

District of Columbia Government

# Housing Production Trust Fund

First Quarter Report, Fiscal Year 2011

QUARTER

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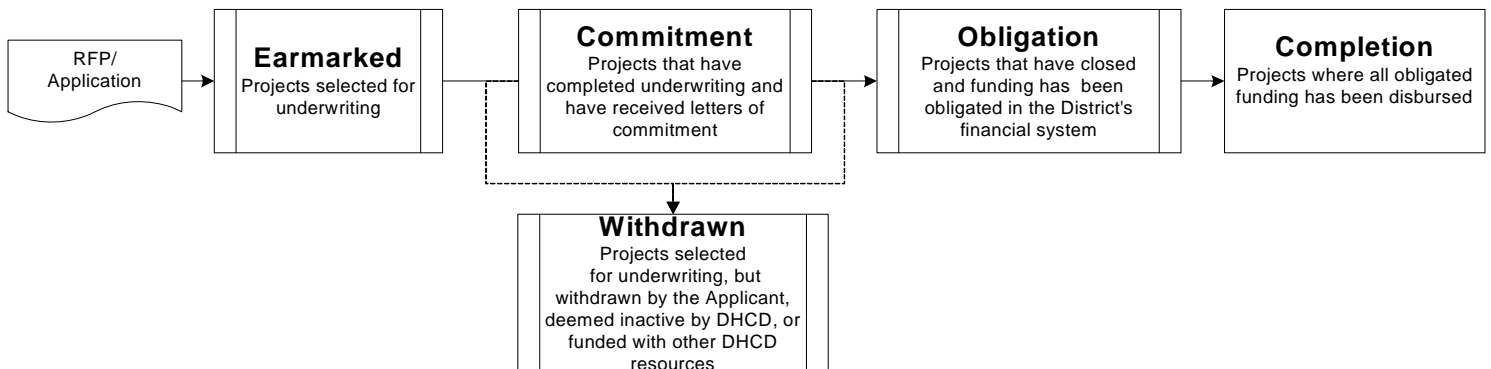
Submitted by  
DC Department of Housing and Community Development  
to the  
Committee on Housing and Workforce Development, Council of the District of Columbia

## Legislative Authority

The Housing Production Trust Fund was authorized under the Housing Production Trust Fund Act of 1988, D.C. Law 7-202. Section 3(d)(2) of that law requires the Department of Housing and Community Development (DHCD) to file with the Chairperson of the Committee on Housing and Workforce Development<sup>1</sup> quarterly reports on Fund activities and expenditures.

<sup>1</sup>Pursuant to Council Resolution 19-1 (January 3, 2011), the Department of Housing and Community Development now comes under the authority of the Committee on Housing and Workforce Development to which this report will be sent.

## KEY DEFINITIONS FOR PROJECT PIPELINE FUNDING STAGES:



Prepared by the  
DC Department of Housing and Community Development

## Table of Contents

Legislative Authority .....	Page i
FY 2011 First Quarter Synopsis.....	Page 1
FY 2011 First Quarter Statement of Revenues and Expenditures .....	Page 2
Comparative Statements of Revenues & Expenditures First Quarters FY 2011 and FY 2010 .....	Page 3
Disbursement Activity First Quarter FY 2011 .....	Page 4
Quarterly Activity FY 2011 and Annual Summary for FY 2001-2010 .....	Page 5
HPTF Fund Balance, FY 2001-2011 .....	Page 6
HPTF FY 2011 Spending Plan, as of 12/31/10 .....	Page 7
Descriptions of Projects Funded.....	Page 8
Status of HPTF Pipeline Projects, as of 12/31/10 .....	Page 9
SAFI Closed Projects, as of 12/31/10.....	Page 20

# HOUSING PRODUCTION TRUST FUND FY 2011 Quarter 1

## 1<sup>st</sup> QUARTER

### SYNOPSIS

#### Highlights

The Fund Balance at the end of the First Quarter of FY 2011 (October 1 – December 31, 2010), was \$59,641,966. This represents an increase of \$14,744,334 (34%) from the First Quarter FY 2010.

The fund balance includes \$14,496,846 obligated for projects, and \$2,148,700 escrow deposit for New Communities Bonds, resulting in a balance of \$42,996,420 available for spending in the Trust Fund.

Against this available balance of \$42,996,420 are potential project expenditures totaling \$32,133,804 described below:

- projects currently committed, valued at \$9,362,425 and;
- projects currently earmarked, valued at \$22,771,379.

Revenue from Recordation and Deed taxes during the First Quarter FY 2011 was \$5,858,167, an increase of \$489,169 (9%) from the First Quarter of FY 2010.

Expenditures for projects totaled \$1,662,863, a decrease of \$1,594,488 (49%) from the First Quarter FY 2010.

Administrative expenditure accrued for First Quarter 2011 at the time of this report was \$799,996.

One loan, totaling \$780,000 was closed during the quarter. The loan is projected to provide 28 units of affordable housing.



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**STATEMENTS OF REVENUES AND EXPENDITURES**


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October 1, 2010 - December 31, 2010

REVENUE	1st Quarter
Revenue from Recordation & Deed Taxes	5,858,167
Interest Income	0
SAFI Interest Income	0
Other	0
Total Revenue	<u>5,858,167</u>
EXPENDITURES	
Project Disbursement	(1,662,823)
Administrative Expenses	(799,996)
Total Expenditures	<u>(2,462,819)</u>
Excess / (Deficiency) Revenue over Expenditure	3,395,348
OTHER FINANCING SOURCES (Uses)	
New Communities Bond Debt Payment	0
Loan Repayments	0
Total other Financing Sources and (Uses)	0
NET REVENUES OVER/(UNDER) EXPENDITURES	<u>3,395,348</u>

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# HOUSING PRODUCTION TRUST FUND FY 2011 Quarter 1

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## COMPARATIVE STATEMENTS OF REVENUES AND EXPENDITURES

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First Quarters, FYs 2011 and 2010

