

HOUSING PRODUCTION TRUST FUND

FISCAL YEAR 2022 FIRST QUARTER REPORT

October 1, 2021- December 31, 2021

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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 First Quarter of FY2022 - October 1, 2021- December 31, 2021.

First Quarter FY 2022 HPTF Summary

The HPTF fund balance at the beginning of the First Quarter of FY 2022 was \$266,439,580 (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

| FY2022 QUARTERLY ACTIVITIES | | | | | | | |
|-----------------------------|------------------|------------------------------|--------------|-----------------|-------------------------------|---------------|----------------|
| Quarter | Starting Balance | Recordation and Transfer Tax | Other Income | Loan Repayments | Transfers from Mayor's Office | Disbursements | Ending Balance |
| Oct-Dec 2021 | 266,439,580 | 20,590,522 | 670,173 | 651,348 | | (11,322,003) | 277,029,620 |
| Jan-Mar 2022 | | | | | | | |
| Apr-Jun 2022 | | | | | | | |
| Jul-Sep 2022 | | | | | | | |

Revenue from recordation and transfer taxes, other income (interest income, Inclusionary Zoning contributions), and loan repayments totaled \$21,912,043 for the quarter. Project expenditures for all agency HPTF activities in the First Quarter of FY22 totaled \$11,322,003 (Table 2), next page.

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, 2021 – December 31, 2021 | | | | | |
| | 1st Quarter | 2nd Quarter | 3rd Quarter | 4th Quarter | FY 2022 to Date |
| REVENUE | | | | | |
| Revenue from Recordation and Deed Taxes | 20,590,522 | | | | 20,590,522 |
| Loan Repayment | 651,348 | | | | 651,348 |
| Other Income | 670,173 | | | | 670,173 |
| Miscellaneous Interest | - | | - | - | - |
| Total Revenues | 21,912,043 | - | - | | 21,912,043 |
| EXPENDITURES | | | | | |
| Project Expenditures (Multi-family) | (8,640,900) | | | | (8,640,900) |
| Administrative Expenses | (2,635,452) | | | | (2,635,452) |
| Single Family Residential Rehabilitation Program | (45,651) | | | | (45,651) |
| Other Project Expenses | | | | | |
| Total Expenditures | (11,322,003) | - | - | - | (11,322,003) |
| Excess/(Deficiency) Revenue over Expenditure | 10,590,040 | - | - | - | 10,590,040 |
| OTHER FINANCING SOURCES (Uses) | | | | | |
| Transfers in | - | - | - | - | - |
| Total Other Financing Sources and (Uses) | - | - | - | - | - |
| NET REVENUES OVER/(UNDER) EXPENDITURES | 10,590,040 | - | - | - | 10,590,040 |

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.

Total Activity and Active Requests

The total available HPTF resources, including accumulated Fund Balance, as of December 31, 2022, was \$505,117,577, of which \$109,451,833 was obligated to projects underway at the end of the quarter and \$11,322,003 was expended.

The remaining available balance of \$384,343,741 was partially reserved by 27 projects in the multi-family underwriting pipeline with approximately \$231 million in Active Requests for HPTF. Projects in the underwriting pipeline are expected to close over the next two fiscal years.

Obligated Funds and Expenditures

One project closed using HPTF in the First Quarter of FY22 totaling \$16,973,133 in Obligated Funds (Table 3).

Table 3: HPTF Loans Closed in First Quarter of FY22

| Project Name | Address | Ward | Project Type | Number of Units | Closing Date | HPTF Loan Amount |
|------------------------|--|------|------------------|-----------------|--------------|-------------------|
| Kenilworth 166 Phase 1 | Douglas St NE - Quarles St NE, 45th St NE - Kenilworth St NE | 7 | New Construction | 166 | 12/29/2021 | \$16,973,133 |
| Total | | | | 166 | | 16,973,133 |

Inclusive of this First Quarter project closing, project and related expenditures through the First Quarter of FY22 totaled \$8,640,900 and remaining obligations for multifamily projects totaled \$101,539,718 (Table 4).

Table 4: Multi-Family Projects - Cash Disbursements/Expenditures and Obligations

| FY2022 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY) | | | | | |
|---|------------------------------|------|----------------------|--------------------|----------------|
| October 1, 2021- December 31, 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 | - | 343,438 |
| SOME 1515 North Capitol | 1515 NORTH CAPITOL LLC | 5 | 8,060,638 | - | 8,060,638 |
| 17 Mississippi Avenue | 17 MISSISSIPPI OWNER LLC | 8 | 7,443,198 | - | 7,443,198 |
| 1736 Rhode Island | 1736 RHODE ISLAND AVENUE LLC | 5 | - | - | - |

FY2022 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY)
October 1, 2021- December 31, 2021
Multi-Family Project Activities

| Project Name | Developer/Owner | Ward | Remaining Obligation | Expenditure Amount | Total Activity |
|-------------------------------------|----------------------------------|-------------|-----------------------------|---------------------------|-----------------------|
| 218 Vine Street | 218 Vine Street | 4 | 8,591,352 | - | 8,591,352 |
| 22 Atlantic Cooperative Association | 22 ATLANTIC COOPERATIVE | 8 | 92,677 | (42,083) | 50,594 |
| 2442 MLK | 2442 MLK LLC | 8 | 1,064,315 | - | 1,064,315 |
| 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 | 105,444 |
| 3534 East Capitol St., NE | 3534 EAST CAP VENTURE, LLC | 7 | 10,000 | - | 10,000 |
| Crawford Landing | 49TH STREET DEVELOPER LLC | 7 | 7,973,041 | 323,929 | 8,296,971 |
| 555 E Street | 555 E STREET SW SENIORS LLC | 6 | 796,018 | - | 796,018 |
| 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 |
| Park Southern Apartments | 800 SOUTHERN AVENUE LLC | 8 | 7,916,759 | 3,181,851 | 11,098,610 |
| Abrams Hall North | ABRAMS HALL NORTH LP | 4 | 238,447 | 1,090,807 | 1,329,254 |
| 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 |
| 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 | (60,656) | 42,822 |
| Ben-E Group Cooperative | BEN-E GROUP COOPERATIVE ASSOC. | 7 | 173,886 | - | 173,886 |
| Brightwood Gardens | BRIGHTWOOD GARDENS | 4 | 687,450 | 75,971 | 763,421 |
| 28th Place SE | DC HABITAT FOR HUMANITY | 8 | 40,000 | | 40,000 |
| Delta Towers | DELTA SENIOR HOUSING OWNER LLC | 5 | 10 | 2,165,777 | 2,165,787 |
| 7440 Georgia Ave NW | DIVERSITY COOPERATIVE, INC | 4 | 246,926 | - | 246,926 |
| The Kingston | HAMPSTEAD KINGSTON PARTNERS, LLC | 4 | 6,732 | - | 6,732 |

FY2022 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY)
October 1, 2021- December 31, 2021
Multi-Family Project Activities

| Project Name | Developer/Owner | Ward | Remaining Obligation | Expenditure Amount | Total Activity |
|----------------------------------|------------------------------------|-------------|-----------------------------|---------------------------|-----------------------|
| Hope Cooperative | HOPE COOPERATIVE ASSOCIATION | 4 | 251,448 | 69,819 | 321,266 |
| Maycroft | JUBILEE HOUSING, INC. | 1 | 30,000 | | 30,000 |
| Kenilworth | KENILWORTH REVITALIZATION I JV | | 12,363,252 | 4,609,881 | 16,973,133 |
| 809-813 Kennedy Street NW | KENNEDY STREET COMMUNITY PARTNERS | 4 | 835,275 | - | 835,275 |
| Liberty Place | LIBERTY PLACE APARTMENTS LLC | 6 | 1,108,000 | - | 1,108,000 |
| Luzon Cooperative | LUZON COOPERATIVE @6323 | 4 | 77,388 | | 77,388 |
| 1847-49 Good Hope Road, SE | MI CASA MY HOUSE INC. | 8 | 61,212 | (61,212) | - |
| Homes within Reach | MI CASA MY HOUSE INC. | 8 | 124,113 | (72,051) | 52,062 |
| Park 27 | PARK 27 | 7 | 392,527 | - | 392,527 |
| 1301-1305 Savannah St SE | NEW SAVANNAH PRESERVATION PARTNERS | 8 | 503,295 | - | 503,295 |
| Liberty Place (DBH) | NATL HOUSING TRUST-ENT PRES CO | 6 | 29,400 | - | 29,400 |
| 10 PARK SOUTHERN (DMH) | | 8 | 530,000 | - | - |
| HanTiv | PB HANTIV OWNER LLC | 8 & 5 | 950,736 | - | 950,736 |
| Petworth Station | PETWORTH STATION LP | 4 | 17,179 | - | 17,179 |
| 505 Jefferson St NW | PHOENIX COOPERATIVE ASSOCIATION | 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, LLC | 8 | 2,746,577 | (2,746,577) | - |
| Spring Flats Family - Affordable | SPRING FLATS FAMILY LLC | 4 | 2,195,513 | - | 2,195,513 |
| Spring Flats Senior 4% | SPRING FLATS SENIOR 4 LLC | 4 | 414,919 | - | 414,919 |
| Spring Flats Senior 9% | SPRING FLATS SENIOR 9 LLC | 4 | 91,465 | - | 91,465 |
| St Elizabeth's | ST ELIZABETH I 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 |
| 1550 First Street SW | TM DBT LIMITED PARTNERSHIP | 6 | 637,502 | - | 637,502 |

| FY2022 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY) | | | | | |
|---|------------------------------------|------|----------------------|--------------------|----------------|
| October 1, 2021- December 31, 2021 | | | | | |
| Multi-Family Project Activities | | | | | |
| Project Name | Developer/Owner | Ward | Remaining Obligation | Expenditure Amount | Total Activity |
| MDXL Flats | TM JACOB 1530 LLC | 6 | 5,083,865 | - | 5,083,865 |
| United 2nd Street Cooperative | UNITED 2ND STREET COOPERATIVE, INC | 8 | 36,151 | - | 36,151 |
| 49-53 Missouri Ave, NW | 49-53 MISSOURI AVENUE NW, LLC | 4 | 185,343 | - | 185,343 |
| 5400-5408 5th St Acquisition | 5400 5TH STREET, NW | 4 | 427 | - | 427 |
| NCCLT - 905 R St. NW | ANSWER TITLE AND ESCROW | 2 | 2,589 | - | 2,589 |
| The Grove at Parkside | CIGD PARKSIDE 7 LLC | 7 | - | - | - |
| Total, Multi-family Project Disbursement Activities | | | 101,539,718 | 8,640,900 | 109,650,618 |