

Housing Production Trust Fund

Fiscal Year 2020 Second Quarter Report

January 1, 2020-March 31, 2020

John Falcicchio
Acting Deputy Mayor for Planning and Economic Development

Polly Donaldson, 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 Second Quarter of FY2020 from January 1, 2020-March 31, 2020.

Second Quarter FY 2020 HPTF Summary

The HPTF fund balance at the beginning of the Second Quarter of FY 2020 was \$143,135,267 (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 Second Quarter of FY 2020 totaled \$25,613,193.

Table 1: Summary of Revenue and Disbursements

FY2020 QUARTERLY ACTIVITIES							
Quarter	Starting Balance	Recordation and Transfer Tax	Other Income	Loan Repayments	Transfers from Mayor's Office	Disbursements	Ending Balance
Oct-Dec 2019	142,939,993	23,356,252	867,222	534,036	-	(24,562,236)	143,135,268
Jan-Mar 2020	143,135,267	7,737,651	2,254,474	869,562	-	(25,613,193)	128,383,760
Apr-Jun 2020							
Jul-Sep 2020							
FY20 YTD	142,939,993	31,093,903	3,121,695	1,403,598	-	(50,175,429)	128,383,760.31

Revenue from recordation and transfer taxes, other income (interest income, Inclusionary Zoning contributions), and loan repayments totaled \$10,861,686 for the quarter. Project expenditures for all agency HPTF activities in the Second Quarter of FY20 totaled \$22,621,901 (Table 2).

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

Table 2: Statement of Revenues and Expenditures

STATEMENTS OF REVENUES AND EXPENDITURES					
October 1, 2019 - September 30, 2020					
	Q1	Q2	Q3	Q4	FY 2020
REVENUE					
Revenue from Recordation and Deed Taxes	23,356,252	\$7,737,651			31,093,903
Loan Repayment	534,027	863,813			1,397,840
Other Income	867,222	2,254,474			3,121,695
Miscellaneous Interest	9	5,749			5,758
Total Revenues	24,757,510	10,861,686	-	-	35,619,196
EXPENDITURES					
Project Expenditures (Multi-family)	(21,395,770)	(22,350,589)			(43,746,358)
Administrative Expenses	(2,989,082)	(2,991,292)			(5,980,375)
Single Family Residential Rehabilitation Program	(34,402)	(182,663)			(217,065)
Other Project Expenses	(142,982)	(88,650)			(231,632)
Total Expenditures	(24,562,236)	(25,613,193)	-	-	(50,175,429)
Excess/(Deficiency) Revenue over Expenditure	195,274	(14,751,507)	-	-	(14,556,233)
OTHER FINANCING SOURCES (Uses)					
Transfers in					-
Total Other Financing Sources and (Uses)	-	-	-	-	-
NET REVENUES OVER/(UNDER) EXPENDITURES	195,274	14,751,507	-	-	(14,556,233)

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. **Expenditures** are funds disbursed to projects at or after closing, primarily during construction.
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. **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.

Project and related expenditures through the Second Quarter of FY20 totaled \$43,746,358 (Table 3).

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

FY2020 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY)						
October 1, 2019 through March 31, 2020						
Multi-Family Project Activities						
Project Name	Developer/Owner	Ward	Expenditure Amount	Remaining Obligation	Pre-Encumbrances	Total Activity
1035 48th Street	1035 48TH LLC	7		49,149		49,149
1100 Eastern Avenue	1100 EASTERN AVENUE NE	7	4,834,991	3,434,385		8,269,376
1164 Bladensburg Rd	1164 BLADENSBURG LLC	5	80,842	458,019		538,861
1736 Rhode Island	1736 RHODE ISLAND AVENUE LLC	5	1,282,253	236,167		1,518,420
22 Atlantic Cooperative Association	22 ATLANTIC COOPERATIVE	8	573,400	1,691,157		2,264,557
301 Delafield Place, NW	301 DELAFIELD PLACE NW LLC	4		229,865		229,865
3500 East Capitol St, NE	3500 EAST CAPITOL	7	2,628,245	6,544,102		9,172,347
3534 East Capitol St., NE	3534 EAST CAP VENTURE, LLC	7		1,461,031		1,461,031
4040 8th Street, NW	4040 8TH STREET NW,LLC	4		30,610		30,610
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

FY2020 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY)

October 1, 2019 through March 31, 2020

Multi-Family Project Activities

Project Name	Developer/Owner	Ward	Expenditure Amount	Remaining Obligation	Pre-Encumbrances	Total Activity
555 E Street	555 E STREET SW SENIORS LLC	6	2,041,275	1,812,916		3,854,191
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	582,783	670,523		1,253,306
Amber Overlook	AMBER OVERLOOK LLC	7		348,054		348,054
Anacostia Gardens	ANACOSTIA GARDENS OWNER LLC	8	8,865,000	985,000		9,850,000
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	-	312,020		312,020
SOME Benning Road (The Conway Center)	BENNING RESIDENTIAL, LLC	7	26,620	26,620		53,240
Brightwood Gardens	BRIGHTWOOD GARDENS	4	169,044	2,412,211		2,581,255
Capitol Vista	CAPITOL VISTA COMMUNITY PART	6	4,912,508	10,841,580		15,754,089
Cedar Street Apartments	CEDAR STREET	6			4,518,213	4,518,213
The Grove at Parkside	CIGD PARKSIDE 7 LLC	7	-	655,663		655,663
City View (DBH)	CITY VIEW REDEVELOPMENT	8	-	252,000		252,000

FY2020 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY)

