
Housing Production Trust Fund

www.dhcd.dc.gov
Telephone: 202-442-7200

Table UZ0-1

Description	FY 2021 Actual	FY 2022 Actual	FY 2023 Approved	FY 2024 Approved	% Change from FY 2023
OPERATING BUDGET	\$110,442,310	\$143,228,442	\$444,008,253	\$100,000,000	-77.5
FTEs	0.0	0.0	90.3	74.4	-17.5
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 2024 approved budget is presented in the following tables:

FY 2024 Approved Gross Funds Operating Budget and FTEs, by Revenue Type

Table UZ0-2 contains the approved FY 2024 budget by revenue type compared to the FY 2023 approved budget. It also provides FY 2021 and FY 2022 actual data.

Table UZ0-2

(dollars in thousands)

Appropriated Fund	Dollars in Thousands						Full-Time Equivalents					
	Actual FY 2021	Actual FY 2022	Approved FY 2023	Approved FY 2024	Change from FY 2023	% Change*	Actual FY 2021	Actual FY 2022	Approved FY 2023	Approved FY 2024	Change from FY 2023	% Change
ENTERPRISE AND OTHER												
Enterprise and Other Funds-Dedicated Taxes	96,392	133,228	79,811	55,563	-24,248	-30.4	0.0	0.0	90.3	74.4	-15.8	-17.5
Enterprise and Other Funds	14,050	10,000	364,197	44,437	-319,761	-87.8	0.0	0.0	0.0	0.0	0.0	N/A
TOTAL FOR ENTERPRISE AND OTHER	110,442	143,228	444,008	100,000	-344,008	-77.5	0.0	0.0	90.3	74.4	-15.8	-17.5
GROSS FUNDS	110,442	143,228	444,008	100,000	-344,008	-77.5	0.0	0.0	90.3	74.4	-15.8	-17.5

*Percent change is based on whole dollars.

Note: If applicable, for a breakdown of each Grant (Federal and Private) and Special Purpose Revenue type, please refer to **Schedule 80 Agency Summary by Revenue Source** in the **FY 2024 Operating Appendices** located on the Office of the Chief Financial Officer's website.

FY 2024 Approved Operating Budget, by Comptroller Source Group

Table UZ0-3 contains the approved FY 2024 budget at the Comptroller Source Group (object class) level compared to the FY 2023 approved budget. It also provides FY 2021 and FY 2022 actual expenditures.

Table UZ0-3

(dollars in thousands)

Comptroller Source Group	Actual FY 2021	Actual FY 2022	Approved FY 2023	Approved FY 2024	Change from FY 2023	Percentage Change*
11 - Regular Pay - Continuing Full Time	0	0	9,736	8,597	-1,139	-11.7
12 - Regular Pay - Other	0	0	393	0	-393	-100.0
14 - Fringe Benefits - Current Personnel	0	0	2,178	1,634	-544	-25.0
SUBTOTAL PERSONAL SERVICES (PS)	0	0	12,307	10,231	-2,075	-16.9
20 - Supplies and Materials	0	0	45	45	0	0.0
32 - Rentals - Land and Structures	0	0	0	2,166	2,166	N/A
40 - Other Services and Charges	0	0	439	477	38	8.7
41 - Contractual Services - Other	13,080	18,079	11,080	4,179	-6,902	-62.3
50 - Subsidies and Transfers	97,362	125,150	420,015	82,780	-337,235	-80.3
70 - Equipment and Equipment Rental	0	0	122	122	0	0.0
SUBTOTAL NONPERSONAL SERVICES (NPS)	110,442	143,228	431,701	89,769	-341,933	-79.2
GROSS FUNDS	110,442	143,228	444,008	100,000	-344,008	-77.5

*Percent change is based on whole dollars.

