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BALTIMORE CITY DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

(Virtual)

Tuesday, January 24, 2023

BEFORE: KEVIN DANIELS, President

MEMBERS PRESENT:

- KATE EDWARDS
- MATT HILL
- RAMSEY HARRIS
- KATE EDWARDS
- TISHA GUTHRIE
- CATHERINE STOKES
- STACY GRIFFIN
- ERIKA FOX
- AMY MCCLAIN
- VERNADINE KIMBALL
- ANTHONY WILLIAMS

Proceeding recorded by electronic sound recording;
transcript produced by Free State Reporting, Inc.

1 Also Present:

2 STEPHANI ESTRADA, Program Manager, Affordable Housing
Trust Fund, DHCD

3
4 NICOLE HART, Deputy Commissioner of Homeownership and
Housing Preservation, DHCD

5 EBONY RECTOR, Project Coordinator, Affordable Housing
Trust Fund, DHCD

6
7 CAROLYN WATSON, Community Aide/Administration, Affordable
Housing Trust Fund, DHCD

8 LORI GLASS

9 JASON WEBB

10 PAUL STANFORD

11 Public Speakers:

12 Renee Lau, Interim Director, Senior and Disabled Housing,
Baltimore Safe Haven

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P R O C E E D I N G S

(6:11 p.m.)

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PRESIDENT DANIELS: Can you hear me? No?

MS. ESTRADA: You're still low but --

PRESIDENT DANIELS: Okay. I'm going to call
the meeting to order.

Call the roll call of the Commissioners.

Matt Hill, Commissioner Matt Hill.

COMMISSIONER HILL: Present.

PRESIDENT DANIELS: Commissioner Ramsey Harris.

Commissioner Kate Edwards.

COMMISSIONER EDWARDS: Present.

PRESIDENT DANIELS: Commissioner Catherine
Stokes.

Commissioner Stacy Griffin.

COMMISSIONER GRIFFIN: Present.

PRESIDENT DANIELS: Commissioner Amy McClain.

Commissioner Vernadine Kimball.

Commissioner Ericka Fox.

Commissioner Bree Jones.

Commissioner Iletha Joynes.

1 Commissioner Tisha Guthrie.

2 COMMISSIONER GUTHRIE: Thank you.

3 PRESIDENT DANIELS: Commissioner Anthony
4 Williams.

5 I believe we do have a quorum.

6 I do want to say happy New Year to everybody
7 that I've not seen thus far. And what we're going to do
8 is just want to approve the minutes, the December meeting
9 summary, if there are no questions.

10 Need a, a motion, take a motion.

11 COMMISSIONER EDWARDS: (Inaudible).

12 PRESIDENT DANIELS: Second.

13 COMMISSIONER GUTHRIE: Second.

14 PRESIDENT DANIELS: Properly moved and second.

15 All in favor?

16 UNIDENTIFIED COMMISSION MEMBERS: Aye, aye.

17 COMMISSIONER GUTHRIE: This is Commissioner
18 Guthrie. I'm going to be abstaining as I was not present
19 at the last meeting.

20 PRESIDENT DANIELS: Motion carries.

21 Okay, we want to -- we will have -- we're

1 having Nicole Hart come in to speak with us from Hope
2 Rent Support Program.

3 MS. ESTRADA: Nicole, you're on mute. Oh, no.
4 It doesn't show that you're on mute, but we can't hear
5 you.

6 UNIDENTIFIED SPEAKER: Where it says audio and
7 video, and see if you're --

8 PRESIDENT DANIELS: Am I being --

9 UNIDENTIFIED SPEAKER: Audio settings are on?

10 PRESIDENT DANIELS: Stephani, am I being heard
11 any better?

12 MS. ESTRADA: You're low, but you're loud
13 enough that we can hear you.

14 PRESIDENT DANIELS: -- I was to shout.

15 UNIDENTIFIED SPEAKER: I can hear you. I put
16 on my headphones. I can hear you better with the
17 headphones, but I still can't hear Nicole.

18 MS. ESTRADA: Okay.

19 UNIDENTIFIED SPEAKER: Going to try calling in.
20 Okay. All right. Thanks.

21 PRESIDENT DANIELS: Have any other

1 Commissioners come in?

2 MS. ESTRADA: I don't see any new ones.

3 COMMISSIONER JONES: I just want to check. Can
4 you all hear me? This is Bree Jones.

5 MS. ESTRADA: Yes.

6 UNIDENTIFIED SPEAKER: Yes, we can hear you.

7 COMMISSIONER JONES: Okay. Okay. Thank you.

8 PRESIDENT DANIELS: She is calling in as well?

9 MS. ESTRADA: Yes.

10 PRESIDENT DANIELS: I think I saw a message
11 that she -- she's in?

12 MS. ESTRADA: Is she? Let me look? No.

13 UNIDENTIFIED SPEAKER: I don't see a call yet.

14 MS. ESTRADA: That's -- that call is to come in
15 through the -- a Webex -- or did you use that Lori to
16 come in on through the phone? Because I thought it was
17 the number.

18 PRESIDENT DANIELS: Okay. There's a number to
19 come in for the phone.

20 MS. ESTRADA: Yes, got you.

21 (Simultaneous indiscernible comments.)

1 MS. HART: So I'm not sure if you can hear me
2 on the phone (indiscernible) on the computer. But I
3 guess I'll leave it alone as long as you can hear me.
4 Hello?

5 PRESIDENT DANIELS: Yes.

6 MS. ESTRADA: You're good.

7 UNIDENTIFIED SPEAKER: Thank God.

8 MS. HART: Okay, again. Well, my name is
9 Nicole Hart. I am Deputy Commissioner of Homeownership
10 and Housing Preservation here at DHCD where my division
11 is administering the Hope Rent Support Program.

