

HOUSING PRODUCTION TRUST FUND

FISCAL YEAR 2021 FIRST QUARTER REPORT

October 1, 2020-December 31, 2020

John Falcicchio
Deputy Mayor for Planning and Economic Development

Polly Donaldson, Director
Department of Housing and Community Development

Overview

The Housing Production Trust Fund (HPTF or “the Fund”) is authorized under the Housing Production Trust Fund Act of 1988, D.C. Law 7-202. Section 10-B4102.9(a) of the D.C. Municipal Regulations requires the DC Department of Housing and Community Development (DHCD) to file with the Chairperson of the Council Committee on Housing and Executive Administration¹ quarterly reports on Fund activities and expenditures.

This report on HPTF activities and expenditures covers the First Quarter of FY2021 from October 1, 2020 - December 31, 2020.

First Quarter FY 2021 HPTF Summary

The HPTF fund balance at the beginning of the First Quarter of FY 2021 was \$116,221,631 (Table 1). Expenditures by the HPTF occur for Multi-Family projects, the Single-Family Residential Rehabilitation Program, DHCD administrative support, and other project expenses. Expenditures for all these activities in the First Quarter of FY 2021 totaled \$4,684,416.

Table 1: Summary of Revenue and Disbursements

FY2021 QUARTERLY ACTIVITIES							
Quarter	Starting Balance	Recordation and Transfer Tax	Other Income	Loan Repayments	Transfers from Mayor's Office	Disbursements	Ending Balance
Oct-Dec 2020	116,221,631	13,983,043	207,834	675,066		(4,684,416)	126,403,158
Jan-Mar 2021	126,403,158						
Apr-Jun 2021	126,403,158						
Jul-Sep 2021	126,403,158						
FY21	116,221,631	13,983,043	207,834	675,066	-	(4,684,416)	126,403,158

Revenue from recordation and transfer taxes, other income (interest income, Inclusionary Zoning contributions), and loan repayments totaled \$14,865,943 for the quarter. Project expenditures for all agency HPTF activities in the First Quarter of FY21 totaled \$4,684,416 (Table 2).

¹ Previously titled the Council Committee on Housing and Economic Development or the Council Committee on Housing and Neighborhood Revitalization.

Table 2: Statement of Revenues and Expenditures

STATEMENTS OF REVENUES AND EXPENDITURES					
October 1, 2020 - September 30, 2021					
REVENUE	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	FY 2021
Revenue from Recordation and Deed Taxes	13,983,043				13,983,043
Loan Repayment	675,066				675,066
Other Income	207,834				207,834
Miscellaneous Interest	-				-
Total Revenues	14,865,943	-	-	-	14,865,943
EXPENDITURES					
Project Expenditures (Multi-family)	(2,157,909)				(2,157,909)
Administrative Expenses	(2,526,508)				(2,526,508)
Single Family Residential Rehabilitation Program	-				-
Other Project Expenses	-				-
Total Expenditures	(4,684,416)	-	-	-	(4,684,416)
Excess/(Deficiency) Revenue over Expenditure	10,181,527	-	-	-	10,181,527
OTHER FINANCING SOURCES (Uses)					
Transfers in				-	-
Total Other Financing Sources and (Uses)	-	-	-	-	-
NET REVENUES OVER/(UNDER) EXPENDITURES	10,181,527	-	-	-	10,181,527

Multi-Family HPTF Activities

The HPTF fund balance discussed above represents the funds available for eligible activities at the beginning and end of each quarter. HPTF multi-family affordable housing projects, administered by DHCD's Development Finance Division (DFD), represent the largest use of the fund, and with generally large capital projects that can take years to complete, the funding for these projects falls into one of three funding stages, chronologically:

1. **Active Requests** are projects selected for further underwriting and accepted into DFD's underwriting pipeline. Active requests represent reserved fund balance and are expected to close and begin drawing funds over the next two to three fiscal years.
2. **Obligated Funds** represent contractual obligations on the fund balance and are obligated to specific HPTF affordable housing projects when final legal documents have been executed and the financial closing for the project has occurred. Obligated funds continue to appear in the fund balance and can be expected to be disbursed within the next fiscal year or two as the construction for the project is completed.
3. **Expenditures** are funds disbursed to projects at or after closing, primarily during construction.

