



DISTRICT OF COLUMBIA GOVERNMENT

# HOUSING PRODUCTION TRUST FUND

FY2010

# Annual Report

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
1800 MARTIN LUTHER KING, JR. AVENUE, S.E.  
WASHINGTON, DC 20020  
JOHN E. HALL, DIRECTOR





## HOUSING PRODUCTION TRUST FUND ANNUAL REPORT, FY 2010

Prepared by the DC Department of Housing and Community Development

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# FY '10 HOUSING PRODUCTION TRUST FUND

## Legislative Reporting Requirements

The Housing Production Trust Fund was authorized under the Housing Production Trust Fund Act of 1988, DC Law 7-202. Section 4a requires the Mayor to file an annual report with the Council of the District of Columbia that details the following:

1. The total amount of money expended from the Housing Production Trust Fund during the fiscal year;
2. The number of loans and grants made during the fiscal year;
3. The number of low-income, very low-income, and extremely low-income households and individuals assisted through Fund expenditures;
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 expended on the project;
  - C. Whether the money expended was in the form of a loan or a grant; and
  - D. The general terms of the loan or grant;
5. The dollar amount and percentage of funds expended on homeownership projects;
6. The dollar amount and percentage of funds expended on rental housing projects;
7. The dollar 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;
8. The dollar 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; and
9. The dollar 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;
10. The number of housing units assisted, including the number of rental housing units assisted and the number of homeownership units assisted; and
11. The dollar amount expended on administrative costs during the fiscal year.

## Annual Activity Statutory Responses

*(1) The total amount of money expended from the Housing Production Trust Fund during the fiscal year;*

In FY 2010, DHCD closed five (5) multi-family project loans totaling \$24,226,525. The loans provide subsidy to projects with projected total development costs of \$67,711,969 to produce 353 affordable units of housing.

In FY 2010 DHCD made cash expenditures of \$24,144,490 from the Fund. Of this amount, \$18,632,999 was expended on multi-family projects, \$3,062,456 for New Communities Debt Service payment, and \$2,449,035 for administrative expenditures.

At the end of the Fiscal Year there were \$16,892,297 of unexpended obligated balance; \$7,399,289 committed for four (4) projects, having a total of 129 units; and \$77,524,943 earmarked for 21 projects, having a total of 1,139 units.

*(2) The number of loans and grants made during the fiscal year;*

DHCD made five (5) multi-family project loans during FY 2010, DHCD made no grants during FY 2010.

*(3) The number of low-income, very low-income, and extremely low-income households and individuals assisted through Fund expenditures;*

See FY 2010 Number of Households Assisted by Income Group on page 9.

*(4) A list of each project for which funds from the Fund were expended during FY2010 including for each project: (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 expended was in the form of a loan or a grant; and (d) The general terms of the loan or grant;*

See FY 2010 New Project Descriptions on pages 15-17 for a brief summary of each project.

### Comparison of FY 2010 and FY 2009 Units

Fiscal Year	0-30% Extremely Low	31-50% Very Low	51-80% Low	Total Units
2010	149	183	21	353
2009	131	159	56	346
Increase/ (Decrease)	18	24	-35	7
% Increase/ (Decrease) over FY 2009	14%	15%	- 63 %	2%

*(5) The dollar amount and percentage of funds expended on homeownership projects;*

In FY 2010, no funds were expended for homeownership projects.

*(6) The dollar amount and percentage of funds expended on rental housing projects;*

In FY 2010, \$24,226,525 or 100% of the funds was expended for five (5) rental projects.

*(Continued on page 3)*

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*(7) The dollar 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;*

In FY 2010, \$16,086,311 or 54% of the total funds was expended on rental or homeownership housing units (149 units), to benefit households with incomes at or below 30% of the area median income.

*(8) The dollar 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;*

In FY 2010, \$9,602,440 or 40% of the total funds was expended on rental or homeownership housing units (183 units), to benefit households with incomes between 31% and 50% of the area median income.

*(9) The dollar 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;*

In FY 2010, \$1,537,773 or 6% of the total was expended on rental or homeownership (21 units) to benefit households with incomes between 51% and 80% of the area median income. It should be noted that although the statutory limit is 80% of AMI, the majority of households served in this category have incomes between 51% and 60% of AMI.

*(10) The number of housing units assisted, including the number of rental housing units assisted and the number of homeownership units assisted; and*

In FY 2010, the expenditures from the HPTF assisted multi-family projects which will produce 353 rental units (See also #5 and #6 above).

*(11) The dollar amount expended on administrative costs during the fiscal year.*

DHCD expended \$2,449,035 or 7% of FY 2010 HPTF Revenue for administrative and overhead costs.



# FY 2010 ANNUAL SYNOPSIS

The FY 2010 Annual Synopsis of the HPTF Fund and Program includes the following: Overall Fund Activities; Status of Project Pipeline; Site Acquisition Funding Initiative; Major Program Challenges; and Administrative Costs.

**Overall Fund Activities:** The FY 2010 opening balance (October 1, 2009) of the Housing Production Trust Fund (HPTF or the “Fund”) was \$44,966,000 (see CAFR Notes on page 5). In FY 2010, the Fund recorded the following: Revenues from deed and recordation tax of \$30,158,108, loan repayments of \$1,771,470, interest earnings of \$2,439,523, and made expenditures of \$24,144,490. The closing balance of the fund on September 30, 2010 was \$56,246,618.

## FY 2010 HPTF FUND BALANCE

**OPENING FUND BALANCE:** \$44,966,000

**Recordation Tax Receipts:** \$30,158,108

Interest Earned: \$2,439,522

Loan Repayments: \$1,771,470

Other Revenue: \$1,056,007

Total Disbursements: (\$24,144,490)

**Ending Balance FY 2009:** \$56,246,618

**Obligated Projects:** (\$16,892,297)

**Escrow of New Communities:** (\$2,148,700)

**AVAILABLE FUND BALANCE:** \$37,205,621

The Fund Balance includes \$16,892,297 obligated for projects and \$2,148,700 escrow for New

Communities Bonds, resulting in a balance of \$37,205,621 available in the Trust Fund.

Against the closing balance of \$37,205,621 are potential expenditures of \$84,923,578 for:

- 1) Projects currently Committed, valued at \$7,399,289;
- 2) Projects currently Earmarked, valued at \$77,524,943;

Appendix A shows the HPTF Fund Balance FY 2001–2010. Appendix B shows the HPTF Preliminary Utilization Plan for FY 2011 as of September 30, 2010. Appendix C shows the Status of HPTF Pipeline Projects by funding stages.

**Status of Project Pipeline.** During FY 2010, cash expenditures were made on existing and four (4) new multi-family project loans totaling \$18,632,999. Several of the projects are in the obligated funding stage, with unexpended construction draws of \$16,892,297 at the end of the Fiscal Year. Five (5) multifamily project loans which closed in the Fiscal Year are financing the construction/ rehabilitation of 353 rental units. All the housing units will be restricted and reserved for low to moderate income households for a term of 40 years.

In 2007, a grant of \$4,000,000 was made to City First Enterprises for the development of the DC Workforce Housing Land Trust. The Workforce Housing Land Trust was authorized under the Workforce Program Approval Act of 2006, D. C. Law 16-278. The Land Trust is supported by a \$10,000,000 grant (including the \$4,000,000 from HPTF) to produce 1,000 workforce homeownership housing units over a three year period. The HPTF grant will support housing for households at 80% or lower of the AMI as provided by the HPTF statute. Although

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the pace of development of the Workforce Land Trust was slowed by the difficulty in obtaining equity, City First Enterprises entered into Purchase and Sale agreement with a developer for the purchase of 16 units of affordable housing; and is in process of executing other contracts with developers. It also funded the purchase of one unit, and acquired 4 units of foreclosed housing which will be sold to income qualified households.

**Site Acquisition Funding Initiative (SAFI):** No SAFI loans closed in FY 2010. The initiative, which was established to assist nonprofit developers to acquire properties in the rapidly escalating neighborhood real estate market, was negatively

impacted by difficulty in obtaining permanent financing.

DHCD is reviewing the SAFI program to identify ways to revamp the program.

**Major Program Challenge:** The major challenge facing the HPTF continues to be how to provide affordable housing in the face of limited resources. Revenue from Deed and Recordation Taxes, the main source of funding for the HPTF, was \$30.2 million but the cost of developments in the pipeline is \$84.9 million. DHCD continues to creatively manage the available resources to provide funding for affordable Housing.

**NOTES:** Reconciliation with the Comprehensive Annual Financial Report ("CAFR") of the District of Columbia (FY 2010)

1. The beginning Fund Balance for FY 2010 for this HPTF Report was adjusted downwards by (\$23,708,234) to reconcile with that of CAFR. The HPTF Fund Balance as calculated from records available to DHCD at the end of FY 2009 was \$68,674,214.
2. The total Expenditures on projects in this report was lower than was reported in CAFR. During the course of preparing this report, it was discovered that some of the year end balances for obligated projects were accrued instead of being carried over to FY 2011. This resulted in an upward adjustment of Net Revenue Over Expenditures of about \$16 million resulting in a Net Revenue over Expenditures of the Fund of \$11,208,618.

The reconciliations will be completed and reflected in the next CAFR.





