

HOUSING PRODUCTION TRUST FUND

FISCAL YEAR 2021 FOURTH QUARTER REPORT

July 1, 2021-September 30, 2021

John Falcicchio
Acting Deputy Mayor for Planning and Economic Development

Drew E. Hubbard, Interim Director
1800 Martin Luther King Jr. Avenue SE | Washington, DC 20020

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 4102.9(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 Neighborhood Revitalization¹ quarterly reports on Fund activities and expenditures.

This report encompasses the Fourth Quarter of FY2021 from July 1, 2021- September 30, 2021.

Second Quarter FY 2021 HPTF Summary

The HPTF fund balance at the beginning of the Fourth Quarter of FY 2021 was \$113,968,189 (Table 1). Expenditures by the HPTF occur for multi-family projects, the Single-Family Residential Rehabilitation Program, DHCD administrative support, and other project expenses.

Table 1: Summary of Quarterly Activities

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	14,681,324	1,441,480	2,839,549		(29,270,165)	116,095,346
Apr-Jun 2021	116,095,346	20,879,282	1,280,506	1,370,526		(25,657,471)	113,968,189
Jul-Sep 2021	113,968,189	27,493,675	661,976	876,586	174,269,412	(50,830,258)	266,439,580
	116,221,631	77,037,324	3,591,796	5,761,726	174,269,412	(110,442,310)	266,439,580

Revenue from recordation and transfer taxes, other income (interest income, Inclusionary Zoning contributions), and loan repayments totaled \$29,032,237 for the quarter. Project expenditures for all agency HPTF activities in the Fourth Quarter of FY21 totaled \$50,830,258 (Table 2).

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

Table 2: Statements of Revenues and Expenditures

STATEMENTS OF REVENUES AND EXPENDITURES					
October 1, 2020 - September 30, 2021					
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	FY 2021
REVENUE					
Revenue from Recordation and Deed Taxes	13,983,043	14,681,324	20,879,282	27,493,675	77,037,324
Loan Repayment	675,066	2,839,549	1,370,526	876,586	5,761,726
Other Income	207,834	1,413,223	1,280,506	661,976	3,563,539
Miscellaneous Interest	-	28,258			28,258
Total Revenues	14,865,943	18,962,352	23,530,314	29,032,237	86,390,847
EXPENDITURES					
Project Expenditures (Multi-family)	(2,157,909)	(26,642,784)	(22,696,031)	(45,315,530)	(96,812,253)
Administrative Expenses	(2,526,508)	(2,505,243)	(2,779,463)	(5,264,302)	(13,075,516)
Single Family Residential Rehabilitation Program		(122,138)	(181,977)	(245,926)	(550,041)
Other Project Expenses				(4,500)	(4,500)
Total Expenditures	(4,684,416)	(29,270,165)	(25,657,471)	(50,830,258)	(110,442,310)
Excess/(Deficiency) Revenue over Expenditure	10,181,527	(10,307,812)	(2,127,157)	(21,798,020)	(24,051,463)
OTHER FINANCING SOURCES (Uses)					
Transfers in				174,269,412	174,269,412
Total Other Financing Sources and (Uses)				174,269,412	174,269,412
NET REVENUES OVER/(UNDER) EXPENDITURES	10,181,527	(10,307,812)	(2,127,157)	152,471,392	150,217,949

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 the financial closing for the project has occurred and final legal documents have been executed. 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.

At the end of the Fourth Quarter of FY21, \$91,076,461 was obligated to multi-family affordable housing projects and related activities. Project and related expenditures through the Fourth Quarter of FY21 totaled \$96,812,253 (Table 3).

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

FY2021 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY)					
October 1, 2020 through September 30, 2021					
Multi-Family Project Activities					
Project Name	Developer/Owner	Ward	Remaining Obligation	Expenditure Amount	Total Activity
1100 Eastern Avenue	1100 EASTERN AVENUE NE	7	343,438	1,280,804	1,624,243
SOME 1515 North Capitol	1515 NORTH CAPITOL LLC	5	7,195,706	9,130,035	16,325,741
17 Mississippi Avenue	17 MISSISSIPPI OWNER LLC	8	7,443,198	1,256,668	8,699,866
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 Cooperatie Association	22 ATLANTIC COOPERATIVE	8	50,594	569,209	619,802
2442 MLK	2442 MLK LLC	8	1,064,315	15,459,452	16,523,767
301 Delafield Place, NW	301 DELAFIELD PLACE NW LLC	4	229,865		229,865
3500 East Capitol St, NE	3500 EAST CAPITOL	7	105,444	1,828,184	1,933,629
3534 East Capitol St., NE	3534 EAST CAP VENTURE, LLC	7	10,000	950,000	960,000
49-53 Missouri Ave, NW	49-53 MISSOURI AVENUE NW, LLC	4	185,343		185,343
Crawford Landing	49TH STREET DEVELOPER LLC	7	7,402,143	1,953,029	9,355,172
5400-5408 5th St Acquisition	5400 5TH STREET, NW	4	427		427
555 E Street	555 E STREET SW SENIORS LLC	6	796,018	984,238	1,780,256
5610 COLORADO AVE	5610 COLORADO AVE COOPERATIVE	4	2,715,643		2,715,643
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	0	187,843	187,843
Abrams Hall North	ABRAMS HALL NORTH LP	4	1,329,254	1,113,746	2,443,000
Ainger Place	AINGER PLACE ASSOCIATES LLC	8	0	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	2,589	16,908	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	42,822	60,656	103,478
Ben-E Group Cooperative	BEN-E GROUP COOPERATIVE ASSOC.	7	173,886		173,886
Brightwood Gardens	BRIGHTWOOD GARDENS	4	763,421	833,755	1,597,176
Capitol Vista	CAPITOL VISTA COMMUNITY PART	6	0	1,713,384	1,713,384
The Grove at Parkside	CIGD PARKSIDE 7 LLC	7		428,478	428,478