October 1 - December 31, 2010

	1st. FY 2011	1st. FY 2010	Variance	% Variance
<b>REVENUE</b>				
Revenue from Recordation & Deed Taxes	5,858,167	5,368,998	489,169	9%
Interest Income (HPTF, SAFI) & Other Revenues)		11,348	(11,348)	-100%
Other		8,333	(8,333)	N/A
Total Revenue	<u>5,858,167</u>	<u>5,388,679</u>		
<b>EXPENDITURES</b>				
Project Disbursement	(1,662,823)	(3,257,351)	1,594,528	49%
Administrative Expenses	(799,996)	(217,446)	(582,550)	-268%
Total Expenditures	<u>(2,462,819)</u>	<u>(3,474,797)</u>		
Excess/Deficiency Revenue over Expenditure	<u>3,395,348</u>	<u>1,913,882</u>		
<b>OTHER FINANCING SOURCES (Uses)</b>				
New Communities Bond Debt Payment	0	(2,132,876)		N/A
Loan Repayments	0	350,626		N/A
Total Other Financing Sources and (Uses)	0	<u>(1,782,250)</u>		
NET REVENUES OVER/(UNDER) EXPENDITURES	<u>3,395,348</u>	<u>131,632</u>		

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**DISBURSEMENT ACTIVITIES**

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First Quarter FY 2011

October 1 - December 31, 2010

## CASH DISBURSEMENTS

Project Name	Ward	Date	Amount
Woodley House Inc.	3	Dec-10	92,569
Webster Gardens	4	Dec-10	352,805
1320 Mississippi Avenue	8	Dec-10	355,207
Far SW/SE Community Development	8	Dec-10	780,000
Hyacinth's Place	8	Dec-10	82,242
Total December Activity			<u>1,662,823</u>
Administrative Expenditures			<u>799,996</u>
Total Q1 FY 2011 Expenditures			<u>2,462,819</u>

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# HOUSING PRODUCTION TRUST FUND FY 2011 Quarter 1

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 HOUSING PRODUCTION TRUST FUND
 

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**FIRST QUARTER FISCAL YEAR 2011 ACTIVITY**

Quarter	Starting Balance	Recordation Tax & Misc. Income	Interest Income	Loan Repayments	Disbursements	Ending Balance
Oct 10 - Dec 10	56,246,618	5,858,167	0	0	(2,462,819)	59,641,966

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 HOUSING PRODUCTION TRUST FUND
 

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**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	1,000,000	(32,280,346)	0	87,167,646
2006	87,167,646	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

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

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## HOUSING PRODUCTION TRUST FUND

## Housing Production Trust Fund Balance Fiscal Years 2001-2011

FY 2001- 2011

	FY 2001	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	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	56,246,618	24,399,835	
	As of 12/31/2010												
Revenue													
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	5,858,167	317,254,836	
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 Appropriation Emergency Act	-	-	-	-	-	-	-	30,000,000	-	-	-	30,000,000	
Other Revenues	-	-	-	150,000	1,000,000	-	-	-	-	1,056,007	-	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>53,423,452</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>5,858,167</b>	<b>390,769,705</b>	
Expenditures													
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)	(1,662,823)	(281,497,128)	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)	(799,996)	(13,992,630)	
<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>(70,594,801)</b>	<b>(94,935,590)</b>	<b>(48,109,727)</b>	<b>(24,144,490)</b>	<b>(2,462,819)</b>	<b>(335,659,523)</b>	
Adjustment to Reconcile with CAFR	-	-	-	-	-	-	2,064,807	-	(23,708,214)	-	-	(21,643,407)	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>87,167,646</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>59,641,966</b>	<b>59,641,966</b>	4

\* Reconciled with FY 2007 AND FY 2009 CAFR

Fund Balance End of First Quarter FY 2011	59,641,966
Less Deposit to New Communities Bond Accounts Escrow	(2,148,700) 5
Available Fund Balance 12/30/2010	<u>57,493,266</u>

## Notes:

- (1) Includes \$1 million received from World Bank for HPTF regulation exemption.
- (2) Project expenditures are as of December 31, 2010.
- (3) Adjustments to Fund Balance of \$2,064,807 for FY 2007 and (\$23,708,214) for FY 2009 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.

# HOUSING PRODUCTION TRUST FUND

FY 2011 Quarter 1

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**HOUSING PRODUCTION TRUST FUND**


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**Housing Production Trust Fund Preliminary Utilization Plan for FY 2011**

As of December 31, 2010

**FUND BALANCE**

Projected Available Funding	Totals	Notes
Fund Balance December 31, 2010	59,641,966	
Carryover Obligations December 31, 2010	(14,496,846)	
New Communities Bond Escrow	(2,148,700)	
Available Fund Balance December 31, 2010	<u>42,996,420</u>	
Projected Additional Revenue Collections FY 2011	22,043,833	1
Projected Interest Income	1,300,000	
Total Available Funds	<u>66,340,253</u>	
Projected Expenditures		
FY 2011 Administrative Expenditures @15%	(4,380,300)	
Proposed New Communities Bond Debt Payment	(5,800,000)	
Projected Other Project related Expenditures FY 2011	(5,000,000)	
Projected Project Expenditures FY2011	(28,897,177)	
Projected Obligated Projects 9/30/2011	(15,000,000)	
SubTotal Projected Expenditures	<u>(59,077,477)</u>	
Projected Fund Balance September 30, 2011	<u>7,262,776</u>	

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**PROJECTED (OVER)/ UNDER SUBSCRIPTION**


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Projected Fund Balance September 30, 2011	7,262,776	
Projects Earmarked/Committed (Projected 9/30/2011)		
Earmarked Projects	(31,163,530)	
Committed Projects	(5,000,000)	
SubTotal Projects Earmarked/Committed	(36,163,530)	
FY 2011 Estimated (Over)/ Under subscription	<u>(28,900,754)</u>	2

## Notes:

(1) Based upon revised revenue estimates. 9/22/2010

(2) 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.

