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BALTIMORE CITY DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

(Webex)

Tuesday, July 13, 2021

BEFORE: DAVID BOWERS, President

MEMBERS PRESENT:

- MATT HILL
- SHANNON SNOW
- ILETHA JOYNES
- TISHA GUTHRIE
- VERNADINE KIMBALL
- CINDY TRUITT

Reported by:

Roland Thomas Bowman, III

1 Also Present:

2 JOHN MOBLEY, Program Manager, Affordable Housing Trust
Fund, DHCD

3 ALICE KENNEDY, Commissioner, DHCD

4 EBONY RECTOR, Project coordinator, Affordable Housing
5 Trust Fund, DHCD

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

7 STACY FREED, Senior Advisor to Chief Operations Officer,
8 DHCD

9 KATE EDWARDS, DHCD

10 KEVIN NASH, Public Information Officer

11 ANGELA WHITAKER, Director, Mayor's Office of Children and
Family Success

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1 PRESIDENT BOWERS: Ms. Joynes is present.

2 Thank you.

3 Ms. Vernadine Kimball. Ms. Vernadine Kimball.

4 I know you're on the line. Can you hear us?

5 MS. KIMBALL: Can you guys hear me? Because I
6 can't hear you.

7 PRESIDENT BOWERS: Yes, ma'am, we can hear you.
8 We see you're present now. Thank you. If you have some
9 other problems, let us know.

10 Cindy Truitt.

11 MS. TRUITT: Present.

12 PRESIDENT BOWERS: Thank you. Ms. Truitt is
13 present.

14 Shannon Snow.

15 COMMISSIONER SNOW: Present.

16 PRESIDENT BOWERS: Ms. Snow is present.

17 Ernst Valery. Ernst Valery is not present.

18 Tiara Watkins. Tiara Watkins is not present.

19 So we will move forward --

20 MS. KIMBALL: Hello?

21 PRESIDENT BOWERS: Yes. Ms. Kimball? I think

1 we may be -- we'll work with Ms. Kimball, and make sure
2 she'll be able to hear us, but we can hear Ms. Kimball.
3 Maybe if we can text her, let her know that she can be
4 heard, and see if we can work out to make sure she can
5 hear us.

6 I want to by way of just establishing the
7 meeting coming to order that we've been informed that we
8 require seven to have a quorum, and so we don't have
9 fully present quorum. We'll proceed with the meeting.
10 We're expecting another member to be joining us shortly.
11 But for informational purposes, we are, of course,
12 allowed to gather as we are here. So we'll move forward
13 in the meeting acknowledging that if we do get a seventh
14 member or more, we'll acknowledge that at the -- the
15 quorum.

16 With that noted, we will skip past the approval
17 of the May meeting minutes, and move straight into the
18 departmental updates.

19 So I'll turn it over to -- was someone trying
20 to say something?

21 MR. HILL: Yeah. I apologize, David. Before

1 we leave this topic, I'd appreciate getting a copy of
2 whatever analysis says we need seven members. I thought
3 it was a quorum of the active members of the Commission,
4 which would change things from being a quorum of a
5 majority of all the Commission positions. So if there's
6 some analysis to why we need a majority of all the
7 Commission positions even when those positions are no
8 longer filled because people have resigned, I'd really
9 like to see that.

10 PRESIDENT BOWERS: Yeah, absolutely. And we
11 were under a similar impression for awhile. And so
12 received today an update on that. So that certainly, I'm
13 sure, can be shared with all Commission Members. We're
14 trying to get some clarity on that as well.

15 MS. ESTRADA: David, Tisha is on the line.

16 PRESIDENT BOWERS: Ms. Tisha Guthrie, if you
17 could acknowledge your presence by saying here.

18 MS. GUTHRIE: Hello. Yes. Hello. I
19 apologize. I'm having some technical difficulties.

20 PRESIDENT BOWERS: Great. Thank you,
21 Ms. Guthrie. So we acknowledge Ms. Tisha Guthrie is

1 here. So with Ms. Guthrie, we do have seven members
2 present. So a quorum having been established.

3 So, actually, right before we get to the
4 departmental updates, since we do have a quorum present,
5 the approval of the May meeting minutes -- May meeting
6 summary. So members did receive that. Would ask if
7 folks have had an opportunity to look at the summary of
8 the May meeting? If there are any changes to be made,
9 please let us know. And if there aren't any changes, we
10 can certainly entertain a motion to accept those summary
11 notes.