12 Just to run through the overview of the
13 program. Again, it is funded by Affordable Housing Trust
14 Fund, which means we assist renters below 50 percent AMI
15 with delinquent or current rental assistance. The caveat
16 and the nuance to this program is that we work in direct
17 partnership with MONSE, with the Mayor's Office of
18 Homeless Services, M-O-E-D, and any emergency kind of
19 emergency case that comes within DHCD. But those are all
20 assessed that they meet this, this criteria to, to meet
21 this funding.

1 And so the thought for this program is that it
2 fills gaps of constituents who come from these particular
3 agencies to help them get to the next level or to get
4 across the finish line with their housing options, and to
5 avoid homelessness depending on what their situation is.

6 So what this funding does for the vulnerable
7 population it provides assistance up to \$1500 a month not
8 to exceed 12 months. But, again, the person has to be
9 below the 50 percent AMI, and we are prioritizing those
10 that are at the 30 percent AMI. The person must occupy
11 the property as their permanent residence; they have to
12 be homeless or at risk of homelessness; and they have to
13 be engaged with the supportive services of one of those
14 agencies that I, that I mentioned.

15 So the way the application process is driven
16 the constituent doesn't apply directly. The partnering
17 agency applies on the behalf of that constituent. So the
18 communication in regards to the application has been
19 between those partnering agencies, and then the
20 application processes on our end at DHCD.

21 And so what they are asked to provide in terms

1 of documentation is the application. We have it in a
2 written format, but it actually goes into the Neighborly
3 Portal. We ask for an ID. While we know that many
4 constituents in this population of people don't have an
5 ID because the partnering agency is working with that
6 constituent we ask for at least a picture so that we can
7 have some sort of visual path to identify who the person
8 is that we're assisting.

9 If there is any incomes that comes into play,
10 we ask for the normal things; the pay stubs, the bank
11 statement, the benefit letter. And then if there is no
12 income we do a client attestation which means is a
13 general statement saying that there is no income. But
14 what I will say is that what is special about this
15 particular pile of money is that, again, with this most
16 vulnerable group of people we are flexible in what we
17 identify as the documentation of income because we know
18 that there are different types of what is considered a
19 pay stub, how people are paid, and the different types of
20 employment at the time that persons may have.

21 What we ask for in terms of the rent is the

1 lease agreement from the person that they're renting
2 from. So, again, in being extremely flexible with this
3 population, we've, we've looked at anything from if it's
4 a lease for a room or it's a less for apartment or a
5 house. And that would be determined based on family size
6 and things of that nature, but we ask for the lease
7 agreement, and then we ask for from the landlord an
8 invoice or a W-9 because we need the documentation to who
9 we're paying.

10 And so it's really just that simple in what
11 we're asking for. What I will say is that we did meet
12 with the four agencies before we actually came up with
13 the design of the program, and then we have -- we've met
14 with them after we came up with the processes, and we
15 were able to have open dialog, and kind of open some,
16 like, asked questions about what particularly would be,
17 what would be covered, how we could be flexible, and just
18 making sure that, again, these -- this particular group
19 of people who can't necessarily qualify for other methods
20 of rental assistance or eviction prevention are able to
21 get some assistance in this way.

1 So that is the basic part of the program. I
2 guess if anybody has any particular questions, I can
3 answer them if there's anything outside of what I've
4 already presented.

5 PRESIDENT DANIELS: How has the, how has the
6 applications been going thus far?

7 MS. HART: So what I will say is that the
8 portal we actually did the training with the four
9 agencies two weeks ago. We went through I would say last
10 week some kind of hiccups in the system, and got all of
11 those squared away with Neighborly actually being able to
12 let the agencies in the portal. And so within the --
13 since Friday we've gotten about 14 applications, and
14 that's since this past Friday we've gotten 14
15 applications.

16 PRESIDENT DANIELS: Are there any other
17 questions, Commissioners?

18 COMMISSIONER HILL: Hi, yeah. This is Matt
19 Hill.

20 MS. HART: Hi, Matt.

21 COMMISSIONER HILL: You got a, you got a

1 (indiscernible) right above your head there. I don't
2 want to fall on, fall on top of you. So, yeah, hi, hi,
3 Nicole. Thanks for the presentation. I appreciate it.
4 Just a few questions. First is there any kind of written
5 documentation of how this process would work? Is there
6 -- what the kind of guidelines are and the policies?

7 MS. HART: Yes. I have a one-pager that I can
8 send to Stephani, and she can send out to the
9 Commissioners. I have a --

10 COMMISSIONER HILL: That's great.

11 MS. HART: -- one-pager copy of the application
12 -- of the paper version of the application if you're
13 interested.

14 COMMISSIONER HILL: Yeah, that would be -- I
15 think I saw that before. I think Stephani sent that
16 around a couple of months ago, but I don't know if there
17 have been any major changes. Sounds like you guys are
18 always tweaking how the process. It was a bit general.
19 Is there anything a little more detailed in terms of, of
20 policies and procedures?

21 MS. HART: The only thing that I would say was

1 just a little bit more detailed other than what's in the
2 one-pager, was just the need to get a statement from the
3 landlord saying that if we prevent eviction that once we
4 pay that they would not continue -- that they would not
5 move forward with evicting the client. And so just
6 asking the landlord for the, for the verification that
7 after we pay the back rent that they would not move
8 forward with any eviction.

9 COMMISSIONER HILL: Great. Yeah, I know that's
10 really helpful. I know that's been really important in
11 the Emergency Rental Program that the City Community
12 Action Partnerships have been running.