## DESCRIPTION OF PROJECTS FUNDED



### TRINITY PLAZA

Developer:	FAR SW/ SE Community Development Corp 3939 South Capitol Street SW	
Project Location:	3927 - 3939 South Capitol St. SW, 17-21 Atlantic Street SW (Ward 8)	
Number of Units:	28	
Amount:	\$780,000	Total Project Cost: \$780,000
Type:	Loan	
Use:	Acquisition and Pre- Development	
Closing Date:	December 2011	
Beneficiaries:	Low Income Families at or below 50% 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, Pre- Development in Progress	

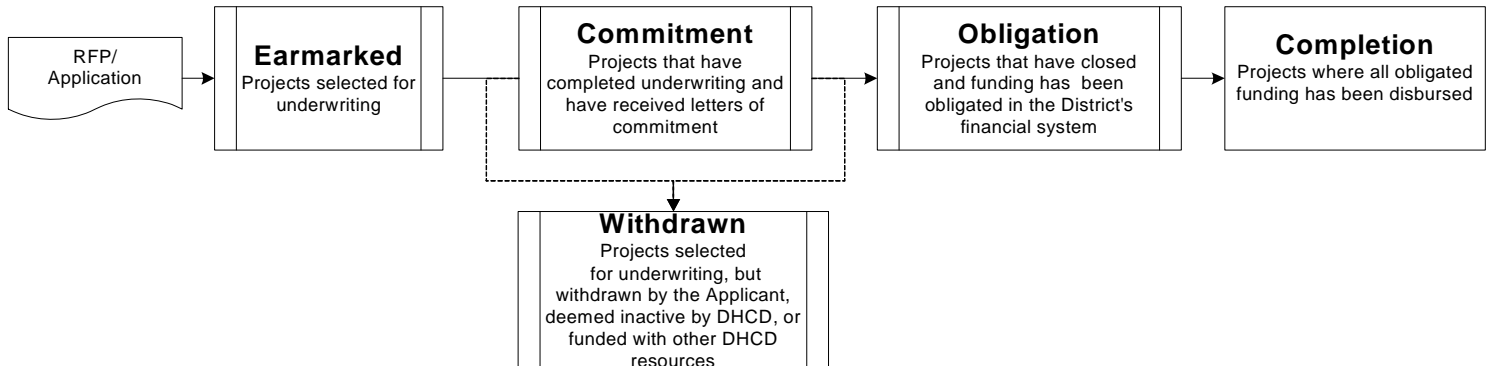
# HOUSING PRODUCTION TRUST FUND FY 2011 Quarter 1

Projects in the Four Funding Stages  
 FY 2001 to FY 2011  
 As of December 31, 2010

## STATUS OF HPTF PIPELINE PROJECTS

in Each of the Four Funding Stages:

STAGE	DESCRIPTION:
<b># 1</b>	<b>EARMARKED STAGE</b> Projects selected for underwriting
<b># 2</b>	<b>COMMITMENT STAGE</b> Projects that have completed underwriting and have received letters of commitment
<b># 3</b>	<b>OBLIGATION STAGE</b> Projects that have closed and funding has been obligated in the District's financial system
<b># 4</b>	<b>COMPLETION STAGE</b> Projects where all obligated funding have been disbursed
	<b>WITHDRAWN PROJECTS</b> Projects selected for underwriting, but withdrawn by the Applicant, deemed inactive by DHCD, or funded with other DHCD resources.



## Summary Activity Report by Fiscal Years 2001 - 2010

As of December 31, 2010

Fiscal Year/Project Name	Ward	Number of Units	Activity*	Development Cost	DHCD Projected Funding	Actual/Projected Obligation Date	Remaining Obligated Funding	Cumulative Disbursements
<b>FY 2001</b>								
Edgewood IV	5	258	Acq.	21,735,657	3,200,000	7/1/2001	0	3,200,000
Sub-total FY 2001		258		21,735,657	3,200,000		0	3,200,000
				Leverage**	5.8			
<b>FY 2002</b>								
Trenton Park	8	259	Acq.	11,862,090	1,750,000	12/1/2001	0	1,750,000
Sub-total FY 2002		259		11,862,090	1,750,000		0	1,750,000
				Leverage**	5.8			
<b>FY 2003</b>								
Fairmont I & II	1	205	Rehab.	31,710,171	4,750,000	12/1/2002	0	4,750,000
Green Door - 3471 14th Street NW	1	4	Acq./Rehab.	521,160	368,504	4/1/2004	0	368,504
Immaculate Conception	1	136	Acq.	19,770,379	2,187,557	1/1/2004	0	2,187,557
Green Door - 6411 Piney Branch Rd NW	4	6	Rehab.	86,500	74,162	4/21/2006	0	74,162
Carver Terrace Community Ctr	5	312	CLT.	27,096,789	985,000	12/1/2003	0	985,000
North Capitol Plymouth Senior	5	69	New Constr.	6,842,470	1,629,067	8/1/2003	0	1,629,067
Four Walls Development, Inc.	7	15	Rehab.	1,573,000	773,808	6/1/2005	93,752	680,056
Green Door - 2721 Pennsylvania Ave. SE	7	6	Acq.	294,548	174,548	3/1/2004	0	174,548
SOME - Independence Place	7	21	New Constr.	3,028,833	1,300,000	5/1/2004	0	1,300,000
Bowling Green Royal Courts	8	126	New Constr.	18,300,000	1,600,000	6/1/2003	0	1,600,000
Community of Hope	8	10	Rehab.	2,565,000	1,300,000	7/1/2005	116,023	1,183,977
Howard Hill	8	44	Constr.	2,726,630	2,062,497	12/23/2004	0	2,062,497
J.W. King Senior Center	8	74	New Constr.	11,656,237	2,120,000	5/1/2004	0	2,120,000
St. Paul Senior Living	8	56	Constr.	5,323,772	825,000	8/1/2003	82,500	742,500
Sub-total FY 2003		1,084		131,495,489	20,150,143		292,275	19,857,868
				Leverage**	5.5			
<b>FY 2004</b>								
3128 Sherman Avenue NW	1	13	Acq.	665,000	665,000	3/1/2004	0	665,000
Jubilee Housing Phase IB	1	118	Rehab.	20,894,188	1,933,803	7/1/2005	160,098	1,773,705
Jubilee Housing Phase IA	1	PY	Rehab.	1,620,503	1,620,503	7/1/2005	0	1,620,503
Neighborhood Consejo	1	6	New Constr.	239,211	100,000	6/1/2005	0	100,000
1372 Kenyon Street NW Tenant Purchase	1	-	Withdrawn	0	0	-	0	0
1340 Fairmont Street Co-op	1	-	Withdrawn	0	0	-	0	0
Chinatown East	2	-	Withdrawn	0	0	-	0	0
Tewkesbury	4	-	Withdrawn	0	0	-	0	0
Amber Overlook	7	50	New Constr.	17,874,124	1,200,000	7/31/2006	0	1,200,000
GW Carver Seniors	7	103	Pre-Dev.	13,542,000	1,199,492	7/1/2004	0	1,199,492
Graceview/House of Help City of Hope	8	42	Acq.	2,166,900	2,166,900	2/25/2005	23,259	2,143,641
Renaissance	8	12	Rehab.	1,626,547	1,626,547	12/1/2004	0	1,626,547
Residential Rehab/HUD Match to LSW and WASA Line Replacement	Var	-	Lead 1/ Lead 2	16,593,174	3,950,000	Var	20,000	3,930,000
Sub-total FY 2004		344		75,221,647	14,462,245		203,357	14,258,888
				Leverage**	4.2			

