

**AFFORDABLE HOUSING TRUST FUND COMMISSION
MEETING SUMMARY
February 27, 2024
6:00 PM – 8:00 PM**

Members Present: Kevin Daniels, Catherine Stokes, Amy McClain, Ramsey Harris, Bree Jones

Staff Present: Stephani Estrada-El - Program Manager, DHCD
Carolyn Watson – Community Aide, DHCD
Ebony Rector - Program Coordinator, DHCD
Krystle Word – Program Coordinator, DHCD
Brian Lasan – Public Information Officer, DHCD

1. Call to Order

The meeting was called to order at 6:21 p.m. by President Daniels.

2. Approval of the January 2024 Meeting Summary

President Daniels requested a motion to approve the January meeting summary. President Daniels motioned that the Commission adopt the January 2024 meeting summary and Commissioner Stokes seconded the motion. President Daniels called for a vote to adopt the January meeting summary. All other present Commissioners voted in favor and the motion carried.

3. City Agency Updates

Affordable Housing Trust Fund Program Manager, Stephani Estrada El, provided the following updates:

- a) Affordable Housing Trust Fund (AHTF) January's monthly revenue was \$501,206.96. Total revenue collected to date is \$78,925,760 and revenue for FY '24 is \$10,589,660. For FY '24 we have received 3,589,660 in tax revenue, and \$7 million for City's anticipated contribution.

- b) Project Status Updates:
 - total projects awarded: 49
 - due diligence: 35
 - grant agreements drafted to date: 28
 - under audit review: 21
 - approved: 20
 - BOE requested: 20
 - BOE approved: 19
 - Disbursed: 10

- c) NOFA Updates: New Construction NOFA, Rounds 1, 2, and 3, and 4 are in the middle of deal structuring, presenting agreements to BOE for approval, and preparing for settlement. Round 5: the NOFA opened February 2, 2024. DHCD will be making up to \$7 million available. One million of that money will be set aside for Community Land Trust Rental Projects. And the NOFA deadline is March 19th at 4 p.m.
- d) CLT Updates:
- CLT Single-Family Home Ownership NOFA, Round 1, 2, and 3, are in the middle of deal structuring. We're presenting agreements to BOE and preparing for settlement.
 - CLT Rental NOFA, Round 1, currently deal structuring.
 - The Operating NOFA, Round 1, all agreements have been approved by the BOE, and grantees are drawing down on the funds.
 - The Operating NOFA for Round 2, grant agreements have been drafted and being prepared to go to BOE.
 - CLT, Single-Family Homeownership NOFA, Round 4, is a rolling NOFA. It opened on June 30th. DHCD made up to 4 million available. Community Land Trust projects can request up to a million. The NOFA will run until June 30, 2024, or until the funds run out. If there are funds left, it will roll over to the next fiscal year. Two applications have been submitted, and SHARE Baltimore continues to work with CLTs to help with their submissions.
- e) Long-term Voucher: DHCD sent a draft of the RFP (requesting a consultant to help make a decision on what type of Long Term Voucher Program we will go with) to the Commission. DHCD and the Commission Workgroup met on February 22, 2024, to discuss possible changes and additions. The proposed issue date is April 1, 2024, or sooner.
- f) Commission Bylaws: The first draft of the Commission Bylaws have been sent to all Commissioners.

4. Inclusionary Housing

Inclusionary Housing legislation was passed on January 22, 2024. The bill was unanimously approved by the Baltimore City Council. The Inclusionary Housing Policy will go into effect 180 days from the date that the Mayor signs the bill into law.

5. Commissioner Nominations

Commissioner Nomination Updates: The Commission is still working with MOHS to identify a representative from the Continuum of Care, and I don't have any updates since the last one on that.

6. Public Comment

Debra Keller Greene and Domenika Ringold from Saint John A.M.E. Church were present and raised questions about the potential AHTF Long-term voucher program. Stephani Estrada-El provided additional insight on what both a project-based and a tenant-based program could look like. She also provided information about the Community Catalyst Grant, another DHCD

grant program.

7. **Other Business**

There was no additional business.

8. **Adjournment**

President Daniels conducted a roll call to adjourn the meeting. All present Commissioners were in favor of adjourning. President Daniels adjourned the meeting at 6:46 p.m.