13 MS. HART: And actually --

14 COMMISSIONER HILL: I guess --

15 MS. HART: No, I was just going to say, and we
16 kind of took our best practices from -- we actually did
17 the standup and notice of the TRF when Covid first
18 happened. So we were able to have our takeaways from our
19 dealings with landlords, and what we needed to put in
20 place to make this happen, and also to make it flexible,
21 and to be able to help this special population.

1 COMMISSIONER HILL: Thanks. And so, yeah, on
2 that note about the population folks who are homeless or
3 about to become homeless have you had any input from the
4 Continuum of Care? Because I know that they kind of
5 coordinate a lot of the funding in the City that comes
6 from HUD related to folks who are homeless or about to
7 become homeless?

8 MS. HART: I would have to get more details for
9 you in regards to, to that level of consultation.

10 COMMISSIONER HILL: Okay.

11 MS. HART: But I could get that to Stephani.

12 COMMISSIONER HILL: That would be great.
13 Because I -- one of the concerns that I have is that it
14 sounds a little like this is a model of housing that's
15 similar to what I understand to be called Rapid Rehousing
16 where it's, it's up to 12 months generally of assistance
17 for folks who are homeless or near homeless along with
18 case management services. And I know that -- and I'm not
19 on the Continuum of Care, but I've spoken to Anthony
20 Williams, and talked to Carolyn Johnson, and I guess the
21 Rapid Rehousing Programs that we've had in Baltimore City

1 have not been very successful at least by their measure.
2 And so I'm wondering how this differs from Rapid
3 Rehousing, and how any lessons learned from that
4 experience are incorporated?

5 MS. HART: Yeah. I can definitely get back to
6 you on lessons learned in regards to how this program
7 would be differently. I mean, would be different. But
8 what I will say is that the way that it's set up is to
9 remove any barriers of the other programs that are in
10 place now. Because we always find in a lot of the
11 standardized programs is there is some barrier regardless
12 of how low the threshold may be or different nuances with
13 particular cases.

14 What I will say is dealing with the case
15 workers over the past few days is that most of these --
16 the clients that they're putting in have been the clients
17 that have been sitting and waiting because they didn't
18 qualify for anything else, or they weren't able to get
19 into these other programs. So that's what makes this
20 program special is that it's going to be the population
21 of people that couldn't fit for some reason, or have this

1 special circumstance. Just because in human services
2 itself we find that there are always constituents who
3 just don't quite fit, or there is some sort of special
4 circumstance that we have to think outside the box to be
5 able to remediate the eviction, or to prevent the
6 homelessness, or to be able to give them a launch in a
7 pathway to success.

8 COMMISSIONER HILL: Yeah, I think it's -- and I
9 appreciate that, and I think that's, that's my main
10 concern. I see in my own practice that I've had clients
11 come to me because they were part of some sort of rapid
12 rehousing program, and then when the money ran out after
13 12 months they didn't really have a sustainable income
14 source that could then pay the rent without assistance.
15 And that's my understanding is a major downfall of those
16 programs is that if you don't have a way to get, get
17 somebody up to a place where they have a more sustainable
18 income it's not going to be an effective intervention.

19 MS. HART: And so that's what -- we did discuss
20 that on planning because -- and we discussed that the
21 goal of this program is that we leave people better than

1 we found them. So in terms of, like, somebody that would
2 come from OED our expectation is this is helping somebody
3 who maybe they have a job, and they need to be relocated
4 close to the job, right? So they gonna start this new
5 job that's making X amount of dollars, and maybe they
6 need three months of assistance just to get their footing
7 to be able to secure employment. Or but the thought is
8 that there has to be a sustainable plan for the end game
9 beyond what we can assist with. Because we don't want to
10 find that we give 12 months, and then they find
11 themselves in need of another program. The basis of the
12 program is how do we put people on the right path to
13 success, and there has to be some, some planning to make
14 sure that -- and even if it doesn't come out that way,
15 but the initial plan is that it's putting them on a
16 launch to a new direction that we see a sustainable plan
17 in place.

18 COMMISSIONER HILL: And I appreciate that. I
19 think one to kind of capture that in data, my -- one
20 suggestion I have is some sort of evaluation that let's
21 say two or three months after somebody has left the

1 program are they still in a stable housing situation
2 where they can afford their rent. And that could be one
3 of the data points that's used to evaluate the program.
4 Because I just know that that has been an issue in the
5 past.

6 And I'm sorry, just a couple more questions.
7 The payment amount, I don't know if you said this, maybe
8 I missed it, is it going to be limited to 30 percent of
9 their income or some other measure; is that the idea?

10 MS. HART: No. We didn't go into that much
11 detail. So as long as they are below 50 percent of AMI,
12 and like I said we're prioritizing at 30 percent of AMI.
13 We are providing up to \$1500 a month not to exceed 12
14 months.

15 COMMISSIONER HILL: Got it. So if -- that's
16 another thing, I guess, my suggestion would be to think
17 through is how much is the tenant's portion of the rent
18 going to be? Or maybe it's -- say he's paying the entire
19 amount. I just know there's really a lot of regulation
20 that comes when you're looking at a kind of a Section 8
21 sort of program where you're paying a certain amount, and

1 then the tenant's paying a certain amount, and it gets
2 very complicated. But I would definitely consider that.

3 And then the other thing that I've seen come up
4 in these cases in my own practice is just provisions
5 dealing with negligent or abusive landlords. So
6 landlords, who won't make repairs to the leak in the
7 roof, are harassing the tenant, or demanding some sort of
8 side payment. I mean, we all hope that doesn't happen,
9 and I'm sure it doesn't happen in most cases, but it's
10 the unfortunate reality at least again from my
11 perspective that we've seen a lot of folks in that
12 situation, and it's just super important to have a plan
13 and a policy in place for those, those types of cases
14 because they will come up.