FY2021 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY)

October 1, 2020 through September 30, 2021

Multi-Family Project Activities

Project Name	Developer/Owner	Ward	Remaining Obligation	Expenditure Amount	Total Activity
28th Place SE	DC HABITAT FOR HUMANITY	8	40,000		40,000
Delta Towers	DELTA SENIOR HOUSING OWNER LLC	5	2,165,787	4,944,739	7,110,526
7440 Georgia Ave NW	DIVERSITY COOPERATIVE, INC	4	246,926		246,926
The Kingston	HAMPSTEAD KINGSTON PARTNERS, L	4	6,732	83,153	89,885
HanTiv	PB HANTIV OWNER LLC	8 and 5	950,736	5,755,133	6,705,869
Hope Cooperative	HOPE COOPERATIVE ASSOCIATION	4	364,135	1,174,009	1,538,144
Maycroft	JUBILEE HOUSING, INC.	1	30,000		30,000
809-813 Kennedy Street NW	KENNEDY STREET COMMUNITY PARTNERS	4	835,275	4,318,959	5,154,234
Liberty Place	LIBERTY PLACE APARTMENTS LLC	6	1,108,000	2,953,612	4,061,613
Luzon Cooperative	LUZON COOPERATIVE @6323	4	77,388		77,388
Hunter Place	MANNA INC	8	(0)	191,842	191,842
Homes within Reach	MI CASA MY HOUSE INC.	8	52,062	204,486	256,548
1847-49 Good Hope Road, SE	MI CASA MY HOUSE INC.	8	115,865	67,533	183,399
Liberty Place (DBH)	NATL HOUSING TRUST-ENT PRES CO	6	29,400	264,600	294,000
1301-1305 Savannah St SE	NEW SAVANNAH PRESERVATION PARTNERS	8	503,295	1,379,645	1,882,940
Park 27	PARK 27	7	392,527	4,417,628	4,810,155
Park Southern Apartments	800 SOUTHERN AVENUE LLC	8	11,098,610	8,507,981	19,606,591
Parkway Overlook	PARKWAY OVERLOOK II LP	8	0	1,251,081	1,251,081
Petworth Station	PETWORTH STATION LP	4	17,179	290,000	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	1	5,290,221	5,290,222
Spring Flats Family - Affordable	SPRING FLATS FAMILY LLC	4	2,195,513	7,234,383	9,429,896
Spring Flats Senior 4%	SPRING FLATS SENIOR 4 LLC	4	414,919	1,954,816	2,369,735
Spring Flats Senior 9%	SPRING FLATS SENIOR 9 LLC	4	91,465	185,026	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
Clara on Martin Luther King	THE CLARA ON MLK LLC	8	14,008,973		14,008,973
MDXL Flats	TM JACOB 1530 LLC	6	5,083,865	7,981,794	13,065,659
1550 First Street SW	TM DBT LIMITED PARTNERSHIP	6	637,502		637,502
United 2nd Street Cooperative	UNITED 2ND STREET COOPERATIVE, INC	8	36,151	37,118	73,269
Wesley Hawaii	WESLEY HAWAII LLC	5		32,198	32,198
Subtotal, Multi-Family Project Disbursements			91,076,461	96,837,592	187,914,052
Adjustments for Prior Year Cost Recovery				(25,340)	
Total, Multi-family Project Disbursement Activities			91,076,461	96,812,253	187,914,052

Five projects closed using HPTF loans in the Fourth Quarter of FY21 totaling \$63,215,171 in Obligated Funds (Table 4). At the end of the Fourth Quarter of FY21, \$91,076,461 was obligated to multi-family affordable housing projects and related activities.

Table 4: HPTF Loans Closed in Fourth Quarter of FY21

Project Name	Address	Ward	Project Type	Number of Units	Closing Date	HPTF Loan Amount
Crawford Landing Townhomes	1-11 49th Street, SE	7	New Construction	28	9/30/2021	\$10,250,000
SOME North Capitol Street 2019	1515 N. Capitol Street NE	5	New Construction	139	9/30/2021	\$17,190,673
The Clara On MLK	2323 MLK Jr. Ave SE	8	New Construction	81	9/29/2021	\$14,008,973
MDXL Flats	1530 First Street SW	6	New Construction	101	9/29/2021	\$13,065,659
17 Mississippi Ave SE Apartments	17 Mississippi Ave SE	8	New Construction	41	8/6/2021	\$8,699,866
Total				390		63,215,171

The HPTF Fund balance as of September 30, 2021 was \$266,439,580 in HPTF, of which \$94,417,815 was obligated to projects underway at the end of the fiscal year. The remaining available balance of \$172,021,764 was reserved by the 28 projects in the multi-family underwriting pipeline with approximately \$260 million in Active Requests for HPTF. Projects in the underwriting pipeline are expected to close over the next two fiscal years.