
Housing Production Trust Fund

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Table UZ0-1

Description	FY 2018 Actual	FY 2019 Actual	FY 2020 Approved	FY 2021 Approved	% Change from FY 2020
OPERATING BUDGET	\$154,240,683	\$150,558,561	\$115,680,000	\$100,000,000	-13.6
FTEs	0.0	0.0	0.0	0.0	N/A
CAPITAL BUDGET	\$0	\$0	\$0	\$0	N/A
FTEs	0.0	0.0	0.0	0.0	N/A

The mission of the Housing Production Trust Fund (HPTF) is to provide financial assistance to a variety of affordable housing programs and opportunities across the District of Columbia. The HPTF funds initiatives to build affordable rental housing, preserve expiring federally assisted housing, and help provide affordable homeownership opportunities for low-income families.

The agency's FY 2021 approved budget is presented in the following tables:

FY 2021 Approved Gross Funds Operating Budget and FTEs, by Revenue Type

Table UZ0-2 contains the approved FY 2021 budget by revenue type compared to the FY 2020 approved budget. It also provides FY 2018 and FY 2019 actual data.

Table UZ0-2

(dollars in thousands)

	Dollars in Thousands							Full-Time Equivalents					
	Actual FY 2018	Actual FY 2019	Approved FY 2020	Approved FY 2021	Change from FY 2020	% Change*	Actual FY 2018	Actual FY 2019	Approved FY 2020	Approved FY 2021	Change from FY 2020	% Change	
Appropriated Fund													
ENTERPRISE AND OTHER													
Enterprise and Other Funds-Dedicated Taxes	108,589	132,800	77,035	73,462	-3,573	-4.6	0.0	0.0	0.0	0.0	0.0	N/A	
Enterprise and Other Funds	45,651	17,758	38,645	26,538	-12,107	-31.3	0.0	0.0	0.0	0.0	0.0	N/A	
TOTAL FOR ENTERPRISE AND OTHER	154,241	150,559	115,680	100,000	-15,680	-13.6	0.0	0.0	0.0	0.0	0.0	N/A	
GROSS FUNDS	154,241	150,559	115,680	100,000	-15,680	-13.6	0.0	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 2021 Operating Appendices** located on the Office of the Chief Financial Officer's website.

FY 2021 Approved Operating Budget, by Comptroller Source Group

Table UZ0-3 contains the approved FY 2021 budget at the Comptroller Source Group (object class) level compared to the FY 2020 approved budget. It also provides FY 2018 and FY 2019 actual expenditures.

Table UZ0-3

(dollars in thousands)

	Actual FY 2018	Actual FY 2019	Approved FY 2020	Approved FY 2021	Change from FY 2020	Percentage Change*
Comptroller Source Group						
41 - Contractual Services - Other	154,256	150,559	26,708	16,020	-10,688	-40.0
50 - Subsidies and Transfers	-15	0	88,972	83,980	-4,992	-5.6
SUBTOTAL NONPERSONAL SERVICES (NPS)	154,241	150,559	115,680	100,000	-15,680	-13.6
GROSS FUNDS	154,241	150,559	115,680	100,000	-15,680	-13.6

*Percent change is based on whole dollars.

FY 2021 Approved Operating Budget and FTEs, by Division/Program and Activity

Table UZ0-4 contains the approved FY 2021 budget by division/program and activity compared to the FY 2020 approved budget. It also provides FY 2018 and FY 2019 actual data. For a more comprehensive explanation of divisions/programs and activities, please see the Division/Program Description section, which follows the table.