### \* LEGEND

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

**Acq.** — Acquisition    **CLT** — Construction Loan Takeout

**Constr.** — Construction

**Demo.** — Demolition

**Lead 1** — Lead Hazard Control Grant

**Lead 2** — Lead Hazard Reduction Demonstration

**Pre-Dev.** — Pre-Development Cost

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

**PY** — Units Counted in Prior Years

**Rehab.** — Rehabilitation

**Withdrawn** — No longer a project in pipeline

## HOUSING PRODUCTION TRUST FUND FY 2011 Quarter 1

## Summary Activity Report by Fiscal Years 2001 - 2010

As of December 31, 2010

Fiscal Year/Project Name	Ward	Number of Units	Activity*	Development Cost	DHCD Projected Funding	Actual/Projected Obligation Date	Remaining Obligated Funding	Cumulative Disbursements
<b>FY 2005</b>								
Hope and a Home I	1	PY	Acq.	1,885,183	1,885,183	12/30/2005	36,502	1,848,681
Kara House Coop	1	13	Acq.	1,194,000	1,194,000	6/30/2006	0	1,194,000
CARECEN/ Oscar Romero TA	1	-	Withdrawn	0	0	-	0	0
Jubilee Housing Phase II	1	-	Withdrawn	0	0	-	0	0
Crestwood TA	1	22	Acq.	3,595,928	3,595,928	7/31/2006	0	3,595,928
1773 Lanier Place TA	1	-	Withdrawn	0	0	-	0	0
Las Marias Coop, Inc. TA	1	50	Rehab.	1,815,000	1,815,000	7/7/2005	0	1,815,000
Quest Coop TA	1	-	Withdrawn	0	0	-	0	0
4th & Rhode Island Ave., NE	1	-	Withdrawn	0	0	-	0	0
Fairmont I & II - Additional Funding	1	102	Rehab.	35,710,000	4,000,000	7/14/2006	0	4,000,000
Phyllis Wheatley, YWCA Inc.	2	117	Rehab.	674,200	674,200	9/30/2005	0	674,200
4100 Georgia Ave	4	78	Constr.	15,817,636	8,136,031	8/6/2007	588,787	7,547,244
Metropolitan TA	5	-	Withdrawn	0	0	-	0	0
Wesley House (Union Wesley)	5	57	New Constr.	16,146,587	3,101,787	12/13/2006	0	3,101,787
Prince Hall Family Apartments	5	-	Withdrawn	0	0	-	0	0
St. Matthew's Square	6	-	Withdrawn	0	0	-	0	0
VIF Senior Housing	6	-	Withdrawn	0	0	-	0	0
Arthur Capper Senior II	8	138	Constr.	19,105,637	1,700,000	12/28/2005	0	1,700,000
A Street Manor Coop	7	16	Acq.	1,045,110	1,045,110	9/22/2005	0	1,045,110
Foote Street Renovation	7	2	Rehab./Constr.	863,125	345,312	9/30/2008	11,312	334,000
George Washington Carver 2000 (Demo)	7	73	Demo.	4,558,300	2,770,000	2/13/2006	0	2,770,000
54th Street Apartments	7	-	Withdrawn	0	0	-	0	0
HFH Transition House	7	12	Rehab.	884,000	884,000	TBD	0	0
Second Family Home	8	-	Withdrawn	0	0	-	0	0
Stanton Square	8	-	Withdrawn	0	0	-	0	0
Park Southern Apartments	8	360	Rehab.	3,076,641	3,076,641	5/25/2006	521,739	2,554,902
Southview	8	-	Withdrawn	0	0	-	0	0
St. Paul's Senior Living II - Additional Funding	8	PY	New Constr.	6,924,000	1,600,000	6/1/2005	0	1,600,000
Archer Park	8	PY	New Constr.	60,685,486	5,648,000	7/1/2008	0	5,648,000
Hunter Pines	8	-	Withdrawn	0	0	-	0	0
Miriam's House	8	-	Withdrawn	0	0	-	0	0
Freedom House	8	30	Rehab.	1,912,823	1,177,500	2/23/2006	0	1,177,500
Danbury Station	8	-	Withdrawn	0	0	-	0	0
SAFI Lender - City First Bank	Var	-	Acq.	10,000,000	5,000,000	8/15/2005	0	5,000,000
SAFI Lender - Enterprise Financial Services	Var	-	Acq.	10,000,000	5,000,000	8/15/2005	0	5,000,000
SAFI Lender - Unitarian Universal/United Bank	Var	-	Acq.	10,000,000	5,000,000	8/15/2005	0	5,000,000
SAFI II - Cornerstone	Var	-	Acq.	3,000,000	3,000,000	3/8/2006	0	3,000,000
SAFI II - Washington Area Hsg Trust	Var	-	Acq.	2,000,000	2,000,000	3/8/2006	0	2,000,000
Sub-total FY 2005		1,070		210,893,656	62,648,692		1,158,340	60,606,352
				Leverage**	2.4			

