
Housing Production Trust Fund

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Table UZ0-1

Description	FY 2022	FY 2023	FY 2024	FY 2025	% Change
	Actual	Actual	Approved	Proposed	from FY 2024
OPERATING BUDGET	\$143,228,442	\$175,733,801	\$100,000,000	\$58,997,224	-41.0
FTEs	0.0	63.4	74.4	67.9	-8.8
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 2025 proposed budget is presented in the following tables:

FY 2025 Proposed Gross Funds Operating Budget and FTEs, by Revenue Type

Table UZ0-2 contains the proposed FY 2025 budget by revenue type compared to the FY 2024 approved budget. It also provides FY 2022 and FY 2023 actual data.

Table UZ0-2

(dollars in thousands)

	Dollars in Thousands						Full-Time Equivalents					
	Actual FY 2022	Actual FY 2023	Approved FY 2024	Proposed FY 2025	Change from FY 2024	% Change*	Actual FY 2022	Actual FY 2023	Approved FY 2024	Proposed FY 2025	Change from FY 2024	% Change
Appropriated Fund												
ENTERPRISE AND OTHER												
Housing Production Trust Fund-Admin UZ0	0	104,064	0	0	0	N/A	0.0	0.0	0.0	0.0	0.0	N/A
Enterprise and Other Fund-Dedicated Tax - HPTF	133,228	24,050	55,563	48,997	-6,566	-11.8	0.0	63.4	74.4	67.9	-6.5	-8.8
Enterprise and Other Fund - HPTF	10,000	47,619	44,437	10,000	-34,437	-77.5	0.0	0.0	0.0	0.0	0.0	N/A
TOTAL FOR ENTERPRISE AND OTHER	143,228	175,734	100,000	58,997	-41,003	-41.0	0.0	63.4	74.4	67.9	-6.5	-8.8
GROSS FUNDS	143,228	175,734	100,000	58,997	-41,003	-41.0	0.0	63.4	74.4	67.9	-6.5	-8.8

*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 2025 Operating Appendices** located on the Office of the Chief Financial Officer's website.

FY 2025 Proposed Operating Budget, by Account Group

Table UZ0-3 contains the proposed FY 2025 budget at the Account Group level compared to the FY 2024 approved budget. It also provides FY 2022 and FY 2023 actual expenditures.

Table UZ0-3

(dollars in thousands)

Account Group	Actual FY 2022	Actual FY 2023	Approved FY 2024	Proposed FY 2025	Change from FY 2024	Percentage Change*
701100C - Continuing Full Time	0	8,635	8,597	5,115	-3,482	-40.5
701200C - Continuing Full Time - Others	0	10	0	47	47	N/A
701300C - Additional Gross Pay	0	206	0	0	0	N/A
701400C - Fringe Benefits - Current Personnel	0	1,874	1,634	1,141	-493	-30.2
701500C - Overtime Pay	0	4	0	0	0	N/A
SUBTOTAL PERSONNEL SERVICES (PS)	0	10,729	10,231	6,304	-3,928	-38.4

Table UZ0-3

(dollars in thousands)

Account Group	Actual FY 2022	Actual FY 2023	Approved FY 2024	Proposed FY 2025	Change	
					from FY 2024	Percentage Change*
711100C - Supplies and Materials	0	19	45	24	-21	-46.8
712100C - Energy, Communications and Building Rentals	0	0	2,166	1,648	-518	-23.9
713100C - Other Services and Charges	0	413	477	412	-64	-13.5
713200C - Contractual Services - Other	18,079	4,083	4,179	2,347	-1,832	-43.8
714100C - Government Subsidies and Grants	125,150	160,194	82,780	44,548	-38,232	-46.2
715100C - Other Expenses	0	4	0	0	0	N/A
717100C - Purchases Equipment and Machinery	0	209	34	0	-34	-100.0
717200C - Rentals Equipment and Other	0	83	88	115	27	30.3
718100C - Debt Service Payments	0	0	0	3,600	3,600	N/A
SUBTOTAL NONPERSONNEL SERVICES (NPS)	143,228	165,005	89,769	52,693	-37,075	-41.3
GROSS FUNDS	143,228	175,734	100,000	58,997	-41,003	-41.0

*Percent change is based on whole dollars.