# FY 2010 HPTF ACTIVITY

## HOUSING PRODUCTION TRUST FUND

### STATEMENTS OF REVENUES AND EXPENDITURES

October 1, 2009 - September 30, 2010

REVENUE	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	FY 10 YTD
Revenue from Recordation & Deed Taxes	5,368,998	6,175,529	4,566,085	14,047,496	30,158,108
Interest Income	6,524	16,683	484,012	1,916,236	2,423,455
SAFI Interest Income	4,824	7,674	3,399	172	16,069
Other	8,333	17,026	25,248	1,005,400	1,056,007
<b>Total Revenue</b>	<b>5,388,679</b>	<b>6,216,911</b>	<b>5,078,745</b>	<b>16,969,304</b>	<b>33,653,639</b>
<b>EXPENDITURES</b>					
Project Disbursement	-3,257,351	-3,940,779	-2,021,823	-9,413,046	-18,632,999
Administrative Expenses	-217,446	-497,029	-122,502	-1,612,059	-2,449,036
<b>Total Expenditures</b>	<b>-3,474,797</b>	<b>-4,437,808</b>	<b>-2,144,325</b>	<b>-11,025,105</b>	<b>-21,082,035</b>
<b>Excess / (Deficiency) Revenue over Expenditure</b>	<b>1,913,882</b>	<b>1,779,103</b>	<b>2,934,420</b>	<b>5,944,199</b>	<b>12,571,604</b>
<b>OTHER FINANCING SOURCES (Uses)</b>					
New Communities Bond Debt Payment	-2,132,876	0	0	-929,580	-3,062,456
Loan Repayments	350,626	900,844	0	520,000	1,771,470
<b>Total other Financing Sources and (Uses)</b>	<b>-1,782,250</b>	<b>900,844</b>	<b>0</b>	<b>-409,580</b>	<b>-1,290,986</b>
<b>NET REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>131,632</b>	<b>2,679,947</b>	<b>2,934,420</b>	<b>5,534,619</b>	<b>11,280,618</b>

# FY 2010/FY2009 COMPARATIVE STATEMENTS REVENUES & EXPENDITURES

REVENUE	FY 2010	FY 2009	Variance	%Variance
Revenue from Recordation & Deed Taxes	30,158,108	28,244,398	1,913,710	7%
Interest Income	2,439,524	475,998	1,963,526	413%
Other	1,056,007	0	1,056,007	N/A
<b>Total Revenue</b>	<b><u>33,653,639</u></b>	<b><u>28,720,396</u></b>		
<b>EXPENDITURES</b>				
Project Disbursement	-18,632,999	-41,839,516	23,206,517	55%
Administrative Expenses	-2,449,036	-4,254,098	1,805,062	42%
<b>Total Expenditures</b>	<b><u>-21,082,035</u></b>	<b><u>-46,093,614</u></b>		
<b>Excess (Deficiency) Revenue over Expenditure</b>	<b><u>12,571,604</u></b>	<b><u>-17,373,218</u></b>		
<b>OTHER FINANCING SOURCES (Uses)</b>				
New Communities Bond Debt Payment	-3,062,456	-2,016,113	-1,046,343	-52%
Loan Repayments	1,771,470	2,985,000	-1,213,530	-41%
<b>Total Other Financing Sources and (Uses)</b>	<b><u>-1,290,986</u></b>	<b><u>968,887</u></b>		
<b>NET REVENUES OVER/ (UNDER) EXPENDITURES</b>	<b><u>11,280,618</u></b>	<b><u>-16,404,331</u></b>		

# FY 2010 HPTF PROJECT EXPENDITURES

HOUSING PRODUCTION TRUST FUND

## FY 2010 HPTF PROJECT EXPENDITURES

PROJECT NAME	WARD	AMOUNT
Jubilee Housing	1	212,477
1703 Euclid Street NW (Phase I)	1	13,951
Martin Luther King Jr. Latino	2	468,326
Woodley House	3	486,758
Kennedy Street Apartments	4	12,295
Webster Gardens	4	1,250,314
Peaceholics	5, 6, 8	69,775
Golden Rule Apartments	6	222,604
The Dunbar—Open Arms	7,8	970,000
SOME Scattered Sites	7,8	11,503,000
Jasper 29T	7,8	20,000
Bethune House	8	429,470
Henson Ridge HOPE VI ADA Accessible	8	2,900,000
Hyacinths' Place	8	74,029
<b>Total Project Disbursement</b>		<b>18,632,999</b>
<b>Debt Service New Communities Bond</b>		<b>3,062,456</b>
<b>Administrative Expenses</b>		<b>2,449,036</b>
<b>FY 2010 Total Expenditure</b>		<b>24,144,490</b>



HOUSING PRODUCTION TRUST FUND

**FY 2010 HPTF PROJECTS CLOSED (Obligated)**

Project Name	Project Applicant	Funding Amount	Ward	Units	Date Closed
1 The Dunbar Open Arms Housing (Phase II)	OPEN ARMS HOUSING, INC.	1,124,475	5	19	11/1/2009
2 HENSON RIDGE (UFAS UNITS)	DC HOUSING AUTHORITY	2,900,000	8	22	3/1/2010
3 Webster Gardens	THC Affordable Housing Inc. / Somerset	4,000,000	4	52	4/1/2010
4 SOME Scattered Sites	SOME / AHO Inc.	11,503,00	7,8	241	8/1/2010
5 1320 Mississippi Avenue SE	William C Smith	4,853,525	8	19	8/1/2010
		<u>24,226,525</u>		<u>353</u>	

HOUSING PRODUCTION TRUST FUND

**FY 2010 QUARTERLY ACTIVITIES**

Quarter	Starting Balance	Recordation Tax & Misc. Income	Interest Income	Loan Repayments	Disbursements	Adjustment	Ending Balance
Oct 09 - Dec 09	44,966,000	5,368,998	19,681	350,626	-5,607,673	0	45,097,632
Jan 10 - Mar 10	45,097,632	6,175,529	41,382	900,844	-4,437,808	0	47,777,579
Apr 10 - Jun 10	47,777,579	4,566,085	512,660	0	-2,144,325	0	50,711,999
Jun 10 - Sep 10	50,711,999	14,047,496	2,921,808	520,000	-11,954,685	0	56,246,618

HOUSING PRODUCTION TRUST FUND

**# HOUSEHOLDS ASSISTED AND FUNDING BY INCOME GROUP (MULTI-FAMILY PROJECTS)**

	Extremely Low-Income 0-30% AMI	Very Low-Income 31-50% AMI	Low-Income 51-80% AMI
<b>FY 10</b>	149 Units \$13,086,311 54% of units	183 Units \$9,602,440 40% of units	21 Units \$1,537,773 10% of Units
<b>FY 09</b>	131 Units \$8,302,152 44% of Units	159 Units \$8,666,921 46% of Units	56 Units \$1,864,360 6% of Units

HOUSING PRODUCTION TRUST FUND

**# MULTI-FAMILY PROJECTS AWARDED, UNITS, FUNDING, & PROJECT TYPE**

	# Projects, Units and Award Amounts	Loans	Grants	Homeownership	Rental
<b>FY 2010</b>	5 Projects 353 units \$24,226,525	5 Projects 353 Units \$24,226,525	0 Projects 0 Units \$0	0 Projects 0 Units \$0	5 Projects 353 Units \$24,226,525
<b>FY 2009</b>	8 Projects 346 Units \$18,833,433	8 Projects 346 units \$18,833,433	0 Projects 0 Units \$0	2 Projects 75 Units \$2,019,219	6 Projects 27 Units \$16,814,214

# FY 2010 HPTF SUMMARY

## HOUSING PRODUCTION TRUST FUND

### QUARTERLY SUMMARY TABLE

October 2000 Through September 2010

Quarter	Starting Balance	Recordation Tax & Misc. Income	Interest Income	Loan Repayments	Disbursements	Adjustments	Ending Balance
Oct-Dec 00	0	0	0	0	0	0	0
Jan-Mar 01	0	24,399,835	0	0	0	0	24,399,835
Apr-Jun 01	24,399,835	0	546,717	0	0	0	24,946,552
Jul-Sep 01	24,946,552	0	202,467	0	(3,200,000)	0	21,949,018
Oct-Dec 01	21,949,018	0	96,776	0	0	0	22,045,794
Jan-Mar 02	22,045,794	0	156,083	3,248,263	(1,750,000)	0	23,700,140
Apr-Jun 02	23,700,140	0	110,925	0	0	0	23,811,065
Jul-Sep 02	23,811,065	0	85,381	0	0	0	23,896,446
Oct-Dec 02	23,896,446	0	76,145	0	0	0	23,972,591
Jan-Mar 03	23,972,591	0	59,681	0	(500,000)	0	23,532,273
Apr-Jun 03	23,532,273	0	58,885	0	(426,721)	0	23,164,436
Jul-Sep 03	23,164,436	5,000,000	63,825	1,935,000	(4,623,938)	0	25,539,323
Oct-Dec 03	25,539,323	0	29,957	0	(985,000)	0	24,584,280
Jan-Mar 04	24,584,280	0	45,575	2,115,260	(5,380,096)	0	21,365,020
Apr-Jun 04	21,365,020	0	43,838	0	(1,519,529)	0	19,889,329
Jul-Sep 04	19,889,329	50,667,380	103,268	0	(4,635,436)	0	66,024,540
Oct-Dec 04	66,024,540	11,032,805	0	0	(4,601,017)	0	72,456,328
Jan-Mar 05	72,456,328	12,100,692	562,706	0	(4,204,298)	0	80,915,428
Apr-Jun 05	80,915,428	13,109,836	558,708	0	(1,953,215)	0	92,630,757
Jun-Sep 05	92,630,757	15,303,062	755,644	0	(21,521,816)	0	87,167,646
Oct-Dec 05	87,167,646	12,707,080	898,664	0	29,536	0	100,802,926
Jan-Mar 06	100,802,926	11,402,834	433,345	0	(5,158,564)	0	107,480,541
Apr-Jun 06	107,480,541	12,744,588	2,166,707	369,345	(10,161,633)	0	112,599,547
Jul-Sep 06	112,599,547	35,910,528	1,688,216	1,150,634	(26,935,628)	-25,155,237	99,258,060
Oct-Dec 06	99,258,060	12,319,997	0	1,551,562	(19,214,906)	0	93,914,713
Jan-Mar 07	93,914,713	15,001,980	0	451,689	(3,917,820)	0	105,450,562
Apr-Jun 07	105,450,562	19,846,407	1,822,053	224,395	(14,467,976)	0	112,875,441
Jul-Sep 07	112,875,441	11,562,832	6,112,108	339,912	(32,994,100)	2,064,807	99,961,000
Oct-Dec 07	99,961,000	11,249,477	0	138,677	(8,197,936)	0	103,197,856
Jan-Mar 08	103,197,856	8,911,192	0	579,156	(9,857,496)	0	102,830,708
Apr-Jun 08	102,830,708	11,342,124	771,179	901,083	(30,969,930)	30,000,000	114,875,164
Jul-Sep 08	114,875,164	9,086,587	3,221,181	2,077,123	(45,910,228)	0	83,303,189
Oct-Dec 08	83,303,189	7,271,965	116,099	426,324	(5,731,286)	1,775,356*	87,161,647
Jan-Mar 09	87,161,647	6,081,660	160,454	1,080,697	(12,743,645)	0	81,740,813
Apr-Jun 09	81,740,813	4,814,198	107,965	729,541	(16,771,504)	0	70,621,013
Jul-Sep 09	70,621,013	10,076,575	91,480	748,438	(12,863,292)	(23,708,214)	44,966,000
Oct-Dec 09	44,966,000	5,368,998	19,681	350,626	-5,607,673	0	45,097,632
Jan-Mar 10	45,097,632	6,175,529	41,382	900,844	-4,437,808	0	47,777,579
Apr-Jun 10	44,777,579	4,566,085	512,660	0	-2,144,325	0	50,711,999
Jul-Sep 10	50,711,999	14,047,496	2,921,808	520,000	11,954,685	0	56,246,618