12 MS. JOYNES: I'll make a motion to accept the
13 notes.

14 PRESIDENT BOWERS: Ms. Joynes has made a motion
15 to accept the May 2021 meeting summary notes.

16 Is there a second?

17 MS. GUTHRIE: This is Tisha Guthrie
18 (indiscernible).

19 PRESIDENT BOWERS: All right, Ms. Guthrie --
20 little echo there. Ms. Guthrie has seconded
21 (indiscernible) seconded to accept the meeting notes from

1 May 2021. Is there any discussion?

2 Okay. All in favor of accepting the May 2021
3 meeting summary notes, please indicate by saying aye.

4 COMMISSION MEMBERS: Ayes.

5 PRESIDENT BOWERS: Opposed nay.

6 No nays.

7 Any abstains, abstentions?

8 Okay. So the May 2021 meeting summary notes
9 have been approved.

10 So we'll move on to the departmental updates,
11 and turn it over to Department staff for general
12 departmental updates, and then we'll go after that into
13 deeper discussion on some of the issues outlined in the
14 agenda from DHCD on securing the federal resources as
15 well as the spending framework update.

16 So I'll turn it over to departmental staff.

17 MS. ESTRADA: Give me one minute, John. I'm
18 trying to pull it up.

19 MR. MOBLEY: Hello everybody. While we're
20 pulling up the presentation by the Affordable Housing
21 Trust Fund -- staff, the team that I work with. Thank

1 you for having me today. We're going to talk about where
2 we and, hopefully, give some good info. So bear with us
3 one second, and we'll start.

4 PRESIDENT BOWERS: And while that presentation
5 is coming up, just for the meeting minutes, John, do you
6 mind identifying yourself just for the record?

7 MR. MOBLEY: My name is John Mobley. I'm the
8 Affordable Housing Trust Fund Manager. And, yeah, that's
9 -- it's bringing it up right now.

10 PRESIDENT BOWERS: Great. Thank you.

11 MR. MOBLEY: Okay. So we're going to go over
12 the program update and revenue updates for through
13 May 2021. I know that maybe some of the questions would
14 say, well, where's the June data? Because this is now
15 July. However, the expenditures of the program usually
16 close around the 15th of the month, and we have actually
17 pushed this meeting to earlier in the month. So we don't
18 quite have that data yet, but we do have everything going
19 through May 2021, and at the next meeting we'll have June
20 info, and start to prepare for the year-end report.

21 What we're going to go over today, we're going

1 to talk about Trust Fund revenue. Then we're going to
2 talk about the expenditures. Going to talk about one
3 line item, previous line item in the community -- in the
4 Affordable Housing Trust Fund to begin with, which is the
5 Community Land Trust projects and NOFAs, and then we're
6 going to move on to the Affordable Housing Trust Fund,
7 and we'll end with the budget proposition possibly going
8 forward.

9 Next slide, please. All right. So revenue
10 collected to date is \$25,341,868 through the end of May
11 2021. You can see the breakdown of what we've received
12 by years far. Fiscal year ends at the end of -- ended at
13 June 30th, and began July 1st for the following year. So
14 right now, we're pushing into FY '22, but this is Fiscal
15 Year '21 that we're still talking about. So the end --
16 through the end of May with one month left to go. We
17 have far surpassed what we've received in Fiscal Year '20
18 at Fiscal Year '19 for the Affordable Housing Trust Fund.

19 Next slide, please. You can see the breakdown
20 by year, and by contributing one way here. And in the
21 next slide, you can see -- next slide, please. On the

1 next slide, you can see the breakdown in a pie chart
2 form. We can see that tax revenue what we've got by
3 comparison to the City of Baltimore contribution.

4 Next slide, please. Well, the good, the news
5 for -- through May 2021 is that it was a record month as
6 far as recording or recovering revenue. And it, even
7 though it had similar transaction numbers to April 2021,
8 which only left \$180,000, recovered \$3.1 million, little
9 bit more than that, as far as revenue. And the averages
10 were quite, quite high, and it was due to three or so or
11 a few quite large transactions that occurred, and I think
12 that information has been passed to the Commission
13 Members. So we can talk about the largest contributors.
14 But you can see, even though the volume of transactions
15 added to the pot was roughly the same in (indiscernible)
16 the amount that was deposited, recovered as a result of
17 these transactions was quite a bit higher, far higher
18 than we've had in other months prior.