In the First Quarter of FY21, \$129,066,963 was obligated to multi-family affordable housing projects and related activities. Project and related expenditures in the First Quarter of FY21 totaled \$2,157,909 (Table 3).

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

FY2021 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY)					
October 1, 2020 through December 30, 2020					
Multi-Family Project Activities					
Project Name	Developer/Owner	Ward(s)	Remaining Obligation	Expenditure Amount	Total Activity
1100 Eastern Avenue	1100 EASTERN AVENUE NE	7	1,320,018	304,225	1,624,243
1736 Rhode Island	1736 RHODE ISLAND AVENUE LLC	5	210,169		210,169
218 Vine Street	218 Vine Street	4	8,591,352		8,591,352
22 Atlantic Cooperative Association	22 ATLANTIC COOPERATIVE	8	619,802		619,802
2442 MLK	2442 MLK LLC	8	21,106,700		21,106,700
301 Delafield Place, NW	301 DELAFIELD PLACE NW LLC	4	229,865		229,865
3500 East Capitol St, NE	3500 EAST CAPITOL	7	1,933,629		1,933,629
3534 East Capitol St., NE	3534 EAST CAP VENTURE, LLC	7	10,000		10,000
49-53 Missouri Ave, NW	49-53 MISSOURI AVENUE NW, LLC	4	185,343		185,343
Crawford Landing	49TH STREET DEVELOPER LLC	7	5,909,471		5,909,471
5400-5408 5th St Acquisition	5400 5TH STREET, NW	4	427		427
555 E Street	555 E STREET SW SENIORS LLC	6	1,780,256		1,780,256
5912 14th Street, NW	5912 MISSOURI COOPERATIVE ASSC	4	195,654		195,654
710 Jefferson Street, NW	710 UNIDOS COOPERATIVE	4	79,978		79,978
Abrams Hall	ABRAMS HALL SENIOR	4	187,843		187,843
Ainger Place	AINGER PLACE ASSOCIATES LLC	8	341,078		341,078
Amber Overlook	AMBER OVERLOOK LLC	7	348,054		348,054
Anacostia Gardens	ANACOSTIA GARDENS OWNER LLC	8	872,176		872,176
Cedar Street	ANCHOR PRESERVATION LLC	6	451,821		451,821
NCCLT - 905 R St. NW	ANSWER TITLE AND ESCROW	2	19,497		19,497