FY 2024 Approved Operating Budget and FTEs, by Division/Program and Activity

Table UZ0-4 contains the approved FY 2024 budget by division/program and activity compared to the FY 2023 approved budget. It also provides FY 2021 and FY 2022 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 2021	Actual FY 2022	Approved FY 2023	Approved FY 2024	Change from FY 2023	Actual FY 2021	Actual FY 2022	Approved FY 2023	Approved FY 2024	Change from FY 2023
(ADMN) HOUSING PRODUCTION TRUST FUND (ADMIN)										
(1500) Housing Production Trust Fund (Admin)	13,076	17,162	21,773	15,000	-6,773	0.0	0.0	90.3	74.4	-15.8
SUBTOTAL (ADMN) HOUSING PRODUCTION TRUST FUND (ADMIN)	13,076	17,162	21,773	15,000	-6,773	0.0	0.0	90.3	74.4	-15.8
(PROJ) HOUSING PRODUCTION TRUST FUND (PROJECT)										
(2100) Affordable Housing Project Financing	94,047	121,905	408,015	70,780	-337,235	0.0	0.0	0.0	0.0	0.0
(2200) Tenant Opportunity Purchase Assist-Project	2,765	1,200	10,000	10,000	0	0.0	0.0	0.0	0.0	0.0
(3600) Single Family Rehabilitation-Project	550	2,045	2,220	2,220	0	0.0	0.0	0.0	0.0	0.0
(4110) Property Acquisition Disposition-Project	4	917	2,000	2,000	0	0.0	0.0	0.0	0.0	0.0
SUBTOTAL (PROJ) HOUSING PRODUCTION TRUST FUND (PROJECT)	97,367	126,067	422,235	85,000	-337,235	0.0	0.0	0.0	0.0	0.0
TOTAL APPROVED OPERATING BUDGET	110,442	143,228	444,008	100,000	-344,008	0.0	0.0	90.3	74.4	-15.8

(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 2024 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 2024 approved budget.

FY 2023 Approved Budget to FY 2024 Approved Budget, by Revenue Type

Table UZ0-5 itemizes the changes by revenue type between the FY 2023 approved budget and the FY 2024 approved budget. For a more comprehensive explanation of changes, please see the FY 2024 Approved Budget Changes section, which follows the table.

Table UZ0-5

(dollars in thousands)

DESCRIPTION	DIVISION/PROGRAM	BUDGET	FTE
FEDERAL PAYMENTS: FY 2023 Approved Budget and FTE		0	0.0
Enhance: ARPA - Federal State funding to support affordable housing initiatives	Housing Production Trust Fund (Project)	31,937	0.0
FEDERAL PAYMENTS: FY 2024 Mayor's Proposed Budget		31,937	0.0
No Change		0	0.0
FEDERAL PAYMENTS: FY 2024 District's Approved Budget		31,937	0.0

Table UZ0-5

(dollars in thousands)

DESCRIPTION	DIVISION/PROGRAM	BUDGET	FTE
ENTERPRISE AND OTHER FUNDS-DEDICATED TAXES: FY 2023 Approved Budget and FTE			
		79,811	90.3
Decrease: To recognize savings from a reduction in FTE(s)	Housing Production Trust Fund (Admin)	-2,075	-15.8
Decrease: To realize savings in nonpersonal services	Multiple Programs	-2,322	0.0
Reduce: To align budget with projected revenues	Housing Production Trust Fund (Project)	-19,850	0.0
ENTERPRISE AND OTHER FUNDS-DEDICATED TAXES: FY 2024 Mayor's Proposed Budget			
		55,563	74.4
No Change		0	0.0
ENTERPRISE AND OTHER FUNDS-DEDICATED TAXES: FY 2024 District's Approved Budget			
		55,563	74.4
ENTERPRISE AND OTHER FUNDS: FY 2023 Approved Budget and FTE			
		364,197	0.0
Decrease: To realize savings in nonpersonal services	Housing Production Trust Fund (Admin)	-7,000	0.0
Decrease: To partially offset the removal of one-time funding from the Housing Production Trust Fund Subsidy	Housing Production Trust Fund (Project)	-332,610	0.0
Reduce: To align budget with projected revenues	Housing Production Trust Fund (Project)	-12,087	0.0
ENTERPRISE AND OTHER FUNDS: FY 2024 Mayor's Proposed Budget			
		12,500	0.0
No Change		0	0.0
ENTERPRISE AND OTHER FUNDS: FY 2024 District's Approved Budget			
		12,500	0.0
GROSS FOR UZ0 - HOUSING PRODUCTION TRUST FUND		100,000	74.4

(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 interagency projects funded within this agency, please see Appendix J, FY 2024 Interagency Budgets, in the Executive Summary budget volume.

FY 2024 Approved Operating Budget Changes

Table UZ0-6 contains the approved FY 2024 budget by fund compared to the FY 2023 approved budget.

Table UZ0-6

Appropriated Fund	FY 2023 Approved	FY 2024 Approved	% Change from FY 2023
Enterprise and Other Funds-Dedicated Taxes	\$79,810,952	\$55,563,224	-30.4
Enterprise and Other Funds	\$364,197,301	\$44,436,776	-87.8
GROSS FUNDS	\$444,008,253	\$100,000,000	-77.5

Mayor's Proposed Budget

Decrease: The proposed budget for Enterprise and Other Funds – Dedicated Taxes includes a decrease of \$2,075,475 and 15.8 Full-Time Equivalents (FTEs) in the Housing Production Trust Fund (Admin) program, which reflects a change in the administrative cost allocation between the Trust Fund and the Department of Housing and Community Development. Additionally, a reduction of \$2,322,477 across multiple programs is primarily due to savings in nonpersonal services and to reflect a change in projected Dedicated Tax revenue.

In Enterprise and Other Funds, the proposed budget reflects a decrease of \$7,000,000 in the Housing Production Trust Fund (Admin) program, to realize savings in nonpersonal services associated with one-time funding for administrative costs. In addition, a reduction of \$332,610,301 in the Housing Production Trust Fund (Project) program is primarily to reflect the removal of one-time funding from the Housing Production Trust Fund Subsidy.

Enhance: In Federal Payments, the proposed budget includes an increase of \$31,936,776 in ARPA – Federal State funding in the Housing Production Trust Fund (Project) program to reflect the transfer from the Housing Production Trust Fund Subsidy. This increase in spending is supported by Coronavirus Relief funds from the American Rescue Plan Act.

Reduce: In Enterprise and Other Funds – Dedicated Taxes, a proposed reduction of \$19,849,776 is included to align the budget with Dedicated Tax revenue estimates. The proposed budget for Enterprise and Other Funds also reflects a reduction of \$12,087,000 to align the budget with projected revenues.

District's Approved Budget

No Change: HPTF's budget proposal reflects no change from the Mayor's proposed budget to the District's approved budget.

FY 2024 Approved Full-Time Equivalents (FTEs)

Table UZ0-7 contains the summary of FY 2024 Approved Budgeted Full-Time Equivalents (FTEs).

Table UZ0-7

Total FY 2024 Approved Budgeted FTEs	74.4
Less: Interagency FTEs budgeted in this agency but employed by other agencies:	
DB0-Department of Housing and Community Development	(11.0)
Total Interagency FTEs budgeted in this agency, employed by other agencies	(11.0)
Total FTEs employed by this agency	63.4

Note: Table UZ0-7 displays the impact of the buyer agencies budgets funding the seller agencies FTEs in the FY 2024 budget, compared to how FTEs were budgeted in FY 2023.

-It starts with the FY 2024 budgeted FTE figure, 74.4 FTEs.

-It subtracts 11.0 FTEs budgeted in UZ0 in FY 2024 who are employed by another agency.

-It adds 0.0 FTEs budgeted in other agencies in FY 2024 who are employed by UZ0.

-It ends with 63.4 FTEs, the number of FTEs employed by UZ0, which is the FTE figure comparable to the FY 2023 budget.