Table UZ0-4

(dollars in thousands)

Division/Program and Activity	Dollars in Thousands					Full-Time Equivalents				
	Actual FY 2018	Actual FY 2019	Approved FY 2020	Approved FY 2021	Change from FY 2020	Actual FY 2018	Actual FY 2019	Approved FY 2020	Approved FY 2021	Change from FY 2020
(1000) HOUSING PRODUCTION TRUST FUND										
(1100) Housing Production Trust Fund (Admin)	10,341	13,368	0	0	0	0.0	0.0	0.0	0.0	0.0
(1101) Housing Production Trust Fund	143,900	137,190	0	0	0	0.0	0.0	0.0	0.0	0.0
SUBTOTAL (1000) HOUSING PRODUCTION TRUST FUND	154,241	150,559	0	0	0	0.0	0.0	0.0	0.0	0.0
(ADMN) HOUSING PRODUCTION TRUST FUND (ADMIN)										
(1500) Housing Production Trust Fund (Admin)	0	0	17,352	15,000	-2,352	0.0	0.0	0.0	0.0	0.0
SUBTOTAL (ADMN) HOUSING PRODUCTION TRUST FUND (ADMIN)	0	0	17,352	15,000	-2,352	0.0	0.0	0.0	0.0	0.0
(PROJ) HOUSING PRODUCTION TRUST FUND (PROJECT)										
(2100) Affordable Housing Project Financing	0	0	75,982	71,980	-4,002	0.0	0.0	0.0	0.0	0.0
(2200) Tenant Opportunity Purchase Assist-Proj	0	0	10,000	10,000	0	0.0	0.0	0.0	0.0	0.0
(3600) Single Family Rehabilitation-Project	0	0	3,010	2,020	-990	0.0	0.0	0.0	0.0	0.0
(4110) Property Acquisition Disposition-Project	0	0	9,336	1,000	-8,336	0.0	0.0	0.0	0.0	0.0
SUBTOTAL (PROJ) HOUSING PRODUCTION TRUST FUND (PROJECT)	0	0	98,328	85,000	-13,328	0.0	0.0	0.0	0.0	0.0
TOTAL APPROVED OPERATING BUDGET	154,241	150,559	115,680	100,000	-15,680	0.0	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 approved funding for the activities within this agency's programs, please see **Schedule 30-PBB Program Summary by Activity** in the **FY 2021 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

The Housing Production Trust Fund operates through the following 2 programs:

Housing Production Trust Fund (Administration) – provides administrative services associated with the operation of the HPTF.

Housing Production Trust Fund (Project) – provides financial assistance to promote and enable affordable rental housing and residential housing in the District.

This program contains the following 4 activities:

- **Affordable Housing Project Financing** – provides funding through a competitive Request for Proposal (RFP) funding process that targets communities and types of development needed to revitalize neighborhoods. This activity also provides development financing and regulatory oversight to nonprofit and for-profit developers so that they can develop properties as affordable ownership and rental units. This activity includes the preparation of Notice of Funding Availability and RFP documents, management of the application and selection process, project management meetings, construction overviews, underwriting, architectural reviews, monitoring reports, funding request presentations, loan closings, and project monitoring services;
- **Tenant Opportunity to Purchase Assistance** – requires current landlords to provide their tenants the opportunity to first purchase properties before the landlord is permitted to sell. The Department of Housing and Community Development (DHCD) also provides free, specialized organizational and development services for tenant groups who are pursuing the purchase of their apartment buildings with the intention to convert them to cooperatives or condominiums. Services can include assistance with structuring the tenant association, preparation of legal documents, and help with loan applications;
- **Single Family Rehabilitation-Project** – helps households finance up to \$75,000 in loans for home repairs that will address District housing code violations, such as repairing walls and floors, replacing windows, and repairing plumbing, electrical, and heating systems; and
- **Property Acquisition and Disposition** – stabilizes neighborhoods by decreasing the number of vacant and abandoned residential properties in the District and transforming vacant, blighted and/or abandoned residential properties into homeownership opportunities for District of Columbia residents at all income levels. DHCD's Property Acquisition and Disposition Division (PADD) has three main functions: (1) encourage property owners to rehabilitate and/or occupy their vacant and abandoned residential property; (2) acquire vacant, blighted, abandoned and deteriorated properties through negotiated friendly sale, eminent domain, donation, or tax sale foreclosure; and (3) dispose of properties in the PADD inventory by selling the properties to individuals or developers to be rehabilitated into high quality affordable and market-rate single-family and/or multifamily for-sale housing in District neighborhoods.

Program Structure Change

The Housing Production Trust Fund has no program structure changes in the FY 2021 approved budget.

