

HOUSING PRODUCTION TRUST FUND

Fiscal Year 2020 Fourth Quarter Report

July 1, 2020 – September 30, 2020

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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 Executive Administration¹ quarterly reports on Fund activities and expenditures.

This report encompasses the Fourth Quarter of FY2020 from July 1, 2020 - September 30, 2020.

Fourth Quarter FY 2020 HPTF Summary

The HPTF fund balance at the beginning of the Fourth Quarter of FY 2020 was \$118, 553, 427 (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 Fourth Quarter of FY 2020 totaled \$60,459,391.

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)	143,135,267
Jan-Mar 2020	143,135,267	7,737,651	2,254,474	869,562		(25,613,193)	128,383,760
Apr-Jun 2020	128,383,760	15,527,727	1,225,228	6,654,323		(33,237,612)	118,553,427
Jul-Sep 2020	118,553,427	\$16,015,119	\$1,350,685	\$2,116,744	\$38,645,047	(60,459,391)	116,221,631
FY20 YTD	142,939,993	62,636,749	5,697,608	10,174,665	38,645,047	(143,872,432)	116,221,631

Revenue from recordation and transfer taxes, other income (interest income, Inclusionary Zoning contributions), and loan repayments totaled \$19,482,547 for the quarter. Project expenditures for all agency HPTF activities in the Fourth Quarter of FY20 totaled \$60,459,391 (Table 2).

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

Table 2: Statement of Revenues and Expenditures

STATEMENTS OF REVENUES AND EXPENDITURES					
October 1, 2019 - September 30, 2020					
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	FY 2020
REVENUE					
Revenue from Recordation and Deed Taxes	23,356,252	7,737,651	15,527,727	16,015,119	62,636,749
Loan Repayment	534,027	863,813	6,654,293	2,116,720	10,168,852
Other Income	867,222	2,254,474	1,225,228	1,350,685	5,697,608
Miscellaneous Interest	9	5,749	31	24	5,813
Total Revenues	24,757,510	10,861,686	23,407,279	19,482,547	78,509,022
EXPENDITURES					
Project Expenditures (Multi-family)	(21,395,770)	(22,350,589)	(29,002,936)	(53,443,632)	(126,192,926)
Administrative Expenses	(1,604,444)	(4,375,931)	(4,024,808)	(6,411,563)	(16,416,745)
Single Family Residential Rehabilitation Program	(34,402)	(182,663)	(179,477)	(34,103)	(430,644)
Other Project Expenses	(142,982)	(88,650)	(30,392)	(570,094)	(832,117)
Total Expenditures	(23,177,598)	(26,997,832)	(33,237,612)	(60,459,391)	(143,872,432)
Excess/(Deficiency) Revenue over Expenditure	1,579,912	(16,136,145)	(9,830,333)	(40,976,843)	(65,363,410)
OTHER FINANCING SOURCES (Uses)					-
Transfers in				38,645,047	38,645,047
Total Other Financing Sources and (Uses)	-	-	-	38,645,047	38,645,047
NET REVENUES OVER/(UNDER) EXPENDITURES	1,579,912	(16,136,145)	(9,830,333)	(2,331,796)	(26,718,363)

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, in reverse chronological order:

1. **Expenditures** are funds disbursed to projects at or after closing, when final legal documents have been executed, primarily for acquisition and as construction is completed.
2. **Obligated Funds** represent the full contractual obligations on the fund balance for specific HPTF affordable housing projects that have closed. Unexpended obligated funds continue to appear in the fund balance and can be expected to be disbursed as expenditures 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 that have not yet closed. Active requests represent reserved fund balance that are expected to close, becoming obligated funds, and then to begin drawing funds as expenditures over the next two to three fiscal years.

Project and related expenditures through the Fourth Quarter of FY20 totaled \$101, 964, 553 (Table 3).

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

FY2020 CASH DISBURSEMENTS/EXPENDITURES AND OBLIGATIONS (MULTI-FAMILY)					
July 30, 2020 through September 30, 2020					
Multi-Family Project Activities					
Project Name	Developer/Owner	Ward	Remaining Obligation	Expenditure Amount	Total Activity
1035 48th Street	1035 48TH LLC	7		49,149	49,149
1100 Eastern Avenue	1100 EASTERN AVENUE NE	7	1,624,243	6,645,133	8,269,376
1164 Bladensburg Rd	1164 BLADENSBURG LLC	5	-	538,861	538,861
1736 Rhode Island	1736 RHODE ISLAND AVENUE LLC	5	210,169	1,308,251	1,518,420
22 Atlantic Cooperatie Association	22 ATLANTIC COOPERATIVE	8	619,802	1,644,755	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	1,933,628	7,238,719	9,172,347
3534 East Capitol St., NE	3534 EAST CAP VENTURE, LLC	7	10,000	1,164,744	1,174,744
4040 8th Street, NW	4040 8TH STREET NW, LLC	4	1	30,610	30,611
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	2,073,935	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	341,078	912,229	1,253,306
Amber Overlook	AMBER OVERLOOK LLC	7	348,054		348,054
Anacostia Gardens	ANACOSTIA GARDENS OWNER LLC	8	872,176	8,977,824	9,850,000
Cedar Street	ANCHOR PRESERVATION LLC	6	451,821	4,066,392	4,518,213
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	138,134	312,020
SOME Benning Road (The Conway Center)	BENNING RESIDENTIAL, LLC	7	1	26,620	26,621
Brightwood Gardens	BRIGHTWOOD GARDENS	4	1,597,176	984,079	2,581,255