## \* 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

## Summary Activity Report by Fiscal Years 2001 - 2010

As of December 31, 2010

Fiscal Year/Project Name	Ward	Number of Units	Activity*	Development Cost	DHCD Projected Funding	Actual/Projected Obligation Date	Remaining Obligated Funding	Cumulative Disbursements
<b>FY 2006</b>								
Jubilee Housing Phase II	1	70	Withdrawn	0	0	-	0	0
1703 Euclid NW	1	-	Withdrawn	0	0	-	0	0
New Beginning Cooperative	1	15	Acq.	1,812,700	1,812,700	9/30/2006	0	1,812,700
1025 Park Road	1	-	Withdrawn	0	0	-	0	0
The Heights of Columbia	1	56	Withdrawn	0	0	-	0	0
Cavalier Apartments	1	-	Withdrawn	0	0	-	0	0
1025 Park Road	1	8	Rehab.	1,297,726	661,000	1/31/2008	0	0
MLK Jr. Latino Co-op	2	74	Acq.	13,542,009	8,398,000	9/30/2006	0	8,398,000
1107 11th Street Apartments	2	-	Withdrawn	0	0	-	0	0
Phyllis Wheatley, YWCA Inc.	2	-	Withdrawn	0	0	-	0	0
Ashbury Dwellings	2	-	Withdrawn	0	0	-	0	0
Parcel 42 (RLA Revitalization Corp.)	2	97	New Constr.	27,794,677	7,454,500	TBD	0	0
Woodley House	3	-	Withdrawn	0	0	-	0	0
4211 2nd Street Apartments (Victory Hills)	4	23	Rehab.	3,011,232	425,000	2/16/2007	0	425,000
Rittenhouse - Nat'l Children's Ctr.	4	5	Withdrawn	0	0	-	0	0
The Duncan Cooperative	4	27	Acq.	2,565,400	2,565,400	8/6/2009	0	2,565,400
Kentucky Scott, LLC (Kennedy Street Apts)	4	21	Rehab.	2,003,641	2,003,641	7/31/2007	0	1,979,051
8th Street Apartments	4	-	Withdrawn	0	0	-	0	0
Colorado Cooperative	4	36	Acq.	3,150,000	3,150,000	2/28/2007	0	3,150,000
St. Martin's Project	5	184	New Constr.	42,577,454	9,512,000	9/30/2008	450,116	9,061,884
Bates Street Townhomes Coop	5	5	Acq./Rehab.	1,705,403	1,705,403	12/26/2006	0	1,705,403
Carver Terrace Community Ctr	5	PY	New Constr.	27,096,789	350,000	11/3/2005	0	350,000
The Elizabeth Ministry - Foster Care	5	27	Rehab.	7,000,000	2,406,986	7/1/2008	0	2,406,986
The Elizabeth Ministry - Foster Care	5	-	Pre-Deve	292,327	292,327	2/28/2007	0	292,327
Dance Place - Artist Live/Work Space	5	-	Withdrawn	0	0	-	0	0
The Dunbar	6	19	Acq./Rehab.	2,654,970	1,124,475	7/31/2009	0	1,124,475
VIF Senior Housing Complex	6	15	Withdrawn	0	0	-	0	0
Family Homes I	6	-	Withdrawn	0	0	-	0	0
Apartment Homes I - Homes for Hope	6	-	Withdrawn	0	0	-	0	0
801 Pennsylvania Ave., SE	6	N/A	Withdrawn	0	0	-	0	0
Apartment Homes II - Homes for Hope	7	N/A	Withdrawn	0	0	-	0	0
Linda Joy & Kenneth Jay Pollin Memorial Comm. Ctr	7	83	Constr.	27,714,743	8,478,425	TBD	0	0
HFH Transition House	7	11	Withdrawn	0	0	-	0	0
Glendale Plaza Apartments	7	82	Withdrawn	0	0	-	0	0
GW Carver Seniors	7	104	New Constr.	14,950,000	950,000	5/12/2006	0	950,000
Bethune House	7	44	Rehab.	3,477,659	3,477,659	12/3/2007	0	3,477,659
Northeast Parcel Development	7	-	Withdrawn	0	0	-	0	0
Mayfair Mansions 2	7	PY	Rehab.	24,550,000	24,550,000	12/7/2006	0	24,550,000

### \* LEGEND

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

**Acq.** — Acquisition **CLT** — Construction Loan Takeout

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

**Lead 1** — Lead Hazard Control Grant

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**Pre-Dev.** — Pre-Development Cost