\* Adjustment to correct FY 2008 Expenditures

# APPENDIX A

## HOUSING PRODUCTION TRUST FUND

### HOUSING PRODUCTION TRUST FUND BALANCE FY 2001-2010

FY 2001- 2010

	FY 2001	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	Total	Notes
Beginning Fund Balance	24,399,835	21,949,018	23,896,446	25,539,323	66,024,540	87,167,646	99,258,060	99,961,000	83,303,189	44,966,000	24,399,835	
										As of 9/30/2010		
<b>Revenue</b>												
Recordation Taxes	-	-	5,000,000	50,517,380	50,546,395	47,609,793	58,731,215	40,589,380	28,244,398	30,158,108	311,396,669	
Interest Earnings	749,183	449,165	258,536	222,638	1,877,058	5,186,931	7,934,161	3,992,360	475,998	2,439,523	23,585,553	
Loan Repayments	-	3,248,263	1,935,000	-	-	1,519,979	2,567,558	3,696,039	2,985,000	1,771,470	17,723,309	
Allocation authorized by FY 2008 Appropriation Emergency Act	-	-	-	-	-	-	-	30,000,000	-	-	30,000,000	
Other Revenues	-	-	-	150,000	1,000,000	-	-	-	-	105,6007	2,206,007	1
<b>Total Revenues</b>	<b>749,183</b>	<b>3,697,428</b>	<b>7,193,536</b>	<b>50,890,018</b>	<b>53,423,453</b>	<b>54,316,703</b>	<b>69,232,934</b>	<b>78,277,779</b>	<b>31,705,396</b>	<b>35,425,108</b>	<b>384,911,538</b>	
<b>Expenditures</b>												
Project Expenditures	-3,200,000	-1,750,000	-5,550,659	-10,404,801	-16,310,117	-33,751,779	-63,462,468	-87,031,966	-39,739,516	-18,632,999	-279,834,305	2
Single-Family Rehab	-	-	-	-	-	-	-984,568	-3,006,628	-2,100,000	-	-6,091,196	2
SAFI Expenditures	-	-	-	-	-15,000,000	-5,000,000	-5,000,000	-	-	-	-25,000,000	
Workforce Housing Land Trust Grant	-	-	-	-	-	-	-	-4,000,000	-	-	-4,000,000	
Bond Securitization	-	-	-	-	-	-	-	-	-2,016,113	-3,062,456	-5,078,569	
Administrative Expenditures	-	-	-	-	-970,229	-3,474,510	-1,147,766	-896,996	-4,254,098	-2,449,035	-13,192,634	
<b>Total Expenditures</b>	<b>-3,200,000</b>	<b>-1,750,000</b>	<b>-5,550,659</b>	<b>-10,404,801</b>	<b>-32,280,346</b>	<b>-42,226,289</b>	<b>-70,594,802</b>	<b>-94,935,590</b>	<b>-48,109,727</b>	<b>-24,144,490</b>	<b>-333,196,704</b>	
Adjustment to Reconcile with CAFR							2,064,808		-23708214		-21,643,406	3
Adjustment to FY 2008 Expenditure									1,775,356		1,775,356	
<b>Ending Fund Balance</b>	<b>21,949,018</b>	<b>23,896,446</b>	<b>25,539,323</b>	<b>66,024,540</b>	<b>87,167,647</b>	<b>99,258,060</b>	<b>99,961,000</b>	<b>83,303,189</b>	<b>44,966,000</b>	<b>56,246,618</b>	<b>56,246,618</b>	4
* Reconciled with FY 2007 and FY 2009 CAFR												
Fund Balance End of Fourth Quarter FY 2010											56,246,618	
Less Deposit to New Communities Bond Accounts											-2,148,700	5
<b>Available Fund Balance 09/30/2010</b>											<b>54,097,918</b>	

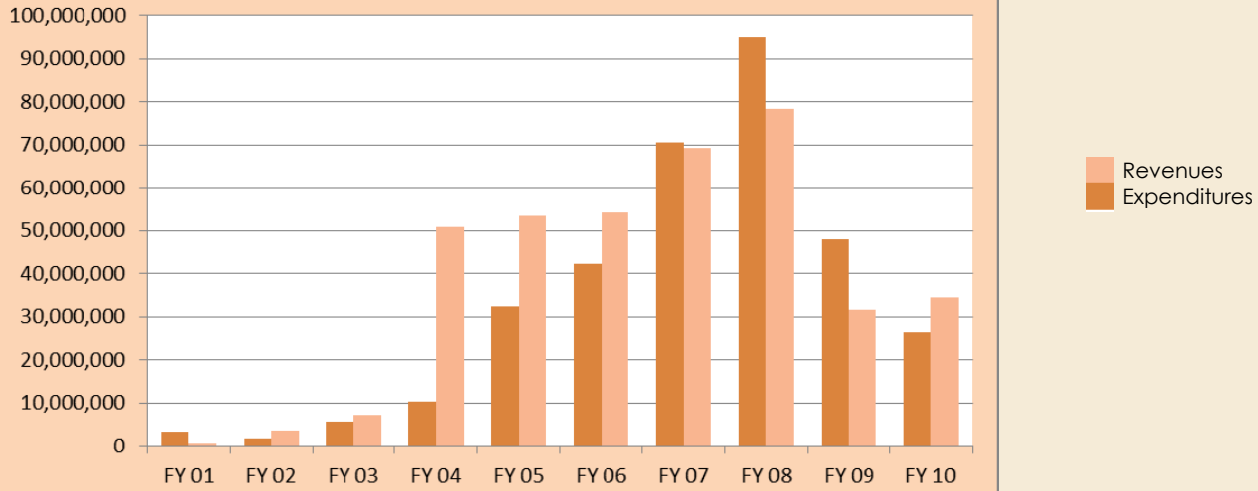
#### Notes:

- (1) Includes \$1million received from World Bank for HPTF regulation exemption.
- (2) Project expenditures are as of September 30, 2010.
- (3) Adjustments to FY 2007 Fund Balance of \$2,064807 and FY 2009 Fund Balance of (23,708m214) to reconcile with CAFR.
- (4) Fund Balance with adjustment, to FY2007 and FY 2009 to reconcile with CAFR.
- (5) New Communities Deposits in Escrow Accounts.

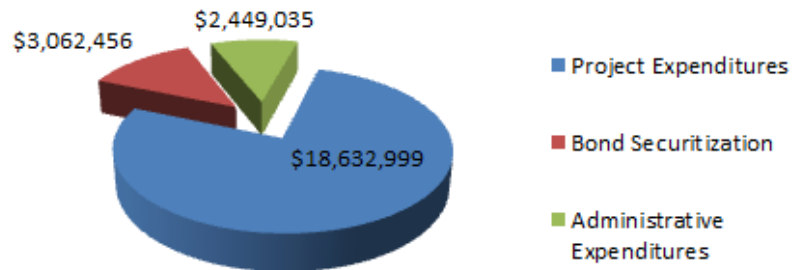


## HISTORICAL PERSPECTIVE

### Revenues and Expenditures FY 2001 - 2010



### FY 2010 Expenditures by Category



#### HOUSING PRODUCTION TRUST FUND

### HISTORICAL OVERVIEW: Annual Summary Table, FY 2001- FY 2010

#### FY 2001- FY 2010

Fiscal Year	Starting Balance	Recordation Tax & Misc. Income	Interest Income	Loan Repayments	Expenditures	Adjustments	Ending Balance
2001	0	24,399,835	749,183	0	(3,200,000)	0	21,949,018
2002	21,949,018	0	449,165	3,248,263	(1,750,000)	0	23,896,446
2003	23,896,446	5,000,000	258,536	1,935,000	(5,550,659)	0	25,539,323
2004	25,539,323	50,517,380	222,638	150,000	(10,404,801)	0	66,024,540
2005	66,024,540	50,546,395	1,877,058	0	(32,280,346)	0	87,167,647
2006	87,167,647	47,609,793	5,186,931	1,519,979	(42,226,289)	0	99,258,060
2007	99,258,060	58,731,215	7,934,161	2,567,558	(70,594,802)	2,064,808	99,961,000
2008	99,961,000	40,589,380	3,992,360	3,696,039	(94,935,590)	30,000,000 *	83,303,189
2009	83,303,189	28,244,398	475,998	2,985,000	(48,109,727)	21,932,858	44,966,000
2010	44,966,000	30,158,108	3,495,530	1,771,470	(24,144,490)	0	56,246,618

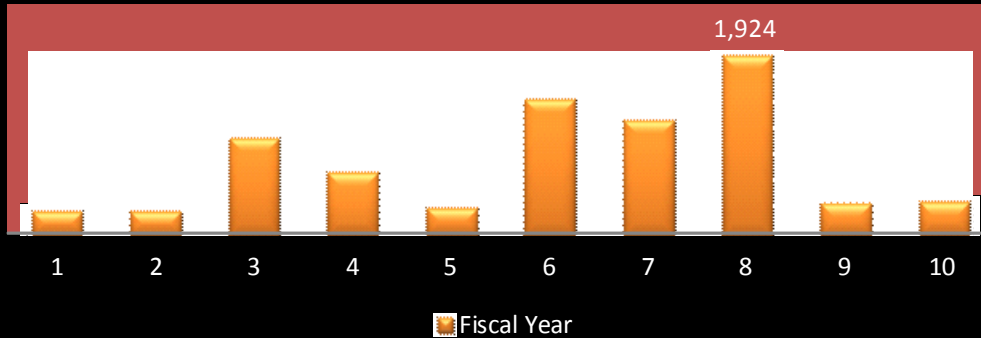
\* Allocation authorized by FY 2008 Appropriations Emergency Act of 2007