15 MS. HART: So it's a, a component to the
16 application were we ask if there has been an inspection
17 of the property. And so on our end if the person comes
18 through DHCD, our ombudsman has the certification to do
19 the -- a property assessment. And so even, we even
20 talked that through with the other agencies of had there
21 been some sort of visual inspection. Besides, we are

1 also verifying if those are licensed rental properties.
2 So we go through all of that. And so if it's not a
3 licensed rental property, we are ensuring that it's safe
4 and habitable.

5 And so, and another thing that what we looked
6 at is in terms of payment. So just for an example, if we
7 say that we're going to provide a year, we're not paying
8 a year up front. We're going to pay it in 90-day
9 increments. So that way if a situation comes up, then
10 that -- that doesn't put the City where we're put out 12
11 months of rent up front, but then there are issues with
12 the landlord. So we want to be able to ascertain at
13 certain time periods to ensure that the lease is going
14 okay on both ends, and that we don't find ourselves
15 paying out in situations where, like you said, there
16 becomes a situation where the landlord whether it be to
17 -- or not repairing the property or things of that
18 nature.

19 I will say that the way the program is set up
20 the lease is with the, the constituent and the landlord.
21 We are just the payee. So we would have to use those

1 tools in the tool kit like the renters' rights and things
2 like that if those emergency situations were to come up.

3 COMMISSIONER HILL: Yeah, and I appreciate that
4 because it's good that there's an inspection beforehand,
5 but I've seen properties where it's inspected on day one,
6 and then day 15 the heat goes out, and the roof, the roof
7 starts to leak. And it's just so important to have clear
8 policy expectations for the landlords and the tenants so
9 that everybody knows -- and then that you guys can
10 withhold the payment as quickly as possible when those
11 repairs aren't made. I mean, I don't, I don't envy you
12 running a -- you're basically trying to run a voucher
13 program with, with not, not a full accompaniment of
14 staff. I mean, I'm sure you have the staff. I'm just
15 saying it's a huge undertaking. So I, I am a little
16 nervous because of how -- just how I've seen so many
17 things go wrong between landlords and tenants.

18 MS. HART: Noted.

19 COMMISSIONER GUTHRIE: Nicole, this is Tisha.
20 Thank you so much for your presentation, and for joining
21 us this evening. I just wanted to ask a question with

1 regards to you said there are four agencies that you all
2 are working with, and the applicants come through those
3 agencies. So they're not, they're not self-applying, and
4 this is ensuring that they are getting supportive
5 services. So I'm wondering in my mind I'm think that
6 that helps with putting in place, like you said, a
7 comprehensive plan so that they're moving forward, and
8 you all are leaving them stronger and more empowered than
9 when you initially engage with them. And it's -- it also
10 seems to have the possibility of mitigating like
11 disjointedness in the process. Because even though a lot
12 of times we provide one thing, and then all these
13 specializations lead people wanting in other areas. So
14 I'm wondering as far as the other organizations -- the
15 other agencies that these -- that our sisters and
16 brothers are coming through, the case workers, case
17 workers normally have a process of documentation keeping
18 certain files. Are those documents helping to, to track
19 the process and the progress that's being made? Like
20 Matt was saying -- someone was saying -- having a way of
21 tracking how well this program is doing, and if there are

1 hiccups, if there are tweaks that need to be made are the
2 -- is the documentation that the case managers and the
3 social workers that they are maintaining is that being
4 brought into the, the equation to kind of help this
5 process and streamline it?

6 MS. HART: It's being brought into the equation
7 for the purposes of the initial qualification. We don't
8 actually monitor the case progress on their end. DHCD's
9 role is the actual processing of the application on that
10 end if I'm understanding your question correctly.

11 COMMISSIONER GUTHRIE: Well, I'm just -- I'm
12 wondering about following through because I know what --

13 MS. HART: Okay. Because you're -- I, I'm just
14 trying to -- okay. So are you asking are we enduring
15 that the constituent is following up on their case plan
16 with the individual agencies?

17 COMMISSIONER GUTHRIE: Not necessarily. I'm
18 wondering if there's a relationship that the case
19 managers have with DHCD with Hope so that there's
20 communication about how well things are working, how well
21 the process is working, not necessarily individual on an

1 individual basis, but case managers may have 20, 30
2 people on their caseload. So if they're able to see
3 different patterns as the process is, is moving forward,
4 if they're able to identify that as they're maintaining
5 their records and things like that then that can help
6 inform how this process is, is working. If it's, if
7 there are things that are showing up, different patterns
8 that could maybe be identified, and that can, can speak
9 to how improvements might be made.

10 COMMISSIONER GUTHRIE: Absolutely. So what we
11 discussed is that we would also meet regularly. So even
12 though we had our initial handoff we will be meeting with
13 these agencies regularly. So, again, because it's in-
14 house we're able to be really flexible in what we need to
15 add, and what we need to subtract, what we can do better
16 with. And so there's always room for improvement.
17 Always looking for what makes the program better. But
18 then there is direct contact with the case workers. So
19 we have direct communication with the case workers where
20 we're able to discuss that particular client. If that
21 particular case manager says, hey, my person has been

1 non-compliant, this that and a third, they have access to
2 us to be able to say, hey, I'm having this issue or
3 concern with my client, my constituent. We may need to
4 do this instead of doing that. So we do have that level
5 of communication with the particular agencies. Because
6 it's new we haven't had any situations come up just to
7 see how we would handle them, but what I would say is
8 that we stress the open communication amongst all of us,
9 and are open to any way that we need to be flexible or
10 what we need to add and subtract for the program once we
11 get into it, and see that there may be any potential
12 changes we need to make.

13 COMMISSIONER GUTHRIE: Thank you so much.

14 MS. HART: Absolutely.

15 PRESIDENT DANIELS: Go ahead. So CD updates
16 from Stephani.

17 COMMISSIONER GUTHRIE: A little louder,
18 Mr. President, if you would.

19 PRESIDENT DANIELS: Sorry.

20 MS. ESTRADA: I'm going to share my screen.

21 Okay. Can you all see the (indiscernible) presentation?

1 UNIDENTIFIED SPEAKER: Yes.

2 MS. ESTRADA: Okay. Good evening everybody.
3 This is the Affordable Housing Trust Fund Program revenue
4 update for January 2023. We're going to go through the
5 Affordable Housing Trust Fund revenues, the commitments
6 and expenditures, and information about the projects and
7 NOFA.

8 First this is amount of revenue that came in
9 for December was 353,000. We did not have November's
10 revenue at the last meeting. So November's revenue was
11 1.6 million. Revenue collected to date is \$62,794,593.
12 For FY 23 I have \$13,646,466. This does include the
13 estimated contributions from the City of 7 million, but
14 that number has not been confirmed. So this -- that
15 number may change. So on this page this is the
16 contribution type by year, and for FY 23 you see I have
17 in here the 7 million that is scheduled for FY 23, and
18 then total revenue collected to date is 6.6 million.
19 Again, the 4 million that number may change. Waiting on
20 confirmation for that now.

21 Revenue sources, this is the standard how much

1 tax revenue came in versus how much City contribution.
2 Total tax revenue -- total is \$44,044,588. Again, the
3 18, the 18.75 million is including that 7 million
4 contribution. That may change.

5 This is the commitments and expenditures to
6 date, and this is a breakdown of each allocation that we
7 have on the spending plan. And as you can see here is
8 the FY 23 revenue to date I have a total of 20,234,000.
9 That is including the 6.5 that we transferred over from
10 FY 22 surplus. Again, that number may change also into
11 the 7 million city contribution.

12 This is the project status overview. I sent
13 you all the chart that breaks out each project one-by-
14 one, but this is an overview of how many projects have
15 been awarded thus far 37. 21 has gone through due
16 diligence and term negotiations. Grant agreements that
17 have been drafted is 16. Audit reviews, 13 of them have
18 went through audit review. 12 have been approved. 12
19 have been requested. BOE has been requested for. 10
20 have been approved by BOE. Disbursements by compliance
21 three.

1 This is just a chart of the Affordable Housing
2 Trust Fund AMI spending breakdown. I could not put all
3 of the projects in here because it's too many, and it
4 won't fit on the slide. So this is just a breakdown of
5 how many allocations that we put the money into which is
6 36, the total amount awarded, 26.9 million, total 30
7 percent AMI units is at 478, total amount spent on 30
8 percent is 11.1 million. Total 50 percent AMI units is
9 459, and the total amount spent on 50 percent AMI is
10 15.2. I also sent you all a chart breaking down each
11 project, how many units was in each one, and the total
12 amount spent.

13 NOFA updates. For the New Construction,
14 Preservation of Existing Rental and Housing NOFAs round
15 one, two, and three. We're at deal structuring. We're
16 presenting agreements to the BOE for approval, and we're
17 preparing for settlement. Round four the goal live date
18 was the -- was going to be the 25th, but that date has
19 been pushed back, and that is to be determined.

20 DHCD will make up to 10,750,000 available for
21 rental projects. This will include a set aside for

1 Community Land Trust projects in the amount of \$2
2 million. All rental projects can request up to a million
3 per project.

4 Any money left from the CLT set aside will be
5 applied to other rental projects.

6 The Community Land Trust and Single Family
7 Homeownership. So that's rental NOFA round three. Three
8 applicants have been awarded for homeownership; one
9 applicant has been awarded for rental. Awardees will be
10 announced at an awards ceremony held by Mayor Scott on
11 January 31st.

12 Also for the Community Land Trust operating
13 NOFA four applicants have been awarded, and they will
14 also be announced at the awards ceremony.

15 The Community Land Trust Single Family
16 Homeownership NOFA round four will be a rolling NOFA.
17 We're currently working on the NOFA structure. The NOFA
18 will be put out for public comments on March 1st. Public
19 comments will run for two months. The work group will
20 gather and discuss public comments, and make adjustment
21 approved by our Housing Commissioner. The NOFA will go

1 live June 30th, and run until June 30, 2024, and open
2 back up every August the 1st thereafter. So DHCD will
3 make up to 5 million available for the Community Land
4 Trust Homeownership Projects, and any funds left after
5 the close of the NOFA each year will roll over to the
6 next fiscal year.

7 Inclusionary Housing legislation is expired.
8 Same update from last month. It was expired on June
9 30th. The new Inclusionary Housing requirements are
10 being considered by Baltimore City Council. We do not
11 have any updates on that.

12 Commissioner nomination updates. Stacy Freed
13 is not available for us today. So we will have an update
14 for this next month.

15 Thank you. Questions? I'll keep this up if
16 you guys want me to go back to a particular slide.

17 PRESIDENT DANIELS: Any questions,
18 Commissioners?

19 COMMISSIONER GUTHRIE: Stephani, thank you. I
20 just I was trying to take notes as quickly as I could,
21 but I just wanted to make sure. So when is -- when are

1 we starting the rolling NOFA again?

