
Housing Finance Agency

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Table HF0-1

Description	FY 2016 Actual	FY 2017 Approved	FY 2018 Proposed	% Change from FY 2017
OPERATING BUDGET	\$0	\$11,740,000	\$12,320,210	4.9

Note: Prior year actuals are not reported for the Housing Finance Agency, because the agency does not use the District's financial system for its actual transactions

The Housing Finance Agency (HFA) was established in 1979 as a corporate body with a legal existence separate from the Government of the District of Columbia to stimulate and expand homeownership and rental housing opportunities for low-and moderate-income families in the District.

The Housing Financing Agency issues taxable and tax-exempt mortgage revenue bonds to lower the costs of financing single-family housing and of acquiring, constructing, and rehabilitating rental housing. In addition, HFA administers the issuance of four percent low-income housing tax credits to achieve its affordable housing preservation, rehabilitation, and development objectives on behalf of the Department of Housing and Community Development (DHCD).

The agency's FY 2018 proposed budget is presented in the following tables:

FY 2018 Proposed Gross Funds Operating Budget and FTEs, by Revenue Type

Table HF0-2 contains the proposed FY 2018 budget by revenue type compared to the FY 2017 approved budget. It also provides FY 2016 actual data.

Table HF0-2

(dollars in thousands)

Appropriated Fund	Dollars in Thousands					Full-Time Equivalents				
	Actual FY 2016	Approved FY 2017	Proposed FY 2018	Change from FY 2017	Percentage Change*	Actual FY 2016	Approved FY 2017	Proposed FY 2018	Change from FY 2017	Percentage Change
ENTERPRISE AND OTHER										
ENTERPRISE AND OTHER FUNDS	0	11,740	12,320	580	4.9	0.0	0.0	0.0	0.0	N/A
TOTAL FOR ENTERPRISE AND OTHER	0	11,740	12,320	580	4.9	0.0	0.0	0.0	0.0	N/A
GROSS FUNDS	0	11,740	12,320	580	4.9	0.0	0.0	0.0	0.0	N/A

*Percent change is based on whole dollars.

Note: If applicable, for a breakdown of each Grant (Federal and Private), Special Purpose Revenue type and Intra-District agreement, please refer to **Schedule 80 Agency Summary by Revenue Source** in the **FY 2018 Operating Appendices** located on the Office of the Chief Financial Officer's website.

FY 2018 Proposed Operating Budget, by Comptroller Source Group

Table HF0-3 contains the proposed FY 2018 budget at the Comptroller Source Group (object class) level compared to the FY 2017 approved budget. It also provides FY 2015 and FY 2016 actual expenditures.

Table HF0-3

(dollars in thousands)

Comptroller Source Group	Actual FY 2015	Actual FY 2016	Approved FY 2017	Proposed FY 2018	Change from FY 2017	Percentage Change*
11 - REGULAR PAY - CONTINUING FULL TIME	0	0	5,233	5,588	355	6.8
14 - FRINGE BENEFITS - CURRENT PERSONNEL	0	0	1,635	1,714	79	4.9
15 - OVERTIME PAY	0	0	30	30	0	0.0
SUBTOTAL PERSONAL SERVICES (PS)	0	0	6,898	7,333	435	6.3
20 - SUPPLIES AND MATERIALS	0	0	110	113	3	3.0
30 - ENERGY, COMMUNICATION AND BUILDING RENTALS	0	0	135	139	4	3.0
31 - TELEPHONE, TELEGRAPH, TELEGRAM, ETC.	0	0	100	103	3	3.0
33 - JANITORIAL SERVICES	0	0	82	84	2	3.0
34 - SECURITY SERVICES	0	0	25	26	1	3.0
40 - OTHER SERVICES AND CHARGES	0	0	1,800	1,854	54	3.0
41 - CONTRACTUAL SERVICES - OTHER	0	0	2,400	2,472	72	3.0
70 - EQUIPMENT AND EQUIPMENT RENTAL	0	0	190	196	6	3.0
SUBTOTAL NONPERSONAL SERVICES (NPS)	0	0	4,842	4,987	145	3.0
GROSS FUNDS	0	0	11,740	12,320	580	4.9

*Percent change is based on whole dollars.

FY 2018 Proposed Operating Budget and FTEs, by Division/Program and Activity

Table HF0-4 contains the proposed FY 2018 budget by division/program and activity compared to the FY 2017 approved budget. It also provides FY 2016 actual data. For a more comprehensive explanation of divisions/programs and activities, please see the Division/Program Description section, which follows the table.

Table HF0-4

(dollars in thousands)

Division/Program and Activity	Dollars in Thousands				Full-Time Equivalents			
	Actual FY 2016	Approved FY 2017	Proposed FY 2018	Change from FY 2017	Actual FY 2016	Approved FY 2017	Proposed FY 2018	Change from FY 2017
(1000) HOUSING FINANCE AGENCY								
(1100) HOUSING FINANCE AGENCY	0	11,740	12,320	580	0.0	0.0	0.0	0.0
SUBTOTAL (1000) HOUSING FINANCE AGENCY	0	11,740	12,320	580	0.0	0.0	0.0	0.0
TOTAL PROPOSED OPERATING BUDGET	0	11,740	12,320	580	0.0	0.0	0.0	0.0

(Change is calculated by whole numbers and numbers may not add up due to rounding)

Note: For more detailed information regarding the proposed funding for the activities within this agency's programs, please see **Schedule 30-PBB Program Summary by Activity** in the **FY 2018 Operating Appendices** located on the Office of the Chief Financial Officer's website. "No Activity Assigned" indicates budget or actuals that are recorded at the division/program level.

