

Housing Production Trust Fund



THE HOUSING PRODUCTION TRUST FUND (HPTF)

The Housing Production Trust Fund (HPTF) is administered by DHCD's Development and Finance Division to produce and preserve affordable housing in DC. The HPTF Provides gap financing for projects affordable to low and moderate-income households.

- Over 14,000 affordable housing units have been created or preserved since 2001
- Requires covenants be placed on properties that keep them affordable for a certain period of time

HOW IS THE HPTF FUNDED?

- About 50% of the HPTF's funding comes from the dedicated revenue streams from the deed and recordation taxes. Mayor Muriel Bowser has also committed \geq \$100 million to the fund every year.
- Consolidated RFP has many sources of funding from various federal and local agency sources, but it is administered by DHCD

HOW DOES THE HPTF WORK?

The HPTF provides financing in a variety of ways, to include:

- pre-development loans for nonprofit housing developers
- financing for site acquisition, construction loan guarantees, collateral, or operating capital
- bridge loans and gap financing to reduce costs of residential development and to keep a housing project in operation if circumstances change during development
- outreach, housing production counseling, and technical assistance to those interested in producing affordable housing (ex. TOPA)
- grants for architectural designs for adaptive re-use of previously non-residential structures

HOW DO DEVELOPERS RECEIVE HPTF FINANCING?

- DFD issues a notice of funding availability (Consolidated RFP) about once per year
- For-profit and nonprofit developers can apply online
- Proposals are scored based upon how they meet the HPFT affordability and other criteria (nonprofit developers receive a few extra points)
- Developers can also seek gap financing from local and federal sources beyond the HPTF