2 MS. ESTRADA: That's going to go live on June
3 30th.

4 COMMISSIONER GUTHRIE: Okay. Great.

5 MS. ESTRADA: The public comments will be
6 posted for the NOFA for public comments will be posted on
7 March the 1st.

8 COMMISSIONER GUTHRIE: Thank you.

9 COMMISSIONER STOKES: Stokes. I just was
10 wondering for the rental NOFA TBDM are you thinking it
11 will be in the next 30 days, or do you have any sense of
12 timing?

13 MS. ESTRADA: Yes. It should be within the
14 next 30 days.

15 COMMISSIONER STOKES: Okay. Thank you.

16 PRESIDENT DANIELS: Anybody else have any
17 dialog?

18 COMMISSIONER HILL: Quick, Steffie. Thanks for
19 that presentation. Is the vision that the rolling NOFA
20 is going to -- for the Community Land Trust, is that
21 going to replace the, the kind of more time set NOFAs

1 going forward?

2 MS. ESTRADA: Yes. For the homeownership, yes.

3 COMMISSIONER HILL: Okay.

4 MS. ESTRADA: Yes. The Community Land Trust
5 NOFA will strictly be rolling -- just open like every
6 year around July 1st. July 1st lands on a Saturday this
7 month, this year. So June 30th it will go live, and then
8 run until the end of the fiscal year, and then as the new
9 year starts over, if any funds are left, we'll roll it
10 over into the new one, and then they can continue to
11 apply as projects come available.

12 COMMISSIONER HILL: And I guess my, my only
13 concern is just like -- and it's just a matter of the
14 allocation. When we talked about allocating money before
15 it was specific to money for a certain fiscal year. But
16 it looks like from what I could tell that the money
17 allocated in this fiscal year, FY 23, for Community Land
18 Trust from the plan isn't actually going to be awarded to
19 Community Land Trust until some time in what will
20 effectively be FY 24. Does that sound about right?

21 MS. ESTRADA: Yes.

1 COMMISSIONER HILL: Okay.

2 PRESIDENT DANIELS: (Indiscernible).

3 MS. ESTRADA: I'm sorry. I couldn't hear you,
4 Kevin.

5 PRESIDENT DANIELS: I thought Commissioner
6 Anthony Williams had (indiscernible).

7 COMMISSIONER WILLIAMS: Hello?

8 MS. ESTRADA: Yes. Yes, Anthony. I brought
9 you in as a panelist. Uh-huh.

10 COMMISSIONER WILLIAMS: So did you discuss this
11 new housing plan, I mean program? Because I had problems
12 getting in in the beginning. Did you discuss the new --
13 instead of using (indiscernible) for the, the local
14 voucher, you guys were rolling out a new program. I'm
15 trying to think of the name of it.

16 MS. ESTRADA: The Hope Program?

17 COMMISSIONER WILLIAMS: Yeah, the Hope Program.
18 Have you talked about that yet? Did you discuss that
19 yet?

20 MS. ESTRADA: Yes. We had the rep from
21 Homeownership on, and she did a whole presentation on it.

1 COMMISSIONER WILLIAMS: Is that the Hope
2 Program?

3 MS. ESTRADA: Yes, that's the Hope Program for
4 the rent supplement.

5 COMMISSIONER WILLIAMS: What's this is for a
6 year?

7 MS. ESTRADA: Yes.

8 COMMISSIONER WILLIAMS: Say it again. I'm
9 sorry.

10 MS. ESTRADA: Yes. That's the whole program
11 with the assistance for up to 12 months.

12 COMMISSIONER WILLIAMS: Yeah. So I think, I
13 think that the -- the Rapid Re, the Rapid Re Housing
14 Program in itself is a disaster, is a disaster, is a
15 disaster. So I think that the same type of program as
16 the Hope Program it seems like it's going to be another
17 program where you're only giving folks 12 months rental
18 assistance, but then what happens after the 12 months?
19 Are they going to roll into a voucher? Are they going to
20 -- it's going to be the same type of -- do I think a lot
21 of folks that I've been speaking with are basically

1 asking for no term limits on the rental assistance. I
2 think because we've been dealing with a lot of issues far
3 as not for profit organizations here in Baltimore City,
4 especially when it comes to the Rapid Rehousing Program,
5 and when you're rolling out another program that seems to
6 be the same synopsis as the Rapid Rehousing Program, just
7 a different name, but it's still that 12 months rental
8 assistance or 18 months rental assistance. Again, what
9 are the plans after that rental assistance? Because what
10 we're having -- because what we're facing now is a lot of
11 folks are returning to homelessness after actually being
12 housed for a year or 18 months, and I think that's such a
13 disaster to the point that we really have to look at when
14 we're creating these new programs that if it's a local
15 voucher program, and if you're going to spend two million
16 that was originally that was going to be dedicated to
17 the, the voucher program, the local voucher program, how
18 is this going to be effective for people experiencing
19 homelessness here in Baltimore City, and those who are
20 struggling with rental assistance or rents?

21 COMMISSIONER EDWARDS: Unfortunately, Deputy

1 Commissioner Hart left, and she was the kind of expert
2 that we had for today to talk about that. I know what
3 some of those questions were asked by Commissioner Hill
4 earlier. So she did speak to that a little bit. But --
5 and was going to get back with more information about
6 lessons learned from Rapid Rehousing, and how this new
7 program was going to be adjusted. But I don't think that
8 anybody here now can speak to it at this point. So we
9 might have to connect you separately with Deputy
10 Commissioner Hart to talk about some of those questions.

11 COMMISSIONER WILLIAMS: Okay. Thanks.

12 PRESIDENT DANIELS: I think the (indiscernible)
13 that's something we could find out from Commissioner
14 Hart. I'm sure they had some kind of mediating kind of
15 program from the time span of the one year where there
16 were other programs that kind of connected people to
17 public services.