Program Description

Although the Housing Finance Agency appears as a single entity in the District's financial system, it operates through the following 3 programs:

Multi-Family Development – provides tax-exempt and taxable bonds, tax credits, and McKinney Act Savings Loan funds as financial tools that are integral to development of the community's ability to provide affordable, safe and decent housing to low-income and special needs populations. The multi-family mortgage revenue bond and tax credit products serve as vehicles for developers to access low-cost institutional debt and equity tools that enhance return on investment. When combined with 4 percent Low-Income Housing Tax Credits and other subsidies, the HFA's mortgage revenue bond product, which is offered in enhanced structures, provides competitive, below-market rate pricing and helps to preserve, rehabilitate, or construct affordable and mixed-income housing in the District.

This program contains the following 2 activities:

- **Technical Assistance** – provides technical assistance on all aspects of underwriting to developers who produce affordable housing, and acts as facilitators with city and federal government agencies to help expedite the permitting process and other approvals. In addition, HFA's staff provides ongoing construction monitoring to ensure construction is successfully completed and properly managed; and
- **Financing Assistance** – provides several financing programs, including the Multi-family Mortgage Revenue Bond Program, Low-Income Housing Tax Credit Program, and McKinney Act Savings Loan Fund. Depending on a project's eligibility, tax-exempt bonds, taxable bonds or low-interest loans can be used for pre-development activities, as well as the acquisition, construction and renovation of multifamily buildings. Financing can be used for the rehabilitation or construction of rental housing, cooperatives, assisted-living facilities, and transitional housing.

Single Family Development – provides low-interest mortgages for persons purchasing a home in the District at or below the national and local conventional rates.

This program contains the following 2 activities:

- **Homebuyer Assistance** – provides 30-year fixed rate mortgages and assistance with down payment and closing costs, as funds are available; and
- **Homeownership Education** – provides regular seminars and community outreach in an effort to empower persons seeking to become homeowners in the District. Through the HFA, information is made available to residents on the Single Family Bond products, financing options, the District government’s employer assistance program, tax credits, tax abatements, the Home Purchase Assistance Program (HPAP), other programs to help with closing costs, and other incentives for homebuyers.

Home Saver Program – is a U.S. Treasury Hardest Hit Fund Initiative, which is federally funded and provides forgivable mortgage loans to homeowners of the District of Columbia who are at risk of foreclosure and who have experienced involuntary job loss.

Program Structure Change

The Housing Finance Agency has no program structure changes in the FY 2018 proposed budget.

FY 2017 Approved Budget to FY 2018 Proposed Budget, by Revenue Type

Table HF0-5 itemizes the changes by revenue type between the FY 2017 approved budget and the FY 2018 proposed budget. For a more comprehensive explanation of changes, please see the FY 2018 Proposed Budget Changes section, which follows the table.

Table HF0-5

(dollars in thousands)

DESCRIPTION	DIVISION/PROGRAM	BUDGET	FTE
ENTERPRISE AND OTHER FUNDS: FY 2017 Approved Budget and FTE		11,740	0.0
Increase: To align personal services and Fringe Benefits with projected costs	Housing Finance Agency	435	0.0
Increase: To align resources with operational spending goals	Housing Finance Agency	135	0.0
Increase: To align Fixed Costs with proposed estimates	Housing Finance Agency	10	0.0
ENTERPRISE AND OTHER FUNDS: FY 2018 Agency Budget Submission		12,320	0.0
No Change		0	0.0
ENTERPRISE AND OTHER FUNDS: FY 2018 Mayor’s Proposed Budget		12,320	0.0
No Change		0	0.0
ENTERPRISE AND OTHER FUNDS: FY 2018 District’s Proposed Budget		12,320	0.0
GROSS FOR HF0 - HOUSING FINANCE AGENCY		12,320	0.0

(Change is calculated by whole numbers and numbers may not add up due to rounding)

FY 2018 Proposed Budget Changes

The Housing Finance Agency’s (HFA) proposed FY 2018 gross budget is \$12,320,210, which represents a 4.9 percent increase over its FY 2017 approved gross budget of \$11,740,000. The budget is comprised entirely of Enterprise and Other funds.

Agency Budget Submission

Increase: The HFA's budget reflects net increases of \$434,950 in personal services to cover Fringe Benefits and support the higher cost of non-District government staff; \$135,000 in nonpersonal services to support ongoing operations, as well as software maintenance fees associated with new technology systems that will be implemented this year; and \$10,260 in Fixed Costs due to higher projections across all commodities.

Mayor's Proposed Budget

No Change: The Housing Finance Agency's budget proposal reflects no change from the agency budget submission to the Mayor's proposed budget.

District's Proposed Budget

No Change: The Housing Finance Agency's budget proposal reflects no change from the Mayor's proposed budget to the District's proposed budget.