

HOUSING PRODUCTION TRUST FUND

FISCAL YEAR 2016 ANNUAL REPORT INITIAL SUBMISSION

October 1, 2015 - September 30, 2016

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Review of the Housing Production Trust Fund Fiscal Year 2016

The Housing Production Trust Fund (HPTF) is the major local financing tool used to produce and preserve affordable housing in the District of Columbia. The HPTF is a permanent, revolving revenue fund that provides gap financing to nonprofit and for-profit developers for the production and preservation of rental and homeownership housing projects affordable to low and moderate income households. It was created by the Housing Production Trust Fund Act of 1988, effective March 16, 1989 (D.C. Law 7-202; D.C. Official Code § 42-2801 et seq.) and requires that funded affordable housing projects provide units for household incomes that are at or below 80% of the Washington Metropolitan Statistical Area Median Family Income (MFI), previously referred to as Area Median Income (AMI).

In 2016, the MFI per the U.S. Department of Housing and Urban Development (HUD), was \$108,600.

The HPTF is competitively allocated through the District's Consolidated Request for Proposals for Affordable Housing ("RFP"), which DHCD administers and includes funding from multiple District agencies. Applicants must submit funding proposals that respond to all RFP requirements. Once a project is selected for further underwriting, the DHCD Development Finance Division thoroughly reviews and underwrites the project to ensure an efficient allocation of the funding required for financial feasibility of the project.

In each fiscal year:

- At least 40% of obligations must serve households with incomes at 0% - 30% of MFI.
- At least 40% of obligations must serve households with incomes at 31% - 50% of MFI.
- At least 20% of obligations can serve households with incomes up to 51% - 80% of MFI.

DHCD is required to complete quarterly HPTF reports, an annual report, and annual audits, all of which are posted to the DHCD website at:

- <https://dhcd.dc.gov/page/housing-production-trust-fund-reports>

Housing Production Trust Fund Annual Report Fiscal Year 2016

Housing Production Trust Fund Act of 1988, effective March 16, 1989 (D.C. Law 7-202; D.C. Official Code § 42-2801 et seq.) requires that no later than April 1 of each fiscal year, the Mayor shall transmit to the Council a Housing Production Trust Fund Annual Report for the prior fiscal year. Unless otherwise specified, amounts and percentages reflect project expenditures (excluding administrative costs) for Multifamily, Lead Safe Washington, Single Family Residential Rehabilitation, Property Acquisition and Disposition Division, and Department of General Services Permanent Supportive Housing projects.

The annual report shall include the following information:¹

1. The amount of money expended from the Housing Production Trust Fund during the fiscal year.

\$86,902,729 was expended from the HPTF in FY16. This is inclusive of Multifamily, Lead Safe Washington, Single Family Residential Rehabilitation, Property Acquisition and Disposition Division, Department of General Services Permanent Supportive Housing projects and administrative functions.

2. The number of loans and grants made during the fiscal year.

Seventy-three (73) loans, grants, or transfers to other District agencies were made during FY16. This is inclusive of Multifamily, Lead Safe Washington, Single Family Residential Rehabilitation, and Property Acquisition and Disposition Division projects.

3. The number of low-income, very low-income, and extremely low-income households and individuals assisted through Fund expenditures.

MFI Levels	Households Assisted	*Estimated Number of Individuals Assisted
0% - 30%	548	1,140
31% - 50%	393	818
51% - 80%	1,307	2,719

** The number of households assisted was multiplied by the average number of 2.08 people per household:
<https://www.census.gov/quickfacts/DC>*

4. A list of each project on which funds from the Fund were expended, including, for each project:
 - a. A brief description of the project, including the name of the project sponsor.
 - b. The amount of money legally expended on the project.
 - c. Whether the money was legally expended in the form of a loan or a grant.
 - d. The general terms of the loan or grant.

¹ § 42-2803.01. Annual report by Mayor.

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Project Name	Sponsor	Expenditures	Grant/Loan	Grant/Loan Terms & Interest Rate
1314 K Street SE Cooperative	1314 K STREET SE COOPERATIVE	96,025	Loan	40 years/1.5% interest
The Norwood/1417 N St Cooperative	1417 N ST NW COOPERATIVE	248,250	Loan	40 years/1.5% interest
1919 Calvert St. NW Tenants Association	1919 CALVERT STREET LLC	146,656	Loan	40 years/1% interest
Maple View Flats	2228 MLK LLC	72,367	Loan	40 years/3% interest
2321 4 Street, NE	2321 4TH STREET LLC	342,849	Loan	40 years/1% interest
3200 Thirteenth Street SE Re-Acquisition	3200 13TH STREET, LLC	175,000	Loan	40 years/2% interest
4000 Benning Road Project	4000 BENNING ROAD LLC	4,412,075	Loan	40 years/3% interest
4000 Benning Road Project	4000 BENNING ROAD LLC (DBH)	246,743	Grant	n/a
6925 Georgia Ave	6925 GEORGIA AVENUE LLC	1,280,774	Loan	42 years/3% interest
New Columbia Land Trust, Inc.	ANSWER TITLE AND ESCROW LLC	373,290	n/a	n/a
Archer Park	ARCHER PARK LP	6,537,569	Loan	40 years/0% interest
Archer Park	ARCHER PARK LP (DBH)	360,000	Grant	n/a
Manna Brightwood TOPA Pool	ATHENA LLC	2,487,484	Loan	40 years/1% interest
The Barlee Tenant Association	BARLEE COOPERATIVE ASSOCIATION	3,319,888	Loan	40 years/0% interest
The Beacon Center (Residential)	BEACON CENTER HOUSING LLC	6,614,211	Loan	99 years/4.5% interest
SOME Benning Road (The Conway Center)	BENNING RESIDENTIAL LLC	1,692,779	Loan	40 years/0% interest
4000 Kansas	CAS 4000 KANSAS LLC	757,389	Loan	40 years/1% interest
The Grove at Parkside	CIGD PARKSIDE 7 LLC	846,579	Loan	40 years/0% interest
5422 Blair Road, NE	COMMUNITY CONNECTIONS INC	390,816	Grant	n/a
Cornerstone Comm Supp Housing	CORNERSTONE COMMUNITY DC, INC.	208,058	Loan	40 years/3% interest
The Langdon Apartments	DC COALITION FOR HOUSING	210,000	Grant	n/a
Ivy City Home Rehabilitation Project (Habitat Phase II)	DC HABITAT FOR HUMANITY (IVY CITY II)	235,990	Loan	40 years/1% interest
DCHA Repairs Pilot	DC HOUSING AUTHORITY	940,000	n/a	n/a

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Project Name	Sponsor	Expenditures	Grant/Loan	Grant/Loan Terms & Interest Rate
62nd Street Apartments (w/ PADD) - Phase II New Construction	DIX STREET GATEWAY	186,805	Loan	42 years/2% interest
The Beacon Center	EMORY BEACON OF LIGHT, INC.	346,033	Loan	40 years/0% interest
2321 4th Street, NE	H STREET COMMUNITY DEVELOPMENT	500,000	Loan	40 years/1% interest
The Jefferson	HAMPSTEAD JEFFERSON PARTNERS	5,030,000	Loan	40 years/1% interest
Homes for HOPE Inc	HOMES FOR HOPE	500,931	Loan	40 years/3% interest
Hope and a Home Scattered Sites II	HOPE AND A HOME INC.	576,289	Loan	40 years/0% interest
Hyacinth's Place	INSTITUTE OF URBAN LIVING	74,999	Loan	43 years/0% interest
Jubilee Maycroft	JUBILEE HOUSING INC. (Maycroft)	7,525,313	Loan	40 years/1% interest
Jubilee Ontario	JUBILEE HOUSING INC. (Ontario)	186,000	Loan	Added to existing loan
Kara House	KARA HOUSE COOPERATIVE	1,244,458	Loan	40 years/0% interest
Kenyon House Family Cooperative, Inc.	KENYON HOUSE FAMILY COOPERATIV	11,132	Loan	40 years/0% interest
Maya Angelou Cooperative	MAYA ANGELOU COOPERATIVE, INC.	17,007	Loan	40 years/.5% interest
North Capitol Commons	NORTH CAPITOL COMMONS LP	465,118	Loan	40 years/2% interest
Miriam's House (DBH)	NSV MIRIAMS HOUSE, LLC	336,000	Grant	n/a
Miriam's' House	NSV MIRIAM'S HOUSE, LLC	575,119	Loan	40 years/3% interest
Owen House-Open Arms	OPEN ARMS HOUSING INC.	64,338	Loan	40 years/3% interest
Parkway Overlook	PARKWAY OVERLOOK LP	737,261	Loan	3 years/1% interest
Phyllis Wheatley	PHYLLIS WHEATLEY YMCA INC	1,969,200	Grant	n/a
Plaza West	PLAZA WEST LLC	3,150,812	Loan	40 years/3% interest
MetroTowns at Parkside (Pollin Memorial Community Development)	POLLIN MEMORIAL COMM DEV LLC II	229,403	Loan	30 years /0% interest
RAP, Inc. (New Construction)	RAP, INC.	754,053	Loan	40 years/0% interest
Grandview Estates	RIVER EAST AT ANACOSTIA, LLC	1,463,854	Loan	40 years/3.5% interest