18 COMMISSIONER EDWARDS: Yeah. She was
19 explaining that they come in through these other
20 agencies, and other services that they're already
21 receiving. So I think that that would be one way that

1 they're going to help connect them going forward. But,
2 again, she would be the best to speak about it. But she
3 did say that it's not just people applying directly to
4 the program. It's people that are coming through, and
5 being referred by other services that they're working
6 with.

7 COMMISSIONER WILLIAMS: Right, but that's -- so
8 what we're looking at here is failures of -- I'm going to
9 mention one program, AIRS, was getting funded directly
10 from HUD for Rapid Rehousing Programs and rental
11 assistance to people with HIV and AIDS. What happened
12 was the landlords started complaining to the Mayor's
13 Office of Homeless Services they weren't getting paid the
14 rents, right? Okay. They weren't getting paid the rents
15 from the not for profit AIRS. Therefore, we had over
16 close to 300 people who spent maybe almost a year in
17 court figuring out how to stop people from being evicted.
18 Number two, it just was disastrous. The whole, the whole
19 thing with AIRS. And families, youth, people with HIV
20 and AIDS becoming homeless because of our not for profit
21 organization that's been around for a very long time.

1 People decided to either steal and run off with the money
2 and not pay the landlords, or the corruption was so
3 hideous, so bad that we had to ask the Continuum of Care
4 and ask the Resource Allocations Committee and the
5 Mayor's Office of Homeless Services get those monies
6 diverted to the MOHS.

7 So what I'm saying is these failed programs,
8 and the corruption that entails some of these not for
9 profit organizations, and people not having proper
10 oversight over the -- over what the not for profit
11 agencies are doing. We need to really get -- take this
12 very serious. That's why I'm bringing this up because I
13 think when you roll out a new program, and when it
14 doesn't benefit the tenant, but it benefits the
15 developers that are going to get money directly, what
16 kind of services are they providing? What kind of
17 housing are they providing? I think we had enough of
18 slumlords getting government subsidies, getting subsidies
19 for -- from Rapid Rehousing Programs, and also subsidies
20 directly from HUD. And I think that it has to be some
21 type of strong effort to really deal with this issue.

1 And I think that -- and for further discussion
2 down the road, but we really have to deal with this, with
3 this issue with our housing, with developers, slumlords,
4 and the whole nine. I mean, I think it's, it's gotten to
5 a point that it's so bad that an agency as AIRS has been
6 around for so long it was just so bad, so bad.

7 So I just wanted to kind of, like, as a
8 Commissioner on Affordable Housing Trust Fund, but also
9 as the Vice Chair of the COC, and a member of RAD, the
10 Housing Choice Voucher Program, Vice President. But
11 there's things that has to take place here because we're
12 seeing (indiscernible) but none of them seem to be
13 getting addressed. That's what I'm talking about here.

14 So and then I'll leave -- then, and then for
15 further discussion you could always contact me through
16 the COC, Continuum of Care, or from -- we have office on
17 the second floor, third floor at HABC, the resident
18 voucher -- contact me through them too. So anyway thanks
19 for hearing me out about this.

20 COMMISSIONER EDWARDS: Thank you.

21 PRESIDENT DANIELS: Any other Commissioner,

1 discussion?

2 Okay. We're looking at going towards public
3 comments. Do we have anything?

4 MS. ESTRADA: Yes. From Jaime Robinson. What
5 was the date for new construction, and what are permitted
6 uses. Jamie, the date for the rental NOFA is to be
7 determined. We don't have a confirmed date yet. The
8 permitted uses are for construction, pre-development
9 and/or acquisition. But I urge you to attend the pre-
10 proposal conference. An announcement will be made on the
11 website for when it, when it goes live, and when the pre-
12 proposal conference will be available. And all that
13 information will be at the conference, and you can ask
14 questions there.

15 That is the only -- let me see. Oh, one --
16 Renee Lau. Request on (indiscernible). Did you still
17 have a comment or a question? Your mic is unmuted.

18 MR. LAU: I'm the Interim Director for Senior
19 and Disabled Housing for Baltimore Safe Haven. And for
20 those not familiar with Baltimore Safe Haven, we
21 generally take care of the LGBTQ community for homes for

1 those, especially those who are homeless and disabled.

2 I had a question for Nicole, but she has
3 departed. We have a house. We've had a house for a, for
4 a year now, and we accept homeless people from the
5 community at the behest of the City and the State. But
6 we have a hard time getting funding a lot. Would the --
7 would the agency be able to assist us in not only
8 maintaining housing for these people, but also because
9 they're assigned a case manager, but also for helping us
10 provide housing, future housing? And this is a great
11 need that we have especially because we have an outreach
12 program that goes out looking to assist these homeless
13 people on the streets.

14 MS. ESTRADA: I put Nicole's contact
15 information in the chat.

16 MR. LAU: Okay.

17 MS. ESTRADA: -- you to reach out to her
18 directly, and she, she may be able to help you.

19 MR. LAU: Okay. Thank you.

20 COMMISSIONER WILLIAMS: You can also reach out,
21 you can also reach out to MOHS, the Mayor's Office of

1 Homeless Services, Irene Augustine. Or you can go to
2 their website as well, and there's, there's funding that
3 is available for projects that you're speaking of as
4 well. So, yeah, so you could do that as well.

5 MR. LAU: We do receive some money from the
6 City, but the demand for our services from the City far
7 exceeds the dollars sometimes, and that's the problem.