19 Next slide, please. So this is to give some
20 scale by comparison to the last two years, July to May at
21 this point. We're isolating out -- I mean, we're just

1 showing each month. You can see the massive difference
2 that we recovered in one month in May 2021, which was far
3 higher than what we would have -- what we would normally
4 expect, especially by comparison to other months.

5 Next slide, please. What we normally expect is
6 about \$433,000 based on the revised projection average
7 per month. And we're getting \$3.1 million. That's
8 significantly higher, orders of magnitude higher than we
9 would have originally projected. So the amount that we
10 recovered as a result of that per year is much higher
11 than we would have expected through May, through May of
12 the current year -- of the -- of 2021. We would have
13 expected roughly about \$4.7 million, but we've recovered
14 \$9.2 million. So that's significantly more than we could
15 have predicted with the revised info.

16 Next slide, please. We can see the actual
17 commitments that have been made, and we can see the
18 amount that we have still left over as far as net
19 available, and the expenditures. So the expenditures
20 breakdown we can go over individually what goes into
21 that, but we can see that there's quite a bit of

1 commitments made, and there's been -- a massive amount
2 that was recovered. We haven't quite made the
3 commitments in order to catch up to that massive influx
4 of cash quite yet.

5 Next slide, please. Here, we did a breakdown
6 by the different line items that we have in the budget.
7 We can see where we have pandemic homelessness response,
8 new construction, rental, housing NOFAs (indiscernible)
9 Community Land Trust, senior housing (indiscernible), and
10 the administration expenditures. So when we talk about
11 where commitment and money has been -- so far.

12 Next slide, please. So the Community Land
13 Trust. We're going to move on to the NOFA, single-family
14 home ownership NOFA for the award winners. We are still
15 structuring some deals. We're presenting agreements to
16 the BOE for approval. That's what we've been doing.
17 Different projects move at different paces, and we're
18 working through getting those in front of the BOE funded,
19 and more cash out the door. That's what we're working on
20 now for round (indiscernible).

21 Next slide, please. So we've also talked about

1 or brought up last meeting Community Land Trust round
2 two, and although we had initially planned to have a
3 second NOFA out already, it's been delayed a little bit
4 due to some internal issues. And but we are hoping to
5 have a date soon. We can go into that further, if you
6 would like. But we are working on it I know right now.

7 Next slide. Inclusionary housing. We have a
8 consultant onboard. They've had (indiscernible)
9 development. The website for this has been updated with
10 a new intake form. Inclusionary board meeting that's
11 going to meet monthly on the third Wednesday of the
12 month. The next meeting is July 2021. When this is
13 posted online, you can use this link below in order to
14 access the website, and learn a little bit more about the
15 inclusionary housing program that's going on, the
16 Affordable Housing Trust Fund.

17 Next slide, please. So the new construction,
18 preservation (indiscernible) rental housing NOFAs. The
19 (indiscernible) deals trying to organize in order to get
20 the program to where it needs to be. So that way we can
21 fund the projects. And depending on the various

1 applicants or where they are and their needs of funding,
2 that's -- we're working through that, through those
3 issues. The round two is what we're going to talk a
4 little more about today. It was posted in January. It
5 was -- the deadline was in March. Received 16
6 applications for at the time was \$1.7 million. But after
7 discussions have allowed a \$2.7 million budget. And the
8 amount requested was \$8.5 million. So not everyone who
9 applied was able to get funded in this round. It was
10 very, very competitive. But out of the 16 applications,
11 we did the best that we could with all the scores.

12 We know that there was a 60-day extension that
13 was posted on the website, and we worked very hard to try
14 to get it -- to get within that extension. And here we
15 are today going to talk about the awardees, the awardees,
16 the awarded projects.

17 Next slide, please. So we, out of the 16
18 applications that were awarded in round two, we found
19 five we were able to award five projects. The NOFA
20 budget was \$2.7 million, but we awarded \$2.75 million.
21 Now, this \$50,000 increase was just so that way we could

1 fully fund all the projects, all five projects. And so
2 we're hoping that that's okay. We would, obviously, love
3 your insight. The total units proposed for development
4 is 141 with 94 units at 50 percent of AMI and 47 percent
5 -- 30 percent of AMI. The actual cost per unit is 19.5,
6 and you can see the projected leverages, 31.8 to 1.