Capitol Vista	CAPITOL VISTA COMMUNITY PART	6	1,713,384	14,040,705	15,754,089
The Grove at Parkside	CIGD PARKSIDE 7 LLC	7	655,663	-	655,663
City View (DBH)	CITY VIEW REDEVELOPMENT	8		252,000	252,000
28th Place SE	DC HABITAT FOR HUMANITY	8	40,000		40,000
Delta Towers	DELTA SENIOR HOUSING OWNER LLC	5	7,110,526	14,221,950	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	6,705,869	2,994,256	9,700,125
Hedin House	HEDIN HOUSE PRESERVATION LP	5		113,409	113,409
Hope Cooperative	HOPE COOPERATIVE ASSOCIATION	4	2,022,049	553,401	2,575,450
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	5,254,233	2,222,977	7,477,210
Liberty Place	LIBERTY PLACE APARTMENTS LLC	6	4,061,614	5,315,300	9,376,914
Luzon Cooperative	LUZON COOPERATIVE @6323	4	77,388		77,388
Hunter Place	MANNA INC	8	191,842	1,252,203	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	256,517	216,523	473,040
1847-49 Good Hope Road, SE	MI CASA MY HOUSE INC.	8	192,542	9,144	201,686

Barnett Aden Apartments	MI CASA MY HOUSE INC.	5		100,000	100,000
Milestone Senior 4% Owner	MILESTONE SENIOR 4% OWNER LLC	7	0	825,034	825,034
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	7,308,468	9,191,407
North Capitol Commons	NORTH CAPITOL COMMONS LP	6	-	500,000	500,000
Park 27	PARK 27	7	4,810,154	1,617,198	4,810,154
Park Southern Apartments	PARK SOUTHERN	8	19,606,591	86,993	19,693,584
Parkway Overlook	PARKWAY OVERLOOK II LP	8	1,251,081	-	1,251,081
Petworth Station	PETWORTH STATION LP	4	307,179	1,385,357	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	187,623	4,560,016	4,747,639
South Capitol	SOUTH CAPITOL IMPROVEMENTS, LL	8	5,290,221	12,146,910	17,437,131
Spring Flats Family - Affordable	SPRING FLATS FAMILY LLC	4	9,429,896	941,730	10,371,626
Spring Flats Senior 4%	SPRING FLATS SENIOR 4 LLC	4	2,369,735	1,137,119	3,506,854
Spring Flats Senior 9%	SPRING FLATS SENIOR 9 LLC	4	276,491	549,571	826,062
St Elizabeth's	ST ELIZABETH 1 LP	8	2,754,517	-	2,754,517
Stanton Square Apartments	STANTON HOUSING LLC	8	6,484,931	4,974,120	11,459,051
1550 First Street SW	TM DBT LIMITED PARTNERSHIP	6	637,502	13,240,396	13,877,898
United 2nd Street Cooperative	UNITED 2ND STREET COOPERATIVE, INC	8	73,268	49,126	122,394
Brookland Place Apartments	WESLEY BROOKLAND LLC	5	-	515,565	515,565

Wesley Hawaii	WESLEY HAWAII LLC	5	32,198	67,802	100,000
Subtotal, Multi-Family Project Disbursements			101,964,553	127,396,705	227,744,060
Adjustments for Prior Year Cost Recovery				(1,203,779)	
Total, Multi-family Project Disbursement Activities			101,964,553	126,192,926	227,744,060

Seven projects closed using HPTF loans in the Fourth Quarter of FY20 totaling \$21, 036, 553 in Obligated Funds (Table 4). At the end of the Fourth Quarter of FY20, \$ 162,432,423 was obligated to multi-family affordable housing projects and related activities.

Table 4: Projects Closed Using HPTF Funds Fourth Quarter FY20

Project Name	Address	Ward	Project Type	Number of Units	Closing Date	HPTF Loan Amount
Liberty Place - Additional Financing	881 3rd Street NW	6	Additional Financing	71	07-02-2020	\$1,937,575
1445 Spring Rd NW Renovation	1445 Spring Rd NW	4	Substantial Rehabilitation	13	07-31-2020	\$2,000,000
Mary's House - Predevelopment	401 Anacostia Road SE	7	Pre-Development Only	15	09-02-2020	\$100,000
Minnesota & 27th Street		7	New Construction	26	09-08-2020	\$6,427,352
Spring Flats Family - Affordable	1125 Spring Road NW	4	New Construction	58	09-15-2020	\$10,371,626
Hyacinth's Way - Predevelopment	1300 Bruce Place SE	8	Pre-Development Only	50	09-23-2020	\$100,000
Barnett-Aden Apartments - Predevelopment	Florida & Q NW	5	Pre-Development Only	24	09-30-2020	\$100,00
Total				257		\$21, 036, 553

Inclusive of the Development Finance Division's (DFD) FY20 HPTF budget authority of \$85,981,812, Fourth Quarter FY20 expenditures and obligations, and the HPTF Fund balance, a total of \$116,221,631 in HPTF was available as of September 30, 2020. At the end of the Fourth Quarter of FY20, there were 18 projects in the multi-family underwriting pipeline with HPTF funding requests, totaling approximately \$ 144,964,591 million in Active Requests. Projects in the underwriting pipeline are expected to close over the next two fiscal years.