8 COMMISSIONER WILLIAMS: Yep.

9 MR. LAU: Okay. Thank you.

10 MS. ESTRADA: That's all I have, Kevin.

11 PRESIDENT DANIELS: That (indiscernible) public
12 comment. Do we have any other business to discuss?

13 There being none --

14 COMMISSIONER GUTHRIE: I'm sorry. I just
15 wanted -- I was trying to unmute myself. I'm not sure if
16 this is the, the proper venue, but just wanting to know
17 if we have decided if next month's meeting will be in
18 person or if it will be virtual?

19 MS. ESTRADA: Yes, we, we're going to
20 alternate. So next month will be in person. We can
21 discuss in work group meeting unless you all have a

1 suggestion of where you would like it to be.

2 COMMISSIONER GUTHRIE: I don't have any
3 suggestions.

4 COMMISSIONER WILLIAMS: You can probably
5 contact Lee Martin at Catholic Charities or Amy Collier.
6 I don't have the -- those numbers with me right now, but
7 that will be a good, good venue. At Our Daily Bread they
8 have conference room space, and we could probably -- that
9 would be a great start because I think when we start
10 meeting at venues that, that are, that are going to be
11 rolling out these programs, dealing with the homeless and
12 stuff like that Catholic Charities is one of the major
13 players and services and programs across the City. So I
14 think having a meeting there would be good. That's where
15 we -- they hosted us for the Pigtown. Don't know if you
16 heard about the Pigtown where they went out and counted
17 homeless people Sunday night and Monday night. And so
18 they hosted us for two days for that. So we could reach
19 out to them, Catholic Charities, Amy Collier, or I could
20 do that myself, and call Amy, and ask her if we could
21 meet next month, and then I'll get in touch with you

1 guys, and let you know. All right?

2 MS. ESTRADA: Yes, that would be perfect. Once
3 you make the connect thing you can kind of, like, cc me
4 on an e-mail, and then I can reach out to them so that I
5 can go out --

6 COMMISSIONER WILLIAMS: Good.

7 MS. ESTRADA: -- to the site. That would be
8 perfect.

9 COMMISSIONER WILLIAMS: Great. And that's Our
10 Daily Bread. They feed every day there. So homeless
11 folks. So, yeah, it's a good place to go, yeah.

12 MS. ESTRADA: Perfect. Thank you.

13 COMMISSIONER WILLIAMS: All right. Yeah. I'll
14 do that. I'm going to go.

15 MS. ESTRADA: Okay. Our work group meeting is
16 going to be next Wednesday.

17 Kevin, are you still on the three o'clock
18 schedule?

19 PRESIDENT DANIELS: I can to one.

20 MS. ESTRADA: You can do one, okay. So next
21 Wednesday at 1 p.m. I will send out an e-mail to see if

1 -- who all wants to attend. Want to start rotating the
2 Commissioners, and if you are available just respond to
3 the e-mail. Of course we only can have, I think, it's
4 five Kate. Is it five Commissioners at that? So that we
5 don't --

6 COMMISSIONER EDWARDS: Yeah. It should be
7 five.

8 MS. ESTRADA: Okay. So we can have five
9 Commissioners.

10 COMMISSIONER GUTHRIE: Okay. I thought it was,
11 I thought it was -- so what is a quorum at this point?

12 COMMISSIONER EDWARDS: It has to be less than
13 half the Commissioners. So I think we have 12 --

14 MS. ESTRADA: Yes (indiscernible).

15 (Simultaneous comments.)

16 COMMISSIONER EDWARDS: So it has to be less
17 than six.

18 COMMISSIONER GUTHRIE: Okay.

19 MS. ESTRADA: So we'll, so we'll keep it at
20 five to be safe. So, yeah. So I'll send out that e-
21 mail, and then you guys can respond back, and let me

1 know.

2 COMMISSIONER HARRIS: I have a question,
3 clarification. Are we talking about 1 p.m. on February
4 1st of 3 p.m. on February 1st for the work group?

5 MS. ESTRADA: 1 p.m. Yes, 1, 1 p.m.

6 COMMISSIONER HARRIS: Okay. Thank you.

7 PRESIDENT DANIELS: If nothing else, we can
8 adjourn, and let me just do the roll call. Motion to
9 adjourn.

10 COMMISSIONER EDWARDS: Second.

11 PRESIDENT DANIELS: Properly moved and second.
12 All in favor.

13 Matt Hill -- Harris, Edwards.

14 COMMISSIONER EDWARDS: Aye.

15 PRESIDENT DANIELS: Catherine Stokes. Staci
16 Griffin.

17 COMMISSIONER GRIFFIN: Aye.

18 PRESIDENT DANIELS: Bree Jones.

19 Tisha Guthrie.

20 COMMISSIONER GUTHRIE: Aye.

21 PRESIDENT DANIELS: Anthony Williams.

1 PRESIDENT DANIELS: Okay. I'm so sorry.

2 UNIDENTIFIED SPEAKER: -- our thing, Kevin.

3 Totally fine.

4 PRESIDENT DANIELS: Okay. You came -- I
5 called, I did --

6 UNIDENTIFIED SPEAKER: Yes.

7 PRESIDENT DANIELS: -- call your name earlier,
8 Commissioner.

9 UNIDENTIFIED SPEAKER: I was a little late. I
10 joined at about 10 past the hour.

11 PRESIDENT DANIELS: Okay. Thank you everybody.
12 Motion carried. Good night. Please stay safe.

13 (Whereupon, at 7:11 p.m., on January 24, 2023,
14 the meeting was adjourned.)

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C E R T I F I C A T E

This is to certify that the foregoing
transcript in the matter of:

AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

BEFORE: Kevin Daniels, President

DATE: January 24, 2023

PLACE: Virtual

Represents the full and complete proceedings of the
aforementioned matter as reported and reduced to
typewriting by Free State Reporting, Inc.



Sean Becker
Reporter