October 1, 2019 through March 31, 2020

Multi-Family Project Activities

Project Name	Developer/Owner	Ward	Expenditure Amount	Remaining Obligation	Pre-Encumbrances	Total Activity
28th Place SE	DC HABITAT FOR HUMANITY	8		40,000		40,000
Delta Towers	DELTA SENIOR HOUSING OWNER LLC	5	-	21,332,476		21,332,476
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 and 5		9,700,125		9,700,125
Hedin House	HEDIN HOUSE PRESERVATION LP	5	-	113,409		113,409
Hope Cooperative	HOPE COOPERATIVE ASSOCIATION	4	-	48,676		48,676
Hyacinth Way	INSTITUTE OF URBAN LIVING	8			100,000	100,000
Maycroft	JUBILEE HOUSING, INC.	1		30,000		30,000
809-813 Kennedy Street NW	KENNEDY STREET COMMUNITY PARTNERS	4		7,477,210		7,477,210
Liberty Place	LIBERTY PLACE APARTMENTS LLC	6	525,856	6,913,481	1,937,575	9,376,913
Luzon Cooperative	LUZON COOPERATIVE @6323	4		77,388		77,388
Hunter Place	MANNA INC	8	978,145	465,900		1,444,046
Park Place	MANNA INC	7		100,000		100,000
Courts at South Capitol	MANNA INC	8		100,000		100,000
Mary's House	MARY'S HOUSE	7		100,000		100,000
Homes within Reach	MI CASA MY HOUSE INC.	8	-	473,040		473,040
1847-49 Good Hope Road, SE	MI CASA MY HOUSE INC.	8		192,542		192,542

FY2020 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY)

October 1, 2019 through March 31, 2020

Multi-Family Project Activities

Project Name	Developer/Owner	Ward	Expenditure Amount	Remaining Obligation	Pre-Encumbrances	Total Activity
Barnett Aden Apartments	MI CASA MY HOUSE INC.	5		100,000		100,000
Milestone Senior 4% Owner	MILESTONE SENIOR 4% OWNER LLC	7	-	825,034		825,034
Liberty Place (DBH)	NATL HOUSING TRUST-ENT PRES CO	6		294,000		294,000
North Capitol Commons	NORTH CAPITOL COMMONS LP	6	500,000	-		500,000
Park Southern Apartments-Summer 2018	PARK SOUTHERN	8			20,195,000	20,195,000
Parkway Overlook	PARKWAY OVERLOOK II LP	8	-	1,251,081		1,251,081
Petworth Station	PETWORTH STATION LP	4	1,385,357	307,179		1,692,536
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		4,747,639		4,747,639
South Capitol	SOUTH CAPITOL IMPROVEMENTS, LL	8	2,400,199	15,036,932		17,437,131
Spring Flats Family – Affordable	SPRING FLATS FAMILY LLC	4		10,371,626		10,371,626
Spring Flats Senior 4%	SPRING FLATS SENIOR 4 LLC	4		3,506,854		3,506,854
Spring Flats Senior 9%	SPRING FLATS SENIOR 9 LLC	4		826,062		826,062
Spring Flats Family – Affordable	SPRING ROAD	4			2,526,774	2,526,774
St Elizabeth's	ST ELIZABETH 1 LP	8	-	2,754,517		2,754,517
Stanton Square Apartments	STANTON HOUSING LLC	8	4,576,249	6,892,140		11,468,390
1550 First Street SW	TM DBT LIMITED PARTNERSHIP	6	7,056,546	6,821,352		13,877,898

FY2020 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY)

October 1, 2019 through March 31, 2020

Multi-Family Project Activities

Project Name	Developer/Owner	Ward	Expenditure Amount	Remaining Obligation	Pre-Encumbrances	Total Activity
United 2nd Street Cooperative	UNITED 2ND STREET COOPERATIVE, INC	8		122,394		122,394
Brookland Place Apartments	WESLEY BROOKLAND LLC	5	327,043	188,522		515,565
Wesley Hawaii	WESLEY HAWAII LLC	5		100,000		100,000
	Total, Development Finance Project Costs		43,746 ,358	141,533 ,358	29,277 ,562	214 ,557 ,014

Six projects closed using HPTF loans in the Second Quarter of FY20 totaling \$35,349,816 in Obligated Funds (Table 4). At the end of the Second Quarter of FY20, \$141,533,094 was obligated to multi-family affordable housing projects and related activities.

Table 4: Projects Closed Using HPTF Funds Second Quarter FY20

Project Name	Address	Ward	Project Type	Number of Units	Closing Date	HPTF Loan Amount
Anacostia Gardens Apartments	3600 Ely Place Southeast	8	Substantial Rehabilitation	99	01/07/20	\$9,803,105
HanTiv	4811 North Capitol Street NE	5	Substantial Rehabilitation	90	01/30/20	\$9,700,125
The Todd A. Lee Senior Residences at Kennedy Street	809 Kennedy St NW	4	New Construction	38	02/14/20	\$7,377,210
1100 Eastern Ave NE	1100 Eastern Ave NE	7	New Construction	63	02/19/20	\$8,269,376
Park Place Apartments-Predevelopment	2530-2532 Park Place Southeast	7	Pre-development Only	21	03/26/20	\$100,000
The Courts at South Capitol Apartments-Predevelopment	3800-3812 South Capitol St., SE	8	Pre-development Only	48	03/27/20	\$100,000
Total				359		\$35,349,816

Inclusive of the Development Finance Division’s (DFD) FY20 HPTF budget authority of \$85,981,812, Second Quarter FY20 expenditures and obligations, and the HPTF Fund balance, a total of \$43,642,455 in HPTF was available as of March 31, 2020. At the end of the Second Quarter of FY20, there were 26 projects in the multi-family underwriting pipeline with HPTF funding requests, totaling approximately \$178,681,596 in Active Requests. Projects in the underwriting pipeline are expected to close over the next two fiscal years.