# APPENDIX B

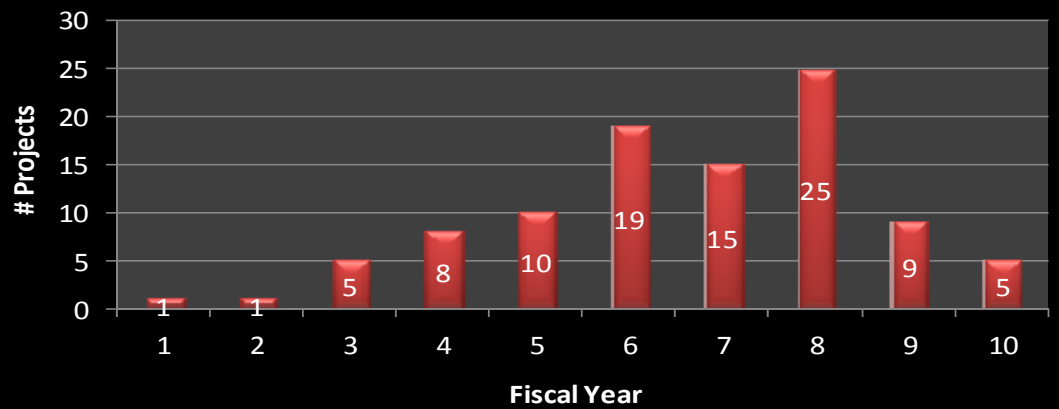
HOUSING PRODUCTION TRUST FUND		
Housing Production Trust Fund Preliminary Utilization Plan for FY 2011		
As of September 30, 2010		
FUND BALANCE		
Projected Available Funding	Totals	Notes
Fund Balance September 30, 2010	56,246,618	
Carryover Obligations September 30, 2010	-16,892,297	
New Communities Bond Escrow	-2,148,700	
<b>Available Fund Balance September 30, 2010</b>	<b>37,205,621</b>	
Projected Additional Revenue Collections FY 2011	27,902,000	1
Projected Interest Income	1,300,000	
<b>Total Available Funds</b>	<b>66,407,621</b>	
<b>Projected Expenditures</b>		
FY 2011 Administrative Expenditures @15%	-4,380,300	
Proposed New Communities Bond Debt Payment	-5,800,000	
Projected Other Project related Expenditures FY 2011	-4,000,000	
Projected Project Expenditures FY2011	-30,560,000	
Projected Obligated Projects 9/30/2011	-15,000,000	
<b>SubTotal Projected Expenditures</b>	<b>-59,740,300</b>	
<b>Projected Fund Balance September 30, 2011</b>	<b>6,667,321</b>	
PROJECTED (OVER)/ UNDER SUBSCRIPTION		
Projected Fund Balance September 30, 2011	6,667,321	
<b>Projects Earmarked/Committed (Projected 9/30/2011)</b>		
Earmarked Projects	-48,000,000	2
Committed Projects	-8,000,000	2
<b>SubTotal Projects Earmarked/Committed</b>	<b>-56,000,000</b>	
<b>FY 2011 Estimated (Over)/ Under subscription</b>	<b>-49,332,679</b>	3
<b>Notes:</b>		
(1) Based upon revised revenue estimates as of 9/22/2010.		
(2) See Status of Pipeline Summary Report for project details, pp. 18 - 20.		
(3) Represents total potential draw on HPTF resources. DHCD recognizes that not all projects will be approved for funding or advanced, and that this amount may also be reduced by shifting funding for some projects to other DHCD funding sources.		

## CHARTS

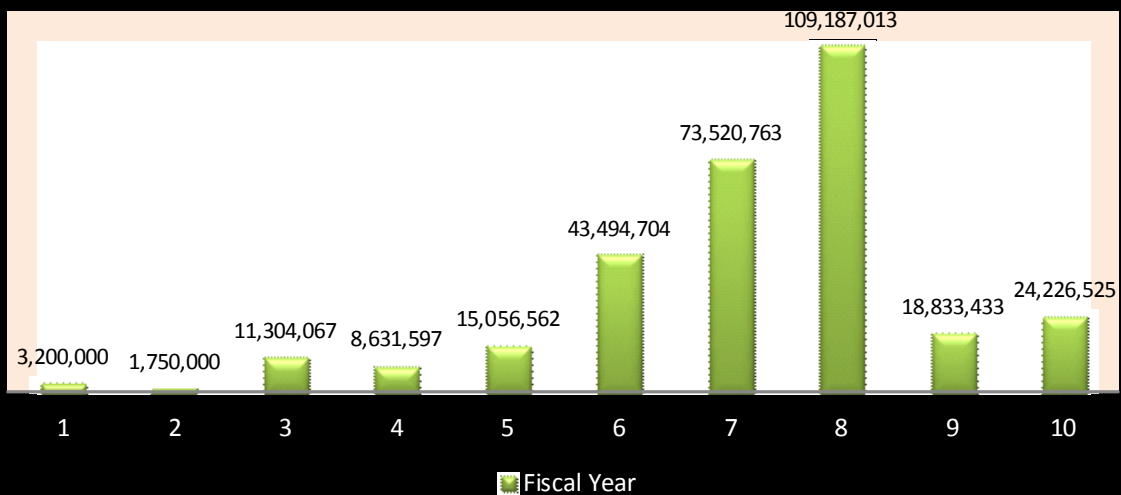
### Units Closed FY 2001-2010



### Projects Closed FY 2001-2010



### Value of Loans Closed FY 2001-2010

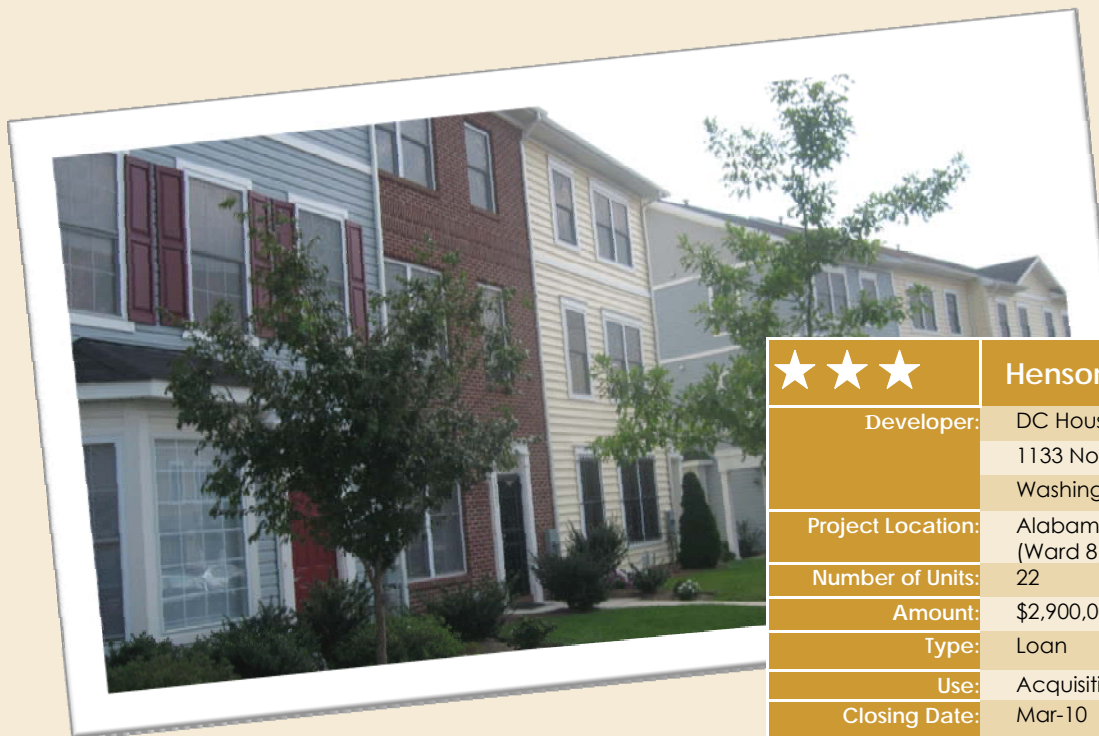




# FY 2010 PROJECT DESCRIPTIONS—OBLIGATED



★ ★ ★	The Dunbar Open Arms Housing (Phase II)
Developer:	Open Arms Housing, Inc. 57 O Street NW Washington DC
Project Location:	57 O Street NW (Ward 5)
Number of Units:	19
Amount:	\$1,124,475    Total Project Cost: \$2,669,970
Type:	Loan
Use:	Rehabilitation
Closing Date:	Nov-09
Beneficiaries:	Special Needs Low Income Families at or below 60% of AMI
Affordability Terms:	All units will be restricted and reserved for low income households for a term of forty (40) years.
Status:	Acquisition and Rehab Completed



★ ★ ★	Henson Ridge (UFAS units)
Developer:	DC Housing Authority 1133 North Capitol Street N.E. Washington DC
Project Location:	Alabama Avenue and Stanton Road SE (Ward 8)
Number of Units:	22
Amount:	\$2,900,000    Total Project Cost: \$10,710,000
Type:	Loan
Use:	Acquisition and Rehabilitation
Closing Date:	Mar-10
Beneficiaries:	Special Needs Low Income Families at or below 30% of AMI
Affordability Terms:	All units will be restricted and reserved for low income households for a term of forty (40) years.
Status:	Acquisition and Rehab Completed

# FY 2010 PROJECT DESCRIPTIONS—OBLIGATED



## 1320 Mississippi Avenue SE

Developer:	William C. Smith 1100 New Jersey Avenue, S.E. Washington DC 20003
Project Location:	1320 Mississippi Avenue, SE (Ward 8)
Number of Units:	19
Amount:	\$4,853,525 <b>Total Project Cost:</b> \$6,583,525
Type:	Loan
Use:	Rehabilitation
Closing Date:	Aug-10
Beneficiaries:	Low Income Families at or below 30% of AMI
Affordability Terms:	All units will be restricted and reserved for low income special needs households for a term of forty (40) years.
Status:	Rehab in Progress



## Webster Gardens

Developer:	THC Affordable Housing Inc. / Somerset 4115 Wisconsin Avenue, N.W. Washington DC
Project Location:	124 - 130 Webster Avenue NW (Ward 4)
Number of Units:	52
Amount:	\$4,000,00 <b>Total Project Cost:</b> \$12,042,459
Type:	Loan
Use:	Acquisition and Rehabilitation
Closing Date:	Apr-10
Beneficiaries:	Low Income Families at or below 60% of AMI
Affordability Terms:	All units will be restricted and reserved for low income households for a term of forty (40) years.
Status:	Acquisition Completed, Rehab in Progress