Barlee Cooperative	BARLEE COOPERATIVE ASSOCIATION	4	148,450		148,450
BCC Preservation Fund I	BCC PRESERVATION FUND I, LLC	7	35,000		35,000
Belmont Crossing Partners	BELMONT CROSSING PARTNERS LLC	8	103,478		103,478
Ben-E Group Cooperative	BEN-E GROUP COOPERATIVE ASSOC.	7	173,886		173,886
Brightwood Gardens	BRIGHTWOOD GARDENS	4	1,573,814	23,362	1,597,176
Capitol Vista	CAPITOL VISTA COMMUNITY PART	6	1,713,384		1,713,384
The Grove at Parkside	CIGD PARKSIDE 7 LLC	7	99,196	327,849	427,045
28th Place SE	DC HABITAT FOR HUMANITY	8	40,000		40,000
Delta Towers	DELTA SENIOR HOUSING OWNER LLC	5	7,110,526		7,110,526
7440 Georgia Ave NW	DIVERSITY COOPERATIVE, INC	4	246,926		246,926
The Kingston	HAMPSTEAD KINGSTON PARTNERS, L	4	89,885		89,885
HanTiv	HANTIV	8,5	6,705,869		6,705,869
Hope Cooperative	HOPE COOPERATIVE ASSOCIATION	4	1,940,949	81,100	2,022,049
Maycroft	JUBILEE HOUSING, INC.	1	30,000		30,000
809-813 Kennedy Street NW	KENNEDY STREET COMMUNITY PARTNERS	4	5,154,233		5,154,233
Liberty Place	LIBERTY PLACE APARTMENTS LLC	6	2,828,221	1,233,392	4,061,613
Luzon Cooperative	LUZON COOPERATIVE @6323	4	77,388		77,388
Hunter Place	MANNA INC	8	191,842		191,842
Homes within Reach	MI CASA MY HOUSE INC.	8	256,548		256,548
1847-49 Good Hope Road, SE	MI CASA MY HOUSE INC.	8	183,399		183,399
Liberty Place (DBH)	NATL HOUSING TRUST-ENT PRES CO	6	294,000		294,000
1301-1305 Savannah St SE	NEW SAVANNAH PRESERVATION PARTNERS	8	1,882,939		1,882,939
Park 27	PARK 27	7	4,522,174	287,981	4,810,154
Park Southern Apartments	PARK SOUTHERN	8	19,606,591		19,606,591
Parkway Overlook	PARKWAY OVERLOOK II LP	8	1,251,081		1,251,081
Petworth Station	PETWORTH STATION LP	4	307,179		307,179
505 Jefferson St NW	PHOENIX COOPERATIVE ASSOCIATIO	4	70,491		70,491
Randle Hill	RANDLE HILL	8	500,000		500,000
SOME Scattered Site III	SCATTERED SITE III LLC	2	187,623		187,623
South Capitol	SOUTH CAPITOL IMPROVEMENTS, LL	8	5,290,221		5,290,221
Spring Flats Family - Affordable	SPRING FLATS FAMILY LLC	4	9,429,896		9,429,896
Spring Flats Senior 4%	SPRING FLATS SENIOR 4 LLC	4	2,369,735		2,369,735
Spring Flats Senior 9%	SPRING FLATS SENIOR 9 LLC	4	276,491		276,491
St Elizabeth's	ST ELIZABETH 1 LP	8	2,754,517		2,754,517
Stanton Square Apartments	STANTON HOUSING LLC	8	6,484,931		6,484,931
1550 First Street SW	TM DBT LIMITED PARTNERSHIP	6	637,502		637,502
United 2nd Street Cooperative	UNITED 2ND STREET COOPERATIVE, INC	8	73,268		73,268
Wesley Hawaii	WESLEY HAWAII LLC	5	32,198		32,198
	Subtotal, Multi-Family Project Disbursements		129,066,963	2,257,909	131,324,871
Adjustments for Prior Year Cost Recovery				(100,000)	
Total, Multi-family Project Disbursement Activities			129,066,963	2,157,909	131,324,871

FY2021 First Quarter HPTF Report

Three projects closed using HPTF loans in the First Quarter of FY21 totaling \$17,882,759 in Obligated Funds (Table 4).

Table 4: Projects Closed Using HPTF Funds First Quarter FY21

Project Name	Address	Ward	Project Type	Number of Units	Closing Date	HPTF Loan Amount
Savannah Apartments II	1301-1305 Savannah St SE	8	Substantial Rehabilitation	65	10/09/20	\$9,191,407
The New Hampshire - Predevelopment	5000-5040 New Hampshire Ave., NW	4	Pre-Development Only	56	12/18/20	\$100,000
218 Vine Street NW	218 Vine Street NW	4	New Construction	92	12/22/20	\$8,591,352
Total				213		\$17,882,759

Inclusive of the Development Finance Division’s (DFD) FY21 HPTF budget authority (\$81,980,000), First Quarter FY21 expenditures and obligations, and the HPTF Fund balance, a total of \$66,876,759 in HPTF was available as of December 31, 2020. At the end of the First Quarter of FY21, there were nineteen (19) projects in the multi-family underwriting pipeline with HPTF funding requests, totaling approximately \$153 million in Active Requests. Projects in the underwriting pipeline are expected to close over the next two fiscal years.