7 The actual award winners are on the next slide.
8 The projects that have been awarded are the Beacon House
9 Square Rental, Beacon House (indiscernible) temporary.
10 GEDCO Harford House, Homes for America, and the Schreiber
11 Brothers Development Projects. You can see the
12 associated, the award amount that's been recommended to
13 fully fund each of the projects. And all applicants,
14 whether award winners in this round or not have been
15 notified via phone, and all applicants are encouraged to
16 reach out if they would like to set up a 30-minute
17 debriefing. We have many of the competitions that were
18 not awarded funds in this round have already reached out
19 in order to make sure that they get a 30-minute
20 debriefing. So my team and I are working to set up those
21 conversations.

1 Next slide, please. All right. So now we're
2 going to talk about the Affordable Housing Trust Fund
3 budget. We can see on the right side the original
4 proposed spending priorities. A little blurry on my
5 screen. So apologize for that. But you can see on the
6 left side what adjustments we were able to make Fiscal
7 Year '20 and Fiscal Year '21. Because of Covid, we had
8 to make some pretty significant changes and adjustments
9 to the original spending plan and budget.

10 With that being said, I believe now is the time
11 to hand it over to our Commission -- our leader, Alice
12 Kennedy.

13 COMMISSIONER KENNEDY: Hi. Good evening
14 everyone. I'm happy to be here with you tonight. So if
15 we could go to the next slide, I want to talk a little
16 bit about in terms of some of the projects on where we
17 are looking at the last six months of projection, and
18 mixed, and then kind of average in terms of where we
19 believe for tax recovery for Fiscal Year '22.

20 And next slide. And then as in previous
21 iterations of the Affordable Housing Trust Fund budget,

1 the Agency is putting this forth for a discussion with
2 the Commissioners, and hope that we can work through and
3 come to a consensus on being able to discuss and agree
4 upon what the spending plan could look like for Fiscal
5 Year '22 as we move into that next fiscal year.

6 The proposed budget options that we've put
7 forth for you this evening has a -- one area where we've
8 made some changes, and that is in reducing the Community
9 Land Trust by 10 percent in order to provide additional
10 support for new construction and preservation of existing
11 units, which when you add those two line items together,
12 the new construction and preservation of existing units,
13 we come out around 26.7 percent of the budget with
14 Community Land Trust still being the highest percentage
15 at 28.9 percent.

16 Given the number of applications that we've
17 seen come in for the new construction and preservation of
18 existing units NOFAs, we feel that the increase here
19 looking into Fiscal Year '22 will help us to be able to
20 provide support for a number of projects that we have not
21 been able to support in previous rounds, and help to move

1 forward with putting both new units into play as well as
2 preserving some of the existing units, which we know is
3 extremely important.

4 So I think for right now those are, like I
5 said, the two, three line items with the significant
6 changes. We've kind of maintained similar percentages,
7 if not the same percentages, for the Fiscal Year '22
8 budget option.

9 And would like to open this now for discussion
10 and hope that we can have a fruitful discussion at that,
11 and see what the Commission Members are thinking. And,
12 like I said, hoping that we can come to consensus to be
13 able to move forward with suggested as here or make
14 changes as agreed upon.

15 PRESIDENT BOWERS: Director Kennedy, thank you.
16 Just for the minutes, that was Director Alice Kennedy
17 speaking there.

18 And so the floor is open for Commission Members
19 for conversation on what's been presented. I saw two
20 proposals, requests, if you would. One, the last one
21 that was just talked about in terms of differences in the

1 framework, and then also for the \$50,000 (indiscernible)
2 piece. So floor is open for Commission Members.

3 COMMISSIONER KENNEDY: I was also going to ask
4 real quick if Stephanie, if -- it might be helpful, I
5 think, for the Commission Members, if they wanted to
6 still have the proposed Fiscal Year '22 spending plan on
7 the screen while we're having a discussion?

8 MS. ESTRADA: Oh, sure. Hold on. I'll put it
9 back.

10 PRESIDENT BOWERS: Any questions, comments,
11 thoughts, feedback from Members of the Commission? The
12 floor is open.

13 COMMISSIONER GUTHRIE: Yes. Thank you. This
14 is Commissioner Guