

HOUSING PRODUCTION TRUST FUND

FISCAL YEAR 2019 ANNUAL REPORT

INITIAL SUBMISSION

October 1, 2018 - September 30, 2019

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Review of the Housing Production Trust Fund Fiscal Year 2019

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 2019, the MFI per the U.S. Department of Housing and Urban Development (HUD), was \$121,300. The HPTF income and rent limits are available through [DHCD's website](#).

In FY19, for each fiscal year:¹

- 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.

The HPTF is competitively allocated through the District's Consolidated Request for Proposals for Affordable Housing, 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 recommend only the funding required for financial feasibility of the project.

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>

¹ [Explain when MFI buckets changed]

Housing Production Trust Fund Annual Report Fiscal Year 2019

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:²

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

\$150,558,561 was expended from the HPTF in FY2019.

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

Forty-three (43) loans, grants, or transfers to other District agencies were made during FY19.

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%	662	1,376
31% - 50%	2,249	4,678
51% - 80%	704	1,464

** 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:³
 - a. A brief description of the project, including the name of the project sponsor;
 - b. The amount of money expended on the project;
 - c. Whether the money was expended in the form of a loan or a grant; and
 - d. The general terms of the loan or grant.

² § 42-2803.01. Annual report by Mayor.

³ Multifamily projects only

FISCAL YEAR 2019 HPTF ANNUAL REPORT

Project Name	Sponsor	Expenditures	Grant/Loan	Grant/Loan Term & Interest Rate
1035 48th Street	1035 48TH LLC	37,419	Loan	40 year/3% interest
1164 Bladensburg Rd	1164 BLADENSBURG LLC	2,639,374	Loan	40 years/3% interest
1736 Rhode Island	1736 RHODE ISLAND AVENUE LLC	6,429,939	Loan	52 years/3% interest
22 Atlantic Cooperative Association	22 ATLANTIC COOPERATIVE ASSOC.	602,187	Loan	40 years/1% interest
Maple View Flats	2228 MLK LLC	3,094,147	Loan	40 years/3% interest
301 Delafield Place, NW	301 DELAFIELD PLACE NW LLC	92,923	Loan	40 years/3% interest
3500 East Capitol St, NE	3500 EAST CAP VENTURE LLC	6,963,589	Loan	40 years/1% interest
3534 East Capitol St., NE	3534 EAST CAP VENTURE, LLC	3,078,606	Loan	40 years/1% interest
4040 8th Street, NW	4040 8TH STREET NW, LLC	43,771	Loan	40 years/3% interest
49-53 Missouri Ave, NW	49-53 MISSOURI AVENUE NW, LLC	17,700	Loan	40 years/0% interest
5400-5408 5th St Acquisition	5400 5TH STREET, NW	67,104	Loan	40 years/3% interest
555 E Street	555 E STREET SW SENIORS LLC	7,092,904	Loan	40 years/3% interest
5912 14th Street, NW	5912 MISSOURI COOPERATIVE ASSC	3,263,718	Loan	40 years/0% interest
Abrams Hall	ABRAMS HALL SENIOR LP	676,445	Loan	40 years/3% interest
Ainger Place	AINGER PLACE ASSOCIATES LLC	9,440,036	Loan	42 years/3% interest
Amber Overlook	AMBER OVERLOOK LLC	4,465,444	Loan	15 years/0% interest
Atlantic Gardens	ATLANTIC GARDENS REDEVELOPMENT	1,064,765	Loan	40 years/1% interest
Atlantic Terrace	ATLANTIC TERRACE LIMITED PARTN	1,520,248	Loan	40 years/1% interest
Barlee Cooperative	BARLEE COOPERATIVE ASSOCIATION	58,676	Loan	40 years/0% interest
The Beacon Center	BEACON CENTER HOUSING LLC	4,962,151	Loan	99 years/4.5% interest
Belmont Crossing Partners	BELMONT CROSSING PARTNERS LLC	396,522	Loan	40 years/3% interest
SOME Benning Road (The Conway Center)	BENNING RESIDENTIAL LLC	1,419,985	Loan	40 years/0% interest
Capitol Vista	CAPITOL VISTA COMMUNITY PARTNERS	2,252,652	Loan	40 years/3% interest
The Grove at Parkside	CIGD PARKSIDE 7 LLC	193,663	Loan	40 years/0% interest
28th Place SE	DC HABITAT FOR HUMANITY (28TH PLACE)	146,980	Loan	2 years/0% interest
Delta Towers	DELTA SENIOR HOUSING OWNER LLC	1,928,831	Loan	40 years/1% interest
7440 Georgia Ave NW	DIVERSITY COOPERATIVE, INC.	14,719	Loan	40 years/0% interest
E Street Cooperative	E STREET COOPERATIVE ASSOC.	1,088,652	Loan	40 years/0% interest
Glenn Arms	GLENN ARMS PRESERVATION, LP	167,290	Loan	40 years/3% interest
Jubilee Euclid	JUBILEE EUCLID LLC	100,000	Loan	2 years/3% interest
Jubilee Kalorama	JUBILEE KALORAMA LLC	100,000	Loan	2 years/3% interest

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Project Name	Sponsor	Expenditures	Grant/Loan	Grant/Loan Term & Interest Rate
Liberty Place	LIBERTY PLACE APARTMENTS LLC	1,626,049	Loan	40 years/3% interest
Luzon Cooperative	THE LUZON COOPERATIVE @6323	73,698	Loan	40 years/0% interest
8th & T	MANNA INC (8TH & T)	124,637	Loan	15 years/0% interest
Hunter Place	MANNA INC (HUNTER PLACE)	474,377	Loan	15 years/0% interest
Homes within Reach	MI CASA MY HOUSE INC. (HWR)	104,348	Loan	15 years/0% interest
1847-49 Good Hope Road, SE	MI CASA MY HOUSE INC. (GOOD HOPE)	37,903	Loan	40 years/1% interest
Milestone Senior 4% Owner	MILESTONE SENIOR 4% OWNER LLC	875,828	Loan	15 years/0% interest
Petworth Station	PETWORTH STATION LP	6,280,000	Loan	40 years/3% interest
Randle Hill	RANDLE HILL LLC	12,500,000	Loan	42 years/3% interest
Sarah's Circle	SARAH'S CIRCLE	8,400	Grant	N/A
South Capitol	SOUTH CAPITOL IMPROVEMENTS, LLC	5,658,185	Loan	40 years/1% interest
Square 769N	SQUARE 769N AFFORDABLE LP	185,314	Loan	40 years/3% interest
St Elizabeth's	ST ELIZABETH 1 LP	26,038,406	Loan	40 years/3% interest
Stanton Square Apartments	STANTON HOUSING LLC	6,229,636	Loan	40 years/3% interest
Residence at Minnesota Gardens	THE RESIDENCE AT MINNESOTA GAR	135,358	Loan	40 years/0% interest
Partner Arms II	TRANSITIONAL HOUSING CORP	82,019	Loan	40 years/3% interest
Partner Arms II (DBH)	TRANSITIONAL HOUSING CORP (DBH)	46,199	Grant	N/A
United 2nd Street Cooperative	UNITED 2ND STREET COOPERATIVE, INC	280,053	Loan	40 years/1% interest
Maplewood Courts	VESTA MAPLEWOOD, LLC	2,912,069	Loan	40 years/3% interest
Voices of Madison Cooperative	VOICES OF MADISON COOPERATIVE	14.12	Loan	40 years/2% interest
Brookland Place Apartments	WESLEY BROOKLAND LLC	1,435,249	Loan	40 years/3% interest
TOTAL		\$128,528,184		

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

\$9,023,080 (7%) of HPTF project expenditures (excluding administrative costs) were on homeownership projects in FY19; \$5,366,998 (4%) of HPTF project expenditures (excluding administrative costs) were on cooperative projects in FY19.

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

\$122,575,900 (89%) was expended from HPTF funds for predevelopment or construction loans for rental housing projects which closed in FY19.
7. The amount and percentage of funds expended on rental housing or homeownership opportunities for households with incomes at or below 30% of the area median income.

\$24,175,319 (18%) of HPTF project expenditures (excluding administrative costs) 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 expended on rental housing or homeownership opportunities for households with incomes at or below 50% of the area median income.

\$82,165,929 (60%) of HPTF project expenditures (excluding administrative costs) 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 expended on rental housing or homeownership opportunities for households with incomes at or below 80% of the area median income.

\$25,722,999 (19%) of HPTF project expenditures (excluding administrative costs) 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: 3,749
 - Rental: 3,511
 - Homeownership: 71
 - Cooperative: 167
11. The amount expended on administrative costs during the prior fiscal year.

Administrative expenses totaled \$13,602,957 for FY19.