FY 2020 Approved Budget to FY 2021 Approved Budget, by Revenue Type

Table UZ0-5 itemizes the changes by revenue type between the FY 2020 approved budget and the FY 2021 approved budget. For a more comprehensive explanation of changes, please see the FY 2021 Approved Budget Changes section, which follows the table.

Table UZ0-5

(dollars in thousands)

DESCRIPTION	DIVISION/PROGRAM	BUDGET	FTE
ENTERPRISE AND OTHER FUNDS-DEDICATED TAXES: FY 2020 Approved Budget and FTE			
Increase: To support affordable housing programs	Multiple Programs	77,035	0.0
Reduce: To align budget with projected revenues	Multiple Programs	-9,830	0.0

Table UZ0-5

(dollars in thousands)

DESCRIPTION	DIVISION/PROGRAM	BUDGET	FTE
ENTERPRISE AND OTHER FUNDS-DEDICATED TAXES: FY 2021 Mayor's			
Proposed Budget		73,462	0.0
No Change		0	0.0
ENTERPRISE AND OTHER FUNDS-DEDICATED TAXES: FY 2021 District's			
Approved Budget		73,462	0.0
ENTERPRISE AND OTHER FUNDS: FY 2020 Approved Budget and FTE			
Decrease: To align resources with operational spending goals	Multiple Programs	-5,937	0.0
Enhance: To adjust the Contractual Services budget	Multiple Programs	276	0.0
Reduce: To align resources with operational spending goals	Multiple Programs	-6,446	0.0
ENTERPRISE AND OTHER FUNDS: FY 2021 Mayor's Proposed Budget			
Enhance: To align resources with operational spending goals	Housing Production Trust Fund (Project)	5,000	0.0
Reduce: To align resources with operational spending goals	Housing Production Trust Fund (Project)	-5,000	0.0
ENTERPRISE AND OTHER FUNDS: FY 2021 District's Approved Budget			
		26,538	0.0
GROSS FOR UZ0 - HOUSING PRODUCTION TRUST FUND		100,000	0.0

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

FY 2021 Approved Budget Changes

The Housing Production Trust Fund's (HPTF) approved FY 2021 gross budget is \$100,000,000, which represents a 13.6 percent decrease from its FY 2020 approved gross budget of \$115,680,000. The budget is comprised of \$73,462,167 in Enterprise and Other Funds – Dedicated Taxes and \$26,537,833 in Enterprise and Other Funds.

Mayor's Proposed Budget

Increase: The FY 2021 proposed budget includes a net increase of \$6,257,047 in Enterprise and Other Funds - Dedicated Taxes, in accordance with the Mayor's commitment to increase affordable housing opportunities in the District. These funds provide financial assistance to non-profit and for-profit developers that support the construction, rehabilitation, and acquisition of affordable housing for rental or homeownership in the District of Columbia.

Decrease: The HPTF's budget proposal reflects a decrease of \$5,937,047 in Enterprise and Other Funds to align resources with operational goals.

Enhance: The proposed budget reflects a net increase of \$275,545 in contractual services in Enterprise and Other funds.

Reduce: HPTF's proposed budget includes a net decrease of \$9,829,833 in Enterprise and Other Funds - Dedicated Taxes to align with projected revenues. Additionally, in Enterprise and Other Funds, a reduction of \$6,445,712 aligns operational goals with Housing Production Trust Fund Subsidy funding levels.

District's Approved Budget

The Housing Production Trust Fund transfers Intra-District funds to DHCD for administrative costs that occur in that agency, as that is where personnel, facilities, and other costs for which the HPTF shares allocated costs (such as the costs of third-party loan servicing) reside. Direct project costs, including Affordable Housing Financing, Single Family Rehabilitation, and Property Acquisition/Disposition, are budgeted for and charged directly in HPTF.

Enhance: In Enterprise and Other Funds, HPTF's approved budget includes an increase of \$5,000,000 in Subsidies and Transfers to properly align the budget with operational spending goals.

Reduce: The Housing Production Trust Fund's budget in Enterprise and Other Funds reflects a decrease of \$5,000,000 in Contractual Services to properly reallocate the budget in alignment with programmatic obligations.