## FY 2010 PROJECT DESCRIPTIONS—OBLIGATED



### SOME Scattered Sites

Developer:

SOME / AHO, Inc.  
71 O Street N.W.  
Washington, DC 20002

Project Location:

2870 2872 Texas Avenue SE (Ward 7), 820-3830 South Capitol Street SE (Ward 8),  
730 - 736 Chesapeake Street SE (Ward 8), 1667 Good Hope Road SE (Ward 8),  
350-360 50th Street SE (Ward 7)

Number of Units:

241

Amount:

\$11,503,000

Total Project Cost: \$35,706,015

Type:

Loan

Use:

Acquisition and Rehabilitation

Closing Date:

Aug-10

Beneficiaries:

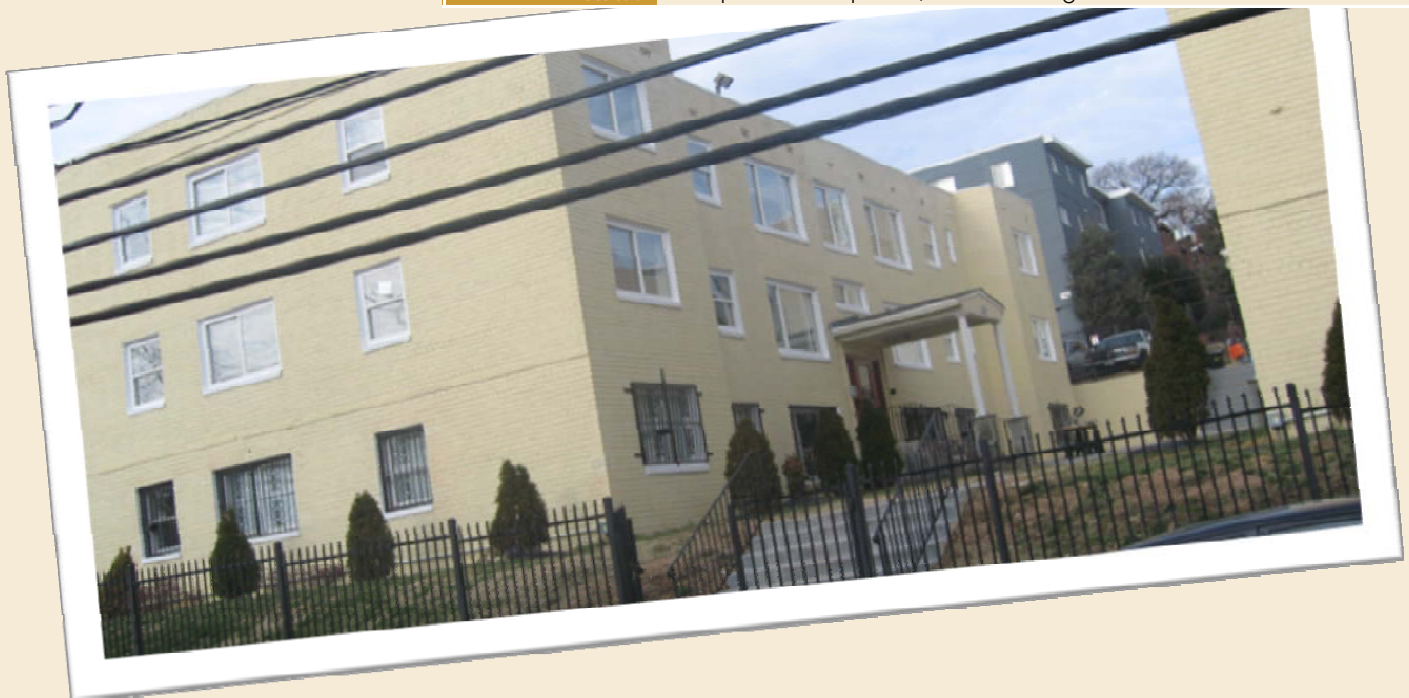
Low Income Families at or below 50% of AMI

Affordability

All units will be restricted and reserved for low income households for a  
term of forty (40) years.

Status:

Acquisition Completed, Rehab in Progress



## Projects in the Four Funding Stages FY 2002 to FY 2010

### STATUS OF HPTF PIPELINE PROJECTS

in Each of the Four Funding Stages:

#### #1 EARMARKED STAGE

Projects selected for underwriting

#### #2 COMMITMENT STAGE

Projects that have completed underwriting and have received letters of commitment

#### #3 OBLIGATION STAGE

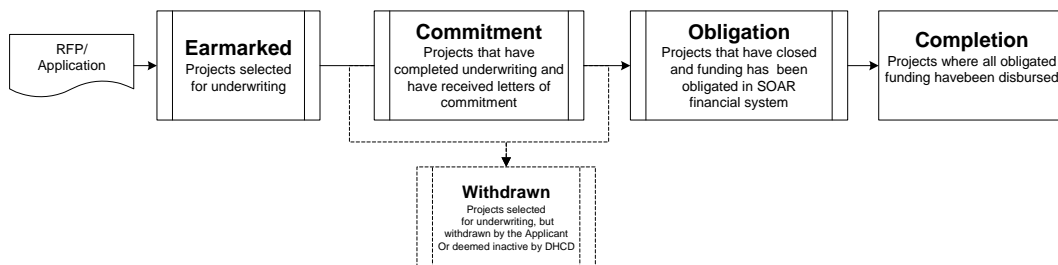
Projects that have closed and funding has been obligated in SOAR financial system

#### #4 COMPLETION STAGE

Projects where all obligated funding have been disbursed

#### WITHDRAWN PROJECTS

Projects selected for underwriting, but withdrawn by the Applicant or deemed inactive by DHCD



# EARMARKED STAGE

## HOUSING PRODUCTION TRUST FUND

### PROJECTS EARMARKED, FY 2001-2010

As of September 30, 2010

Fiscal Year/Project Name	Ward	Number of Units	Activity*	Development Cost	Agency Funding Earmarked	Earmark Date	Projected Obligation Date	Months Between Earmark and Obligation Dates
1025 Park Road	1	8	Rehab.	1,297,726	661,000	12/7/09	TBD	N/A
Broadcast Residential Partners Apt.	1	39	New Constr.	44,000,000	1,900,000	12/6/07	TBD	N/A
Samuel J Simmons NCBA Estate	1	297	Rehab.	67,000,000	3,500,000	11/9/10	TBD	N/A
Parcel 42 (RLA Revitalization Corp.)	2	97	New Constr.	27,794,677	7,454,500	9/6/09	TBD	N/A
Brightwood Gardens Cooperative - Rehab	4	52	TOPA - Rehab.	4,907,831	4,907,831	9/30/09	TBD	N/A
Big Dreamz - Rehab	5		TOPA - Rehab	251,640	251,640	11/30/09	TBD	N/A
Carrolton Tenants Association	5		TOPA - Acq	3,507,704	3,507,704	9/30/09	TBD	N/A
God is in Control Coop- Rehab	6	4	TOPA - Rehab.	781,853	781,853	9/30/09	TBD	N/A
2711 Q Street -Rehab	7		TOPA - Rehab.	635,000	444,500	9/30/09	TBD	N/A
BCI Dix Street - Phase III	7		New Constr.		6,600,000	9/30/09	TBD	N/A
Copeland Manor Cooperative - Rehab	7	61	TOPA - Rehab.	9,252,295	5,118,689	9/30/09	TBD	N/A
Hacienda Cooperative - Rehab	7	59	TOPA - Rehab.	7,485,440	5,985,440	9/30/09	TBD	N/A
Linda Joy & Kenneth Jay Pollin Mem'l Comm	7	83	New Constr.	27,714,743	8,478,425	9/6/09	TBD	N/A
Victory Square (Parkside View Senior) Apartments	7	98	New Constr.	18,798,648	3,667,887	6/30/09	TBD	N/A
22 Atlantic Cooperative	8	15	TOPA - Acq	1,732,631	1,732,631	11/30/09	TBD	N/A
SOME - Naylor Road	8	40	Rehab.	11,788,881	3,500,000	6/30/09	TBD	N/A
Terrace Manor	8	60	Rehab.	2,544,544	2,544,544	11/30/09	TBD	N/A
Trinity Plaza - Retail Housing	8	48	Rehab.	19,831,635	3,750,000	11/6/09	TBD	N/A
Brothers Place	8	30	Rehab.	2,769,413	2,769,413	3/7/09	TBD	N/A
1320 Mississippi SE	8	19	Special Needs	6,583,525	4,583,525	9/30/09	TBD	N/A
E & G Tenant First Right To Purchase Pool	Various	129	Rehab.	33,175,762	5,385,361	12/30/09	TBD	N/A
<b>GRAND TOTAL</b>		<b>1,139</b>		<b>291,853,948</b>	<b>77,524,943</b>			

#### \* LEGEND

\*No disbursements due to held retainage, no requisitions or awaiting C of O

Acq. — Acquisition CLT — Construction Loan Takeout

Constr. — Construction

Demo. — Demolition

\*\*Note — Leverage is the amount of other funding that is generated for each HPTF dollar

Lead 1 — Lead Hazard Control Grant

Lead 2 — Lead Hazard Reduction Demonstration

Pre-Dev. — Pre-Development Cost

PY— Units Counted in Prior Years

Rehab. — Rehabilitation

Withdrawn — No longer a project in pipeline



# COMMITMENT / OBLIGATION STAGE

HOUSING PRODUCTION TRUST FUND								
PROJECTS WITH COMMITMENTS, FISCAL YEAR 2001 - 2010								
As of September 30, 2010								
Project Name	Ward	Number of Units	Activity*	Development Cost	Agency Funding Committed	Date of Commitment	Projected Obligation Date	Months to Obligation
HFH Transition House	7	11	Rehab.	884,000	884,000	9/08	TBD	N/A
Hilltop Terrace Phases I and II	7	14	New Constr.	4,738,123	2,282,923	9/07	TBD	N/A
Second Family Homes (Bowen)	8	36	Rehab.	8,000,000	2,500,000	8/06	TBD	N/A
Safe Haven Special Needs Housing	8	48	Special Needs	4,250,000	1,732,366	7/08	TBD	N/A
<b>GRAND TOTAL</b>		<b>129</b>		<b>20,911,538</b>	<b>7,399,289</b>			