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Project Name	Sponsor	Expenditures	Grant/Loan	Grant/Loan Terms & Interest Rate
Tobias Henson Apt	SAVANNAH PARK HOUSING LIMITED	109,208	Loan	40 years/1% interest
SOME Scattered Sites	SCATTERED SITE II LLC	1,987,883	Loan	40 years/1.8% interest
West End - Square 50	SQUARE 50 AFFORDABLE HOUSING	2,799,012	Loan	40 years/3% interest
Metro Village	TAKOMA SPRING PLACE LIMITED PA	460,872	Loan	42 years/1% interest
The Langdon Apartments	THE LANGDON APARTMENTS	696,353	Loan	40 years/2% interest
The Luzon Tenant Association	THE LUZON COOPERATIVE @6323	4,938,708	Loan	40 years/0% interest
Partner Arms 1	TRANSITIONAL HOUSING CORPORATI	62,507	Loan	40 years/3% interest
Trinity Plaza - Retail Worker Housing Demo Initiative	TRINITY PLAZA LLC	92,710	Loan	35 years/3.5% interest
The Gregory Apartments	VESTA D.C. III LLC	314,311	Loan	40 years/3% interest
Parkchester Apartments	WADE ROAD INVESTOR LLC	6,413,410	Loan	40 years/1% interest
TOTAL		\$75,813,891		

5. The amount and percentage of funds legally expended on homeownership projects.

\$4,212,682 (5%) of HPTF project expenditures (excluding administrative costs) were on homeownership projects and \$9,875,467 (12%) were on Cooperative projects in FY16.

6. The amount and percentage of funds legally expended on rental housing projects.

\$63,521,361 (80%) was expended from HPTF funds for rental housing projects.

7. The amount and percentage of funds legally expended on rental housing or homeownership opportunities for households with incomes at or below 30% of the area median income.

\$17,849,313 (24%) of HPTF multifamily project expenditures were spent on rental housing or homeownership opportunities for households with incomes at or below 30% of the area median income.

8. The amount and percentage of funds legally expended on rental housing or homeownership opportunities for households with incomes at or below 50% of the area median income.

\$12,808,456 (17%) of HPTF multifamily project expenditures were spent on rental housing or homeownership opportunities for households with incomes at or below 50% of the area median income.

9. The amount and percentage of funds legally expended on rental housing or homeownership opportunities for households with incomes at or below 80% of the area median income.

\$42,925,978 (57%) of HPTF multifamily project expenditures were spent on rental housing or homeownership opportunities for households with incomes at or below 80% of the area median income.

10. The number of housing units assisted, including the number of rental housing units assisted and the number of homeownership units assisted.

- Total Units: 2,669
 - Rental: 2,442
 - Homeownership: 96
 - Cooperative: 119
 - Other: 12

11. The amount expended on administrative costs during the prior fiscal year.

Administrative expenses totaled \$7,832,186 for FY16.