**PY** — Units Counted in Prior Years

**Rehab.** — Rehabilitation

**Withdrawn** — No longer a project in pipeline

## HOUSING PRODUCTION TRUST FUND FY 2011 Quarter 1

## Summary Activity Report by Fiscal Year 2001 - 2010

As of December 31, 2010

Fiscal Year/Project Name	Ward	Number of Units	Activity*	Development Cost	DHCD Projected Funding	Actual/Projected Obligation	Remaining Obligated Funding	Cumulative Disbursements
<b>FY 2006</b>								
Marshall Heights - Artist Live/Work Space	7	-	Withdrawn	0	0	-	Jan-00	Jan-00
Mayfair Mansions 3	7	160	Rehab.	6,913,646	6,913,646	9/24/2007	0	6,913,646
Wingate Towers & Garden Apartment	8	714	Rehab.	65,310,959	3,000,000	1/31/2008	0	0
Stanton Square	8	-	Withdrawn	0	0	-	0	0
Parkside Terrace Redevelopment	8	316	Constr.	75,000,000	21,452,064	11/3/2007	1,571,268	19,880,796
Sayles Place Homes Redevelopment	8	-	Withdrawn	0	0	-	0	0
2300 Pennsylvania Avenue	8	-	Withdrawn	0	0	-	0	0
Veteran's Center Annex Apt Renovation	8	-	Withdrawn	0	0	-	0	0
Renaissance - Additional Funding	8	PY	Pre-Deve	2,876,547	1,040,000	10/20/2006	0	1,040,000
Second Family Homes	8	36	Withdrawn	8,000,000	2,500,000	1/15/2009	0	0
Langston Lane Apartments	8	114	Constr.	6,980,500	6,980,500	3/15/2007	0	6,980,500
SOME' Good Hope Road Project	8	45	Rehab.	7,359,136	3,144,294	8/18/2010	0	3,144,294
Wheeler Terrace	8	114	Withdrawn	0	0	-	0	0
DC Chamber of Commerce - Retail Housing	8	TBD	Withdrawn	0	0	-	0	0
DC Chamber of Commerce - Retail Housing	8	TBD	Withdrawn	0	0	TBD	0	0
Far SW/SE (Trinity Plaza) - Retail Housing	8	TBD	Pre-Deve	600,000	600,000	11/22/2006	0	600,000
Far SW/SE (Trinity Plaza) - Retail Housing	8		Acq/ Pre-Dev	780,000	780,000		0	780,000
Sub-total FY 2006		2,505		381,017,518	125,728,020		2,021,384	101,612,712
				Leverage**	2.0			
<b>FY 2007</b>								
Broadcast Residential Partners, LLC	1	39	New Construction	44,000,000	1,900,000	TBD	0	0
Sankofa Cooperative, Inc.	1	48	Acq.	7,073,017	5,194,061	5/29/2008	0	5,194,061
Shalom House	1		Special Needs	1,981,713	1,981,713	5/2/2008	0	1,981,713
Ontario Court Apartments	1	27	Rehab.	9,267,065	3,428,019	12/3/2007	0	3,428,019
R Street Apt.	2	124	Rehab.	19,673,973	6,500,000	7/31/2007	0	6,500,000
Martin Luther King Jr. Latino Cooperative	2	74	Rehab.	6,498,120	6,498,120	2/28/2008	10,000	6,488,120
Georgia Commons	4	130	Rehab.	23,100,000	3,755,000	6/30/2009	0	3,755,000
Brightwood Gardens Cooperative	4	52	Acq.	3,676,357	3,676,357	6/30/2007	0	3,676,357
4000 Kansas Avenue Phase 1	4	19	Acq.	2,817,415	1,125,000	4/1/2008	0	1,125,000
4000 Kansas Avenue Phase 2	4		Rehab.		1,653,665	4/30/2009	1,361,559	292,106
Voices of Madison Cooperative	4	15	Rehab.	636,334	636,334	7/3/2007	125,350	510,984
Community Connections	5		Withdrawn	0	0	-	0	0
Golden Rule Apts	6	170	Pre-Deve	55,773,785	950,000	12/3/2007	0	950,000
Hyacinth's Place	8	15	New Constr.	2,364,393	1,753,652	1/31/2009	1,385,416	Mar-08
NE Parcel Development - Storm Water Infrastructure	7	-	Withdrawn	Jan-00	Jan-00	-	0	0
Copeland Manor Cooperative	7	61	Acq.	4,083,606	4,083,606	4/28/2008	0	4,083,606
DC Scattered Site Preservation	7	-	Withdrawn	0	Jan-00	-	0	0
Hacienda Cooperative	7	59	Acq.	7,485,440	1,419,219	3/31/2009	0	1,419,219
Hilltop Terrace Phases I & II	7	14	Withdrawn	4,738,123	2,282,923	TBD	0	0
Pleasant Park Cooperative	7	60	Acq.	4,710,265	4,710,265	4/25/2008	0	4,710,265
Far SW/SE (Trinity Plaza) - Retail Housing	8	28	Rehab.	19,831,635	2,970,000	TBD	0	0
Finankra Place Independent Living	8	12	Withdrawn	0	0	TBD	0	0
Brothers Place	8	30	Withdrawn	2,769,413	2,769,413	TBD	0	0
Wheeler Terrace Apt.	8	118	Acq.	33,395,427	5,725,086	7/1/2008	0	5,725,086
2300 Pennsylvania Ave., LLC	8	118	Acq.	32,500,000	7,500,000	8/1/2008	906,220	6,593,780
Zagami House	8	12	Rehab.	3,846,637	1,000,000	4/3/2008	0	1,000,000
Henson Ridge HOPE VI ADA Accessible	8	22	Rehab.	10,710,000	2,900,000	3/15/2010	0	2,900,000
Workforce Community Land Trust (DMPED)	Var	-	Acq.	4,000,000	4,000,000	11/2/2007	0	4,000,000
SAFI III - Washington Area Hsg Trust	Var	-	Acq.	2,000,000	2,000,000	2/15/2007	0	2,000,000
SAFI III - Enterprise Community Loan	Var	-	Acq.	3,000,000	3,000,000	6/29/2007	0	3,000,000
Sub-total FY 2007		1,247		309,932,692	83,412,433		3,788,545	69,627,623
				Leverage**	2.7			

## \* LEGEND

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**Acq.** — Acquisition    **CLT** — Construction Loan Takeout  
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**Lead 1** — Lead Hazard Control Grant  
**Lead 2** — Lead Hazard Reduction Demonstration  
**Pre-Dev.** — Pre-Development Cost

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**PY** — Units Counted in Prior Years  
**Rehab.** — Rehabilitation  
**Withdrawn** — No longer a project in pipeline



