Hawaii	WESLEY HAWAII LLC	5	32,198		32,198
Subtotal, Multi-Family Project Disbursements			100,356,316	28,826,032	129,182,349
Adjustments for Prior Year Cost Recovery				(25,340)	
Total, Multi-family Project Disbursement Activities			100,356,316	28,800,693	129,182,349

Two projects closed using HPTF loans in the Second Quarter of FY21 totaling \$18,968,766 in Obligated Funds (Table 4). At the end of the Second Quarter of FY21, \$100,356,316 was obligated to multi-family affordable housing projects and related activities.

Table 4: HPTF Loans Closed in Second Quarter of FY21

Project Name	Address	Ward	Project Type	Number of Units	Closing Date	HPTF Loan Amount
2442 MLK	2442 Martin Luther King Jr. Ave SE	8	New Construction	112	01-19-21	16,523,766
Abrams Hall Assisted Living	Building 14, District of Columbia	4	Substantial Rehabilitation	54	3-30-21	2,443,000
Total				266		18,968,766

Inclusive of the Development Finance Division’s (DFD) FY21 HPTF budget authority of \$81,980,000, Second Quarter FY21 expenditures and obligations, and the HPTF Fund balance, a total of \$69,019,281 in HPTF was available as of March 31, 2021, the end of the Second Quarter of FY21. These available funds were reserved by the 22 projects in the multi-family underwriting pipeline with approximately \$235 million in Active Requests for HPTF . Projects in the underwriting pipeline are expected to close over the next two fiscal years.