HOUSING PRODUCTION TRUST FUND									
PROJECTS WITH OBLIGATIONS, FISCAL YEAR 2001 - 2010									
As of September 30, 2010									
Project Name	Ward	Number of Units	Activity*	Development Cost	Agency Approved Funding	Obligation Date	Months since Obligation	Remaining Obligated Funding	Cumulative Disbursements
1703 Euclid Street NW (Phase I)	1	3	Rehab.	664,719	286,147	11/30/2008	7	108,549	177,598
Hope and a Home I	1	14	Acq.	1,885,183	1,885,183	12/30/2005	42	36,502	1,848,681
Jubilee Housing Phase IB	1	-	Rehab.	20,894,188	1,933,803	7/1/2006	35	160,098	1,773,705
Quest Cooperative, Inc.	1	23	Rehab.	2,135,000	2,135,000	8/1/2008	10	99,083	2,035,917
Martin Luther King Jr. Latino Coop	2	74	Rehab.	6,498,120	6,498,120	2/28/2008	16	10,000	6,488,120
Woodley House	3	31	Rehab.	5,410,437	1,016,750	9/30/2008	9	92,569	924,181
Voices of Madison Cooperative	4	15	Rehab.	636,334	636,334	7/3/2007	23	125,350	510,984
Longfellow Arms NWDC LLC	4	30	Rehab.	9,041,379	3,854,000	7/1/2008	11	59,591	3,794,409
4000 Kansas Phase 2	4	19	Rehab.	1,653,665	1,653,665	4/30/2009	2	1,361,559	292,106
4100 Georgia Ave Apts	4	72	Constr.	15,817,636	8,136,031	8/6/2007	22	588,787	7,547,244
Webster Gardens	4	52	Acq/ Rehab	12,042,459	4,000,000	4/14/2010	2	2,749,686	1,250,314
Peaceholics Inc. 2	5,6,8	32	Acquisition	4,400,000	4,400,000	4/30/2009	2	464,807	3,935,193
St. Martins	5	178	Constr.	42,577,454	9,512,000	9/30/2008	9	450,116	9,061,884
Four Walls Development, Inc.	7	15	Rehab.	1,573,000	773,808	6/1/2005	47	93,752	680,056
George Washington Carver 2000 (Demo)	7	73	Demo.	4,558,300	2,770,000	1/6/2006	42	588,665	2,181,335
Foot Street Renovation	7	6	Acq	863,125	345,312	9/30/2008	9	11,312	334,000
The Community Builders	7	98	Rehab.	20,162,500	1,059,234	8/1/2008	10	36,173	1,023,061
Hyacinth's Place	8	15	New Constr.	2,364,393	1,753,652	1/31/2009	5	1,564,780	188,872
1320 Mississippi Avenue	8	19	Rehab.	6,583,525	4,853,525	8/30/2010	1	4,853,525	0
2300 Pennsylvania Avenue	8	118	Constr.	32,500,000	7,500,000	8/1/2008	10	906,220	6,593,780
St. Paul Senior Living I	8	56	Constr.	5,323,772	825,000	8/1/2003	70	82,500	742,500
Community of Hope	8	10	Rehab.	2,565,000	1,300,000	7/1/2005	47	116,023	1,183,977
Graceview/House of HelpCity of Hope	8	12	Acq.	2,166,900	2,166,900	2/25/2005	52	23,259	2,143,641
Park Southern Apartments	8	360	Rehab.	3,076,641	3,076,641	5/25/2006	37	521,739	2,554,902
Parkside Terrace Redevelopment	8	316	Constr.	75,000,000	21,452,064	11/3/2007	19	1,571,268	19,880,796
HUD Match/ LSW & WASA Line Replacement	Var	-	Unk	16,593,174	3,950,000	Var	N/A	20,000	3,930,000
Other Obligations	Var							196,384	
<b>GRAND TOTAL</b>		<b>1,641</b>		<b>296,986,904</b>	<b>97,773,169</b>			<b>16,892,297</b>	<b>81,077,256</b>

## \* LEGEND

\*No disbursements due to held retainage, no requisitions or awaiting C of O

Acq. — Acquisition CLT — Construction Loan Takeout

Constr. — Construction

Demo. — Demolition

\*\*Note — Leverage is the amount of other funding that is generated for each HPTF dollar

Lead 1 — Lead Hazard Control Grant

Lead 2 — Lead Hazard Reduction Demonstration

Pre-Dev. — Pre-Development Cost

PY— Units Counted in Prior Years

Rehab. — Rehabilitation

Withdrawn — No longer a project in pipeline

## HOUSING PRODUCTION TRUST FUND

## PROJECTS WITH COMPLETED DISBURSEMENTS, FISCAL YEAR 2001 - 2010

As of September 30, 2010

Project Name	Ward	Number of Units	Activity*	Development Cost	Funding Requested	Funding Disbursements	Obligation Date	Date of Completion	Time to Complete Disbursement
3128 Sherman Avenue NW	1	13	Acq.	665,000	665,000	665,000	3/1/2004	3/11/2004	11 days
Claiborne Apt Tenants Association	1	92	Acq	10,506,249	10,506,249	10,506,249	7/1/2008	7/1/2008	1 day
Neighborhood Consejo	1	6	New Constr.	239,211	100,000	100,000	6/1/2005	6/1/2005	1 day
Jubilee Phase Housing IA	1	118	Rehab.	1,620,503	1,620,503	1,620,503	7/1/2005	7/6/2006	12 months
Immaculate Conception Apartments	1	136	Acq.	19,770,379	2,187,557	2,187,557	1/4/2004	1/11/2004	8 days
Kara House Coop	1	13	Acq.	1,194,000	1,194,000	1,194,000	6/30/2006	7/13/2006	13 days
Crestwood Tenants Association	1	22	Acq.	3,595,928	3,595,928	3,595,928	7/31/2006	8/9/2006	9 days
New Beginning Cooperative	1	15	Acq.	1,812,700	1,812,700	1,812,700	9/30/2006	9/30/2006	1 day
Green Door - 3471 14th Street NW	1	6	Acq./Rehab.	521,160	368,504	368,504	4/1/2004	3/5/2005	11 months
Las Marias Coop, Inc.	1	50	Acq.	1,815,000	1,815,000	1,815,000	7/7/2005	9/14/2007	26 months
Ontario Court Apartments	1	27	Rehab.	9,267,065	3,428,019	3,428,019	12/3/2007	12/3/2007	1 day
Ailanthus Cooperative, Inc.	1	9	Acq.	925,000	925,000	925,000	1/3/2008	1/31/2008	31 days
New Fairmont I & II	1	102	Rehab.	31,710,171	4,750,000	4,750,000	12/1/2002	1/31/2008	61 months
Fairmont I & II - <i>Additional Funding</i>	1	102	Rehab.	35,710,000	4,000,000	4,000,000	7/14/2006	1/31/2008	18 months
Sankofa Cooperative, Inc.	1	48	Acq.	7,073,017	5,194,061	5,194,061	5/29/2008	5/29/2008	1 day
MLK Jr. Latino Co-op	2	74	Acq	13,542,009	8,398,000	8,398,000	9/30/2006	9/30/2006	1 day
Phyllis Wheatley YWCA Inc.	2	117	Rehab.	674,200	674,200	674,200	9/30/2005	6/5/2008	32 months
R Street Apt.	2	124	Rehab.	19,673,973	6,500,000	6,500,000	7/31/2007	9/24/2007	2 months
4211 2nd Street Apartments Victory Hills)	4	23	Rehab.	3,011,232	425,000	425,000	2/16/2007	4/28/2009	26 months
4000 Kansas Ave	4	19	Acq	2,817,415	1,125,000	1,125,000	9/1/2008	9/1/2008	1 day
Georgia Commons	4	130	Acq./Rehab.	23,100,000	3,755,000	3,755,000	6/30/2009	7/1/2009	1 day
Green Door - 6411 Piney Branch Road	4	6	Rehab.	86,500	74,162	74,162	4/21/2006	5/31/2006	1 month
Kentucky Scott, LLC (Kennedy Street Apts)	4	21	Rehab.	2,003,641	2,003,641	2,003,641	7/31/2007	1/27/2010	30 months
The Duncan Cooperative	4	27	Acq.	2,565,400	2,565,400	2,565,400	8/1/2006	10/30/2006	2 months
Colorado Cooperative	4	36	Acq.	3,150,000	3,150,000	3,150,000	2/28/2007	4/9/2007	2 months
Brightwood Gardens Cooperative	4	52	Acq.	3,676,357	3,676,357	3,676,357	6/30/2007	7/24/2007	24 days
1029 Perry Street NE	5	16	Acq.	2,888,557	600,000	600,000	8/25/2009	8/26/2009	1 day
Bates Street Townhomes	5	5	Acq./Rehab.	1,705,403	1,705,403	1,705,403	12/26/2006	10/1/2008	21 months
Edgewood IV	5	258	Acq.	21,735,657	3,200,000	3,200,000	7/1/2001	7/8/2001	8 days
Carver Terrace Apartments	5	312	CLT.	27,096,789	985,000	985,000	12/1/2003	12/10/2003	10 days
North Capitol Plymouth Senior Apts	5	69	New Constr.	6,842,470	1,629,067	1,629,067	8/1/2003	3/29/2006	31 months
Carver Terrace Community Ctr	5	-	New Constr.	27,096,789	350,000	350,000	11/3/2005	12/22/2006	11 months
Shalom House	5	-	Special Needs	1,981,713	1,981,713	1,981,713	5/2/2008	12/24/2008	7 months
The Dunbar - Open Arms	5	19	Special Needs	2,654,970	1,124,475	1,124,475	11/13/2009	11/13/2009	1 day
The Elizabeth Ministry - <i>Foster Care</i>	5	-	Pre-Deve	292,327	292,327	292,327	2/28/2007	8/28/2007	6 months
Wesley House (Union Wesley)	5	57	New Constr.	16,146,587	3,101,787	3,101,787	12/13/2006	9/18/2008	18 months
Peaceholics Inc	5,6,8	32	Pre-Deve	5,600,000	600,000	600,000	8/12/2008	11/21/2008	2 months
1314 K Street	6	12	Acq	1,499,265	1,499,265	1,499,265	9/1/2008	9/1/2008	1 day
Golden Rule Apartments	6	170	Pre-Dev	55,773,855	950,000	950,000	12/3/2007	7/23/2010	33 months
Bethune House	7	44	Rehab.	3,477,659	3,477,659	3,477,659	11/21/2006	6/1/2010	43 months
Copeland Manor Cooperative	7	61	Acq.	4,083,606	4,083,606	4,083,606	4/28/2008	4/28/2008	1 day
Green Door - 2721 Pennsylvania Ave SE	7	6	Acq.	294,548	174,548	174,548	3/1/2004	3/10/2004	10 days
GW Carver Seniors Apartments	7	103	Pre-Dev.	13,542,000	1,199,492	1,199,492	7/1/2004	2/14/2006	19 months
GW Carver Seniors Apartments	7	104	New Constr.	14,950,000	950,000	950,000	12/31/2007	5/1/2009	16 months
Hacienda Cooperative	7	59	Acq.	7,485,440	1,419,219	1,419,219	3/31/2009	4/1/2009	1 day
SOME - Independence Place	7	21	New Constr.	3,028,833	1,300,000	1,300,000	5/1/2004	5/24/2006	24 months
Amber Overlook	7	50	New Constr.	17,874,124	1,200,000	1,200,000	7/31/2006	7/31/2006	1 day
A Street Manor Co-op	7	16	Acq.	1,045,110	1,045,110	1,045,110	9/22/2005	6/14/2007	21 months
Mayfair Mansions 3	7	160	Rehab.	6,913,646	6,913,646	6,913,646	9/24/2007	9/24/2007	1 day
Mayfair Mansions 2	7	-	Acq.	24,550,000	24,550,000	24,550,000	12/7/2006	12/7/2006	1 day
Pleasant Park Cooperative	7	60	Acq.	4,710,265	4,710,265	4,710,265	4/25/2008	4/25/2008	1 day
The Community Builders 2	7	-	Acq.	5,000,000	5,000,000	5,000,000	1/31/2009	1/31/2009	1 day
The Elizabeth Ministry Foster Care	7	27	Acq.	7,000,000	2,406,986	2,406,986	7/1/2008	7/1/2008	1 day
SOME -Scattered Project	7,8	241	Acq./Rehab.	35,706,015	11,503,000	11,503,000	8/18/2010	8/1/2010	1 day
Archer Park Apartments	8	214	Rehab.	60,685,486	5,648,000	5,648,000	2,406,986	7/1/2008	1 day
Far SW/SE - <i>Retail Housing</i>	8	-	Pre-Deve	600,000	600,000	600,000	11/22/2006	5/26/2009	30 months
Freedom House	8	30	Rehab.	1,912,823	1,177,500	1,177,500	2/23/2006	3/29/2006	34 days
Henson Ridge HOPE VI ADA Accessible	8	22	Rehab.	10,710,000	2,900,000	2,900,000	3/15/2010	3/15/2010	1 day
Howard Hill Apartments	8	74	Constr.	2,726,630	2,062,497	2,062,497	12/23/2004	2/22/2006	14 months
Langston Lane	8	114	Constr.	6,980,500	6,980,500	6,980,500	3/15/2007	4/28/2009	25 months
Trenton Park	8	259	Acq.	11,862,090	1,750,000	1,750,000	12/1/2001	12/10/2001	10 days
Staton View Townhomes	8	31	Constr.	11,628,631	4,000,000	4,000,000	7/1/2008	7/1/2008	1 day
St. Paul's Senior Living II - <i>Add'l Funding</i>	8	56	New Constr.	6,924,000	1,600,000	1,600,000	6/1/2005	7/1/2005	1 month
Wheeler Terrace	8	118	Acq/ Rehab	33,395,427	5,725,086	5,725,086	7/1/2008	7/1/2008	1 day
Wingate Tower Apartments	8	717	Acq./Rehab.	66,746,000	2,500,000	2,500,000	8/1/2003	UNK	N/A
Arthur Capper Senior II	8	136	Constr.	19,105,637	1,700,000	1,700,000	12/28/2005	12/29/2005	2 days
Bowling Green Royal Courts	8	126	New Constr.	18,300,000	1,600,000	1,600,000	6/1/2003	3/15/2006	33 months
J.W. King Senior Center	8	74	New Constr.	11,656,237	2,120,000	2,120,000	5/1/2004	4/12/2006	23 months
Renaissance	8	12	Rehab.	1,626,547	1,626,547	1,626,547	12/1/2004	3/15/2008	39 months
Renaissance - Addt'l Funding	8	-	Pre-Deve	2,876,547	1,040,000	1,040,000	10/20/2006	3/15/2008	17 months
Zagami House	8	12	Rehab.	3,846,637	1,000,000	1,000,000	4/3/2008	4/3/2008	1 day

## \* LEGEND

\*No disbursements due to held retainage, no requisitions or awaiting C of O

Acq. — Acquisition CLT — Construction Loan Takeout

Constr. — Construction

Demo. — Demolition

\*\*Note — Leverage is the amount of other funding that is generated for each HPTF dollar

Lead 1 — Lead Hazard Control Grant

Lead 2 — Lead Hazard Reduction Demonstration

Pre-Dev. — Pre-Development Cost

PY— Units Counted in Prior Years

Rehab. — Rehabilitation

Withdrawn — No longer a project in pipeline

Project Name	Ward	Number of Units	Activity*	Development Cost	Funding Requested	Funding Disbursements	Obligation Date	Date of Completion	Time to Complete Disbursement
SAFI - City First Bank '05	Var	-	Acq.	10,000,000	5,000,000	5,000,000	8/15/2005	9/1/2005	17 days
SAFI - Enterprise Fin Svcs '05	Var	-	Acq.	10,000,000	5,000,000	5,000,000	8/15/2005	9/1/2005	17 days
SAFI - Unitarian Universalist Bank '05	Var	-	Acq.	10,000,000	5,000,000	5,000,000	8/15/2005	9/1/2005	17 days
SAFI II - Cornerstone '06	Var	-	Acq.	3,000,000	3,000,000	3,000,000	3/8/2006	5/31/2006	2 months
SAFI II - Washington Area Hsg Trust '06	Var	-	Acq.	2,000,000	2,000,000	2,000,000	3/8/2006	5/31/2006	2 months
SAFI III - Washington Area Hsg Trust '07	Var	-	Acq.	2,000,000	2,000,000	2,000,000	2/15/2007	3/30/2007	43 days
SAFI III - Enterprise Community Loan '07	Var	-	Acq.	3,000,000	3,000,000	3,000,000	5/9/2007	6/29/2007	1 month
Workforce Community Land Trust (DMPED)	Var	-	Acq.	4,000,000	4,000,000	4,000,000	11/2/2007	11/2/2007	1 day
<b>GRAND TOTAL</b>		<b>5,285</b>		<b>837,284,930</b>	<b>235,491,979</b>	<b>235,491,979</b>			

### PROJECTS SELECTED BUT WITHDRAWN BY APPLICANT OR DHCD, FISCAL YEAR 2001 - 2010

As of September 30, 2010

Project Category	Cate- gory	Project Name	Developer	Ward	Number of Units	Activity*	Funding Requested	APP With- drawal	DHCD Withdrawal	Resub- mitted Project	Other Funding Source
Rental		Jubilee Housing Phase II	Pentacle Partners	1	96	Rehab.	4,211,000		X		
Rental		Quest Co-op	Quest Co-op	1	26	Acq.	1,500,000		X		
Rental		1773 Lanier Place Tenants Assoc.	1773 Lanier Place Tenants Assoc.	1	24	Acq.	3,840,000		X		
Rental/LIHTC		1372 Kenyon Street NW TA	1372 Kenyon Street NW TA	1	18	Acq.	1,775,000	X			
Homeowner		1340 Fairmont Street Co-op	Manna, Inc.	1	16	Constr.	375,000	X			
Rental		CARECEN/ Oscar Romero TA	Central American Resource Ctr.	1	10	Constr.	330,000	X			
Rental		1703 Euclid NW		1	5	Rehab.	379,000				X
Rental		4th & Rhode Island Ave., NE		1	170	Constr.	1,881,770	X			
Rental		The Heights of Columbia		1	56	New Constr.	5,200,000	X			
Rental		1025 Park Road		1	8	Rehab.	661,000				X
Rental		Broadcast Residential Partners LLC	Broadcast Center Residents	1	39	Rehab.	4,250,000				X
Rental		Cavalier Apartments		1	230	Rehab.	8,500,000				X
Rental		Jubilee Housing Phase II	Jubilee Housing	1	70	Rehab.	8,000,000				X
Rental		Chinatown East	Bundy Development Corp.	2	30	Constr.	1,000,000	X			
Rental		1107 11th Street Apartments	Nat'l Housing Trust Enterprise	2	31	Rehab.	1,780,123	X			
Rental		Phyllis Wheatley, YWCA Inc.		2	PY	Acq.	3,733,000		X		
Rental		Ashbury Dwellings		2	147	Rehab.	2,245,963		X		
Rental		Tewkesbury Apartments	ETDH Associates	4	26	Constr.	1,300,000		X		
Rental		Woodley House		4	36	Rehab.	772,023	X			
Rental		Rittenhouse Nat'l Children's Ctr.		4	5	Acq.	344,374				X
Rental		8th Street Apartments		4	39	Rehab.	2,586,660		X		
Homeowner		Metropolitan Tenants Assoc.	Metropolitan Tenants Assoc.	5	162	Acq.	7,800,000	X			
Rental		Prince Hall Family Apartments	Prince Hall Family Apartments	5	126	Pre-Dev.	220,000				X
Special Needs		Mt. Olivet Road Special Needs	Community Connections	5	12	Spec Needs	1,637,000				X
Rental/LIHTC		St. Matthew's Square	St. Matthew's Square LLC	6	90	Constr.	3,625,000		X		
Elderly		VIF Senior Housing	Venture in Faith, Inc.	6	15	Rehab.	1,175,000	X			
Rental		Family Homes I	Homes for Hope, Inc.	6	4	Rehab.	2,600,000		X		
Rental		VIF Senior Housing Complex		6	15	Rehab.	1,808,709	X			
Rental		Apartment Homes I-Homes for Hope		6	4	Rehab.	600,000		X		
Rental		801 Pennsylvania Ave., SE		6	N/A	Acq.	5,000,000				X
Constr.		54th Street Apartments		7	8	Constr.	466,407				X
Acquisition		Mayfair Mansions	MHCDO and CPDC	7	-	Acq.	1,200,000		X		
Rental		Glendale Plaza Apartments		7	82	Rehab.	975,000	X			
Homeowner		Northeast Parcel Development	DC Habitat for Humanity	7	7	New Constr.	475,000				X
Homeowner		Northeast Parcel Development	DC Habitat for Humanity	7	7	New Constr.	126,500				X
Rental		Apartment Homes II-Homes for Hope		7	2	Rehab.	400,000				X
		DC Scattered Site Preservation		7	55	Acq.	4,566,771		X		
Artist/Live Work		Marshall Heights	MHCDO	7	TBD	PreDev./Acq.	5,000,000	X			X
Rental		Southview Apartments	Southview Redevelopment Ltd.	8	256	Constr.	2,850,000		X		
Rental		Second Family Home	Second Family Home	8	36	Constr.	3,355,000		X		
Homeowner		Stanton Square		8	119	Rehab.	8,326,283	X			
Rental		Hunter Pines	W.C. Smith	8	102	Constr.	900,000			X	
Rental		Miriam's House		8	16	Rehab./Constr.	2,000,000		X		
Rental		Danbury Station		8	11	Constr.	713,000		X		
Owner		Stanton Square	Stanton Square, LLC	8	127	Rehab.	8,445,500		X		
Rental		Veteran's Center Annex Renovation		8	16	Rehab.	2,900,000				X
Rental		Sayles Place Homes Redevelopment	Sayles Place Homes, Inc.	8	61	Constr.	1,339,225			X	
Rental		2300 Pennsylvania Avenue	2300 Pennsylvania Avenue, LLC	8	115	Constr.	7,500,000			X	
Rental		Wheeler Terrace		8	114	Rehab.	3,250,000	X			
Rental		Finankra Place Independent Living		8	8	Rehab.	445,000		X		
Artist/Live Work		Dance Place Space		5	TBD	PreDev./Acq.	5,000,000				X
Special Needs		Finankara Independent Living		8	12	Rehab.	260,171				X
Rental		DC COC - Retail Housing	DC Chamber of Commerce	8	TBD	PreDev/ Acq	500,000		X		
<b>GRAND TOTAL</b>					<b>1,224</b>		<b>140,124,479</b>				