## Summary Activity Report by Fiscal Year 2001 - 2010

As of December 31, 2010

Fiscal Year/Project Name	Ward	Number of Units	Activity*	Development Cost	DHCD Projected Funding	Actual/Projected Obligation Date	Remaining Obligated Funding	Cumulative Disbursements
<b>FY 2008</b>								
1703 Euclid St, NW	1	3	Rehab.	664,719	286,147	11/30/2008	108,549	177,598
Ailanthus Cooperative, Inc.	1	9	TOPA - Acq.	925,000	925,000	1/31/2008	0	925,000
Claiborne Apartments	1	92	TOPA - Acq.	10,506,249	10,506,249	7/1/2008	0	10,506,249
Quest Cooperative Inc.	1	23	TOPA - Rehab.	2,135,000	2,135,000	8/1/2008	99,083	2,035,917
Samuel J. Simmons NCBA Estates	1	297	Withdrawn	67,000,000	3,500,000	TBD		
Woodley House	3	31	Special Needs	5,410,437	1,016,750	9/30/2008	0	1,016,750
Brightwood Gardens Coop - Rehab.	4	52	Withdrawn	4,907,831	4,907,831	TBD	0	0
Webster Gardens	4	52	Acq. / Rehab	12,042,459	4,000,000	4/30/2010	2,396,881	1,603,119
Longfellow Arms Apartments	4	30	Rehab.	9,041,379	3,854,000	7/31/2008	59,591	3,794,409
Big Dreamz - Rehab	5		Withdrawn	251,640	251,640	TBD	0	0
Carolton Tenant Association	5		Withdrawn	3,507,704	3,507,704	TBD	0	0
Peaceholics Inc.	5,6,8	32	Pre- Deve	5,600,000	600,000	8/1/2008	0	600,000
Peaceholics Inc. 2	5,6,8	32	Acquisition	4,400,000	4,400,000	4/30/2009	464,807	3,935,193
1314 K Street SE	6	12	Acq.	1,499,265	1,499,265	9/1/2008	0	1,499,265
God is in Control Coop Rehab	6	4	Withdrawn	781,853	781,853	TBD	0	0
2711 Q Street - Rehab	7		Withdrawn	635,000	444,500	TBD	0	0
Copeland Manor Cooperative - Rehab	7	61	Withdrawn	9,252,295	5,118,689	TBD	0	0
Texas Avenue SE Project	7	48	Special Needs	7,035,494	1,913,600	6/30/2009	0	1,913,600
The Community Builders Scattered Sites	7	98	Rehab.	20,162,500	1,059,234	8/1/2008	36,173	1,023,061
The Community Builders Scattered Sites 2	7		Acq.	5,000,000	5,000,000	1/31/2009	0	5,000,000
50th Street NE Project	7	73	Special Needs	9,229,139	3,348,654	6/30/2009	0	3,609,254
BCI Dix Street Phase III	7		Withdrawn		6,600,000	TBD	0	0
Hacienda Cooperative -Rehab	7	59	Withdrawn	7,485,440	5,985,440	TBD	0	0
Victory Square (Parkside View Senior) Apartments	7	98	New Constr.	18,798,648	3,667,887	TBD	0	0
Chesapeake Street SOME	8	22	Special Needs	6,355,802	2,498,600	6/30/2009	0	2,498,600
Safe Haven Special Needs Housing	8		Withdrawn	4,250,000	1,732,366	9/18/2010	0	0
SO ME - South Capitol Street	8	53	Special Needs	5,726,444	337,252	8/18/2010	0	337,252
SOME - Naylor Road	8	40	Withdrawn	11,788,881	3,500,000	TBD	0	0
Stanton View Townhouses	8	31	New Constr.	11,628,631	4,000,000	7/1/2008	0	4,000,000
22 Atlantic Cooperative	8	15	TOPA - Acq	1,732,631	1,732,631	TBD		
1029 Pery Street NE	5	16	Acq	2,888,557	600,000	8/25/2009	0	600,000
E & G Tenant First Right To Purchase Pool	Var	129	Rehab.	33,175,762	5,385,361	TBD	0	0
Other Obligations	Var						196,384	
Sub-total FY 2008		1,412		281,576,553	85,463,287		3,361,468	44,426,996
				Leverage**	2.3			
<b>FY 2010</b>								
1320 Mississippi Avenue	Jan-00	Jan-00	Rehab.	6,583,525	4,026,684	8/30/2010	3,671,477	355,207
Sub-total FY 2010	8	19		6,583,525	4,026,684		3,671,477	355,207
				Leverage**	0.6			
<b>GRAND TOTAL</b>		<b>8,198</b>		<b>1,376,159,360</b>	<b>414,078,675</b>		<b>14,496,846</b>	<b>315,695,646</b>
			Portfolio	Leverage**	2.3			

### \* LEGEND

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Acq. — Acquisition CLT — Construction Loan Takeout

Lead 1 — Lead Hazard Control Grant

PY— Units Counted in Prior Years

Constr. — Construction

Lead 2 — Lead Hazard Reduction Demonstration

Rehab. — Rehabilitation

Demo. — Demolition

Pre-Dev. — Pre-Development Cost

Withdrawn — No longer a project in pipeline

## HOUSING PRODUCTION TRUST FUND FY 2011 Quarter 1

## HOUSING PRODUCTION TRUST FUND

## PROJECTS EARMARKED, FISCAL YEARS 2001-2011

As of December 31, 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
Parcel 42 (RLA Revitalization Corp.)	2	97	New Constr.	27,794,677	7,454,500	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
Far SW/ SETrinity Plaza - Retail Housing	8	28	Rehab.	19,831,635	1,970,000	11/6/09	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
GRAND TOTAL		414		146,631,079	22,771,379			

## PROJECTS WITH COMMITMENTS, FISCAL YEARS 2001 - 2011

As of December 31, 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
Linda Joy & Kenneth Jay Pollin Mem'l Comm	7	83	New Constr.	27,214,743	8,478,425	9/10	TBD	N/A
GRAND TOTAL		94		28,098,743	9,362,425			

