Office of the District of Columbia Auditor

REPORT

DHCD Should Improve Management of the Housing Production Trust Fund to Better Meet Affordable Housing Goals

The need for affordable housing in D.C.

38% of households spend **more than 30%** of their income on housing

42,000 families are **waiting** for housing

7,500 residents are **homeless**

Scan to read the report

HPTF *makes loans and grants to developers to build and preserve affordable housing in D.C.*

- First funded in **2001**, has received **more than $1B**
- **80%** of funds should go to **extremely and very low-income households** ($32,580–$54,300/ family of 4)
- One of some **79** city-level **funds nationwide**
- **$100M** in local funds appropriated in **both FY16 and FY17**

The D.C. Auditor recommends that the Department of Housing and Community Development:

1 Ensure projects create affordable housing units.

- Income certification procedures should be consistent among projects.
- Rent limits must be enforced.

2 Effectively manage HPTF loan repayments.

- Loan repayments need to be monitored.
- Loans must be repaid per requirements.

3 Comply with program requirements.

- Quarterly and annual reports must be submitted to the D.C. Council.
- Annual spending for projects must meet targets for extremely and very low-income households.
- Data must be reliable and records accessible.

The HPTF report examined 14 multi-family projects with a mix of wards, rental/home ownership, non- and for-profit developers, and funding purposes (acquisition, new construction, tenant purchase).

1. 1029 Perry Street
2. Amber Overlook
3. Trenton Park
4. Channel Square
5. Concord Apartments
6. Buxton
7. Progression Place
8. Pollin Place
9. 1320 Mississippi Ave. SE
10. Woodley House
11. Kentucky Scott
12. Bethune
13. Green Door
14. Martin Luther King Jr. Latino Cooperative

Read the full report at www.dcauditor.org/HPTF

At the request of D.C. Councilmember Jack Evans (Ward 2), the Office of the D.C. Auditor evaluated the D.C. Department of Housing and Community Development's oversight of the HPTF, including compliance with the laws and regulations. We hope the report's findings and recommendations will help improve efforts to increase affordable housing options in the District.