#### \* LEGEND

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Lead 1 — Lead Hazard Control Grant

Lead 2 — Lead Hazard Reduction Demonstration

Pre-Dev. — Pre-Development Cost

PY — Units Counted in Prior Years

Rehab. — Rehabilitation

Withdrawn — No longer a project in pipeline

											RESERVED UNITS						
LENDER	DEVELOPER	PROJECT	NAME	PROJECT ADDRESS	WARD	# of Proj Units	DHCD SAFI AMOUNT	LENDER MATCH	TOTAL SAFI LOAN	Type of Project	<30%	31-50%	51-80%	DHCD Funds Disbursed to Lender	Funds Repaid to Lenders	Fund Balance	
City First Bank of DC																	
1	THC Affordable Housing Inc.	Ft Stevens	13th Place	6030-6050 13th Place	4	32	\$1,995,000	\$1,995,000	\$3,990,000	Rental	9	23	-	-	1,995,000		
2	SOME	Zagami		1701 19th Street SE	8	13	\$498,750	\$498,750	\$997,500	Rental	13	-	-	-	\$498,750		
3	Marshall Heights CDC	4th & Mississippi Ave SE		4th & Mississippi Ave	8	95	\$1,900,000	\$3,850,000	\$5,750,000	Ownership	-	-	95	-	\$1,900,000		
4	SOME	Naylor Road		2765 Naylor Rd SE	8	45	\$1,450,000	\$1,450,000	\$2,900,000	Rental	45	-	-	-			
5	SOME	Mellon Street		523-525 Mellon St	8	49	\$780,936	\$780,939	\$1,561,875	Rental	49	-	-	-			
6	Building Futures	Daffodil House Inc.		3237 Hiatt Place NW	8	32	\$900,000	\$900,000	\$1,800,000	Rental	32	-	-	-			
				Subtotal—City First Bank		266	\$7,524,686	\$9,474,689	\$16,999,375		148	23	95	\$5,000,000	\$4,393,750	\$1,869,064	
Cornerstone, Inc.																	
1	SOME	Mary Claire House Extended		1511/1513 North Capitol St, NE	5	7	\$407,500	\$407,500	\$815,000	Rental	7	-	-	-	407,500		
2	Comm. Connections	1255-1261 Mount Olivet Road, NE		1255-1261 Mt Olivet Rd	5	16	\$675,000	\$700,000	\$1,375,000	Rental	16	-	-	-			
3	Building Futures	Daffodil House Inc.		3237 Hiatt Place NW	8		\$1,000,000	\$80,000	\$1,080,000	Rental	-	-	-	-			
				Subtotal—Cornerstone		23	\$2,082,500	\$1,187,500	\$3,270,000		23	0	0	\$3,000,000	\$407,500	\$1,325,000	
Enterprise																	
1	Mi Casa / NDC	Georgia & Lamont LLC		3234-3226, 3228-3234 Georgia Ave; 704 -712 Lamont St NW	1	67	\$950,000	\$950,000	\$1,900,000	Rental	-	-	67	-			
2	NHT Enterprise	NHTE Kenyon Street Preservation LLC		1636 Kenyon Street NW	1	37	\$1,845,000	\$1,845,000	\$3,690,000	Rental	-	37	-	-			
3	Manna, Inc.	Douglas Art Building		2414 Douglas Street NE	5	28	\$781,065	\$781,065	\$1,562,130	Ownership	-	-	28	-			
4	Israel Manor Seniors	Israel Manor		Rhode Island and 10th Street NE	5	33	\$247,325	\$247,325	\$494,650	Rental	-	33	-	-			
* 5	Marshall Heights CDC	Home Again Bundle 16		Scattered Sites			\$0	\$0	\$0		-	-	-	-			
6	SOME	Texas Avenue Project		2810-2871 Texas Ave SE	7	17	\$654,945	\$942,556	\$1,597,501	Rental	17	-	-	-			
7	The Community Builders	TCB Scattered Sites		5020, 5024, 5027, 5028 Call Place; 2700-02, 2701-03,2834 Q Street, 2701-03 R Street SE	7	98	\$2,000,000	\$3,500,000	\$5,500,000	Rental	43	55	-	-	\$2,000,000		
8	CPDC	Wheeler Terrace Development LP		1217 Valley Avenue SE	8	113	\$1,000,000	\$3,000,000	\$4,000,000	Rental	-	113	-	-	\$1,000,000		
** 9	East of the River CDC	Home Again Bundle 16		Scattered Sites	8	30	\$0	\$0	\$0		-	-	-	-			
10	Parkside Terrace Development CDC	Parkside Ter Development		3700 9th Street, SE	8	316	\$2,000,000	\$2,500,000	\$4,500,000	Rental	50	131	135	-	\$2,000,000		
11	Far SW/ SE CDC	Trinity Plaza		3927-3937 South Capital Street SW	8	49	\$292,500	\$292,500	\$585,000	Ownership	-	32	17	-			
				Subtotal—Enterprise		788	\$9,770,835	\$14,058,446	\$23,829,281		110	401	247	\$7,728,510	\$5,000,000	\$2,957,675	

\* LEGEND

• WAHTF and UUAHC merged to form OpenDoor 7/11/2007

LENDER	DEVELOPER	PROJECT NAME	PROJECT ADDRESS	WARD	# of Proj Units	DHCD SAFI AMOUNT	LENDER MATCH	TOTAL SAFI LOAN	Type of Project	RESERVED UNITS			DHCD Funds Disbursed to Lender	Funds Repaid to Lenders	Fund Balance
										<30 %	31-50 %	51-80 %			
Open Door Housing Fund															
1	Manna, Inc.	1029 Perry Street NE	1029 Perry Street, NE	5	16	\$603,750	\$603,750	\$1,207,500	Ownership	-	-	16		603,750	
**2	East of the River CDC	ERDC- Affordable Rental	1708-1710 T Street SE	7	30	\$0	\$0	\$0	Rental	-	-	0			
3	SOME	Affordable Housing Opportunities Inc.	1667 Good Hope Rd SE	8	16	\$916,369	\$916,369	\$1,832,738	Rental	16	-	-			
4	SOME	Barnaby St Project	740 Barnaby Street SE	8	11	\$892,500	\$892,500	\$1,785,000	Rental	11	-	-			
5	SOME	South Capital Street Project	3828-3830 South Capital Street, SE	8	54	\$735,000	\$735,000	\$1,470,000	Rental	54	-	-			
6	SOME	Chesapeake Street	730-736 Chesapeake Street SE	8	24	\$1,441,786	\$1,928,114	\$3,369,900	Rental	24	-	-			
**7	East of the River CDC	ERDC- Affordable Rental, 29th Street, SE	1814-1816 29th Street SE	8	26	\$0	\$0	\$0	Rental	-	-	0			
**8	East of the River CDC	Jasper Place	1350-1354 Jasper Pl SE	8	40	\$0	\$0	\$0	Rental	-	-	0			
			Subtotal—OpenDoor Housing Fund		217	\$4,589,405	\$5,075,733	\$9,665,138		105	0	16	\$4,589,405	\$603,750	\$603,750
Grand Total 21															
				Total—All Projects		1,294	23,967,426	29,796,368	53,763,794						
						386	424	358	\$20,317,915	\$10,405,000	\$6,755,489				

**Note:**

\*\* During the quarter, SAFI Loans to East of the River CDC were written off as a result of foreclosure by the lender, Open Door Housing Fund resulting in a loss of \$4,581,595 to SAFI. ERDCDC filed for bankruptcy soon after the foreclosure.

\* Marshall Heights CDC's parcel Home Again Bundle 16 Property was acquired by the City and the SAFI funds were repaid through an MOU executed between DHCD and the Office of the Deputy Mayor for Planning and Economic Development.

The financial data in this report was supplied to DHCD by the Office of the Chief Financial Officer, District of Columbia  
For information regarding this Housing Production Trust Fund Quarterly Report, please contact Oke Anyaegbunam, HPTF Manager, Department of Housing and Community Development, at 442-7142.



# DISTRICT OF COLUMBIA HPTF

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Vincent C. Gray, Mayor  
Government of the District of Columbia

John E. Hall, Director  
DC Department of Housing and Community Development