## HOUSING PRODUCTION TRUST FUND

## PROJECTS WITH OBLIGATIONS, FISCAL YEARS 2001 - 2011

As of December 31, 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
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	2,396,881	1,603,119
Peaceoholics 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
Foote 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	1,385,416	368,236
1320 Mississippi Avenue	8	19	Rehab.	6,583,525	4,026,684	8/30/2010	1	3,671,477	355,207
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 Obligation	Var							196,384	
GRAND TOTAL		1,537		287,018,167	93,159,578			14,496,846	78,859,116

## \* LEGEND

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Acq. — Acquisition CLT — Construction Loan Takeout

Lead 1 — Lead Hazard Control Grant

PY — Units Counted in Prior Years

Constr. — Construction

Lead 2 — Lead Hazard Reduction Demonstration

Rehab. — Rehabilitation

## HOUSING PRODUCTION TRUST FUND

## PROJECTS WITH COMPLETED DISBURSEMENTS, FISCAL YEARS 2001 - 2011

As of December 31, 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
Clairborne 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 - Additional Funding	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
Woodley House	3	31	Rehab.	5,410,437	1,016,750	1,016,750	8/30/2008	12/17/2010	13 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	1day
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 - Foster Care	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		Pre-Dev.		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
GW Carver Seniors Apartments	7		Demo	4,558,300	2,777,000	2,770,000	2/13/2006	9/28/2009	43 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

## \* LEGEND

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

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

Acq. — Acquisition CLT — Construction Loan Takeout

Lead 1 — Lead Hazard Control Grant

PY — Units Counted in Prior Years

Constr. — Construction

Lead 2 — Lead Hazard Reduction Demonstration

Rehab. — Rehabilitation

Demo. — Demolition

Pre-Dev. — Pre-Development Cost

Withdrawn — No longer a project in pipeline

## HOUSING PRODUCTION TRUST FUND FY 2011 Quarter 1

## PROJECTS WITH COMPLETED DISBURSEMENTS, FISCAL YEARS 2001 - 2011

As of December 31, 2010

Project Name	Ward	Number of Units	Activity*	Development Cost	Funding Requested	Funding Disbursements	Obligation Date	Date of Completion	Time to Complete Disbursement
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 - Retail Housing (Trinity Plaza)	8		Pre-Deve	600,000	600,000	600,000	11/22/2006	5/26/2009	30 months
Far SW/SE - Retail Housing (Trinity Plaza)	8	28	Acq./ Pre Dev	780,000	780,000	780,000	11/22/2006	12/3/2010	36 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
Stanton 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 - Add'l Funding	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 - Add'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
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
GRAND TOTAL		5,241		834,491,667	240,065,729	240,058,729			

## \* LEGEND

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

Acq. — Acquisition CLT — Construction Loan Takeout Demo. — Demolition

Constr. — Construction

Lead 2 — Lead Hazard Reduction Demonstration

Lead 1 — Lead Hazard Control Grant

Rehab. — Rehabilitation Pre-Dev. — Pre-Development Cost

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

PY — Units Counted in Prior Years

Withdrawn — No longer a project in pipeline

## PROJECTS SELECTED BUT WITHDRAWN BY APPLICANT OR DHCD, FISCAL YEARS 2001 - 2011

As of December 31, 2010

Project Category	Project Name	Developer	Ward	Number of Units	Activity*	Funding Requested	APP Withdrawl	DHCD Withdrawl	Resubmitted 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	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
Rental	DC Scattered Site Preservation		7	55	Acq.	4,566,771		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 Apt 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
Artist/Live Work	Marshall Heights	MHCDO	7	TBD	PreDev./Acq.	5,000,000	X			X
Special Needs	Finankara Independent Living		8	12	Rehab.	260,171				X
Rental	DC Chamber of Commerce - Retail Housing	DC Chamber of Commerce	8	TBD	PreDev/ Acq	500,000		X		
Rental	Jubilee Housing Phase II	Jubilee Housing	1	70	Rehab.	8,000,000				X
Rental	SOME - Naylor Road	SOME	8	40	Rehab.	3,500,000				X
GRAND TOTAL						<u>1,224</u>				<u>143,624,479</u>

### \* LEGEND

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Lead 1 — Lead Hazard Control Grant

Lead 2 — Lead Hazard Reduction Demonstration

Pre-Dev. — Pre-Development Cost

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PY — Units Counted in Prior Years

Rehab. — Rehabilitation

Withdrawn — No longer a project in pipeline

**SITE ACQUISITION FUNDING INITIATIVE CLOSED PROJECTS FY 2005-2011**

**RESERVED UNITS**

LENDER	DEVELOPER	PROJECT NAME	PROJECT ADDRESS	WAR D	# 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%	80%			
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	Zagani	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	Owner-ship	-	-	-	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
Comerstone, Inc.															
1	SOME	Mary Claire House Extended	1511/1513 North Capital 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—Comerstone			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	NHT 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	Owner-ship	-	-	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	Owner-ship	-	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  
 • WAHFC and UAHFC merged to form OpenDoor 7/11/2007  
 ■ City First Bank and Comerstone are co-SAFI lenders for the Daffodil House project

**SITE ACQUISITION FUNDING INITIATIVE CLOSED PROJECTS FY 2005-2011**

**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 Lenders	to Fund Balance
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	
**	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. Barnaby St Project	1667 Good Hope Rd SE	8	16	\$916,369	\$916,369	\$1,832,738	Rental	16	-	-	-	-	
4	SOME	740 Barnaby Street SE	740 Barnaby Street SE	8	11	\$892,500	\$892,500	\$1,785,000	Rental	11	-	-	-	-	
5	SOME	South Capitol Street Project	3828-3830 South Capitol 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	-	-	-	-	
**	East of the River CDC	ERDC- Affordable Rental	1814-1816 29th St. SE	8	26	\$0	\$0	\$0	Rental	-	-	0	-	-	
**	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
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**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. ERDC 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.

**Note:**

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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 Anyaebugunam, HPTF Manager, Department of Housing and Community Development, at 442-7142.





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