FY 2025 Proposed Operating Budget and FTEs, by Division/Program and Activity

Table UZ0-4 contains the proposed FY 2025 budget by division/program and activity compared to the FY 2024 approved budget. It also provides FY 2022 and FY 2023 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 2022	Actual FY 2023	Approved FY 2024	Proposed FY 2025	Change from FY 2024	Actual FY 2022	Actual FY 2023	Approved FY 2024	Proposed FY 2025	Change from FY 2024
(AMP000) AGENCY MANAGEMENT PROGRAM										
(AMP030) Executive										
Administration	17,162	14,956	15,000	8,850	-6,150	0.0	63.4	74.4	67.9	-6.5
SUBTOTAL (AMP000) AGENCY MANAGEMENT PROGRAM	17,162	14,956	15,000	8,850	-6,150	0.0	63.4	74.4	67.9	-6.5
(EC0053) AFFORDABLE HOUSING										
(R05301) Multi-Family										
Development	121,905	144,253	70,780	36,148	-34,632	0.0	0.0	0.0	0.0	0.0
(R05302) Vacant and Blighted	917	516	2,000	2,000	0	0.0	0.0	0.0	0.0	0.0
SUBTOTAL (EC0053) AFFORDABLE HOUSING	122,822	144,770	72,780	38,148	-34,632	0.0	0.0	0.0	0.0	0.0
(EC0054) HOUSING PRESERVATION										
(R05401) Single Family										
Rehabilitation	2,045	1,339	2,220	2,000	-220	0.0	0.0	0.0	0.0	0.0
(R05402) TOPA/Critical Repairs (Multi-Family)	1,200	559	10,000	10,000	0	0.0	0.0	0.0	0.0	0.0
SUBTOTAL (EC0054) HOUSING PRESERVATION	3,245	1,898	12,220	12,000	-220	0.0	0.0	0.0	0.0	0.0

Table UZ0-4

(dollars in thousands)

Division/Program and Activity	Dollars in Thousands					Full-Time Equivalents				
	Actual FY 2022	Actual FY 2023	Approved FY 2024	Proposed FY 2025	Change from FY 2024	Actual FY 2022	Actual FY 2023	Approved FY 2024	Proposed FY 2025	Change from FY 2024
(PRG000) NO PROGRAM										
(PRG001) No Program	0	14,111	0	0	0	0.0	0.0	0.0	0.0	0.0
SUBTOTAL (PRG000) NO PROGRAM	0	14,111	0	0	0	0.0	0.0	0.0	0.0	0.0
TOTAL PROPOSED OPERATING BUDGET	143,228	175,734	100,000	58,997	-41,003	0.0	63.4	74.4	67.9	-6.5

(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**. For detailed information on this agency’s Cost Center structure as reflected in the District’s Chart of Accounts, please see **Schedule 30-CC FY 2025 Proposed Operating Budget and FTEs, by Division/Office**. Additional information on this agency’s interagency agreements can be found in **Appendix H**. All schedules can be found in the FY 2025 Operating Appendices, Volume 6 located on the Office of the Chief Financial Officer’s website.

Program Description

The Housing Production Trust Fund operates through the following 3 programs:

Affordable Housing –provides financial assistance to support the creation of new affordable rental housing and home ownership housing units in the District.

This program contains the following 2 activities:

- **Multi-Family Development** – 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; and
- **Vacant and Blighted** – 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.

Housing Preservation – provides financial assistance to preserve existing affordable housing units and single family homes by supporting tenants and owners in acquiring and rehabilitating properties.

This program contains the following 2 activities:

- **Single Family Rehabilitation** – 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
- **Tenant Opportunity to Purchase Assistance (TOPA) Critical Repairs/Multi-Family** – 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.

Agency Management – provides administrative support and the required tools to achieve operational and programmatic results. This program is standard for all agencies using performance-based budgeting.

Program Structure Change

The Housing Production Trust Fund has no program structure changes in the FY 2025 proposed budget.

FY 2024 Approved Budget to FY 2025 Proposed Budget, by Revenue Type

Table UZ0-5 itemizes the changes by revenue type between the FY 2024 approved budget and the FY 2025 proposed budget. For a more comprehensive explanation of changes, please see the FY 2025 Proposed Budget Changes section, which follows the table.

Table UZ0-5

(dollars in thousands)

DESCRIPTION	DIVISION/PROGRAM	BUDGET	FTE
ENTERPRISE AND OTHER FUND-DEDICATED TAX - HPTF: FY 2024 Approved Budget and FTE			
		55,563	74.4
Increase: To adjust the Contractual Services budget	Agency Management Program	434	0.0
Decrease: To recognize savings from a reduction in FTE(s)	Agency Management Program	-434	-6.5
Shift: To align projected revenue in Dedicated Taxes	Multiple Programs	-6,566	0.0
ENTERPRISE AND OTHER FUND-DEDICATED TAX - HPTF: FY 2025 Mayor’s Proposed Budget			
		48,997	67.9
ENTERPRISE AND OTHER FUND - HPTF: FY 2024 Approved Budget and FTE			
		44,437	0.0
Shift: To align projected revenue in Dedicated Taxes	Multiple Programs	6,566	0.0
Reduce: To align budget with projected revenue	Multiple Programs	-41,003	0.0
ENTERPRISE AND OTHER FUND - HPTF: FY 2025 Mayor’s Proposed Budget			
		10,000	0.0
GROSS FOR UZ0 - HOUSING PRODUCTION TRUST FUND		58,997	67.9

(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 interagency projects funded within this agency, please see Appendix J, FY 2025 Interagency Budgets, in the Executive Summary budget volume.

FY 2025 Proposed Operating Budget Changes

Table UZ0-6 contains the proposed FY 2025 budget by fund compared to the FY 2024 approved budget.

Table UZ0-6

Appropriated Fund	FY 2024 Approved	FY 2025 Proposed	% Change from FY 2024
Enterprise and Other Fund-Dedicated Tax - HPTF	\$55,563,224	\$48,997,224	-11.8
Enterprise and Other Fund - HPTF	\$44,436,776	\$10,000,000	-77.5
GROSS FUNDS	\$100,000,000	\$58,997,224	-41.0

Mayor's Proposed Budget

Increase: The Enterprise and Other Funds - Dedicated Taxes funds budget proposal includes an increase of \$434,077 in the Agency Management program, primarily in Contractual Services, to align the budget with projected revenues.

Decrease: The Enterprise and Other Funds - Dedicated Taxes funds budget proposal reflects a decrease of \$434,077 and 6.5 Full -Time Equivalents (FTEs) in the Agency Management program to reflect a change in the administrative cost allocation between the Trust Fund and the Department of Housing and Community Development, and to offset the increase in the Contractual Services budget.

Shift: The proposed shift of \$6,566,000, primarily in the Affordable Housing program, from Enterprise and Other Funds- Dedicated Taxes to Enterprise and Other Funds, reflects net lower projected revenues in Dedicated Taxes.

Reduce: In Enterprise and Other Funds, the Housing Production Trust Fund's budget proposal reflects a decrease of \$41,002,776, primarily in the Affordable Housing program, to align budget with projected revenues.

FY 2025 Proposed Full-Time Equivalents (FTEs)

Table UZ0-7 contains the summary of FY 2025 Proposed Budgeted Full-Time Equivalents (FTEs).

Table UZ0-7

Total FY 2025 Proposed Budgeted FTEs	67.9
Less: Interagency FTEs budgeted in this agency but employed by other agencies:	
DB0-Department of Housing and Community Development	(67.9)
Total Interagency FTEs budgeted in this agency, employed by other agencies	(67.9)
Total FTEs employed by this agency	0.0

Note: Table UZ0-7 displays the impact of the buyer agencies budgets funding the seller agencies FTEs in the FY 2025 budget, compared to how FTEs were budgeted in FY 2024.

-It starts with the FY 2025 budgeted FTE figure, 67.9 FTEs.

-It subtracts 67.9 FTEs budgeted in UZ0 in FY 2025 who are employed by another agency.

-It adds 0.0 FTEs budgeted in other agencies in FY 2025 who are employed by UZ0.

-It ends with 0.0 FTEs, the number of FTEs employed by UZ0, which is the FTE figure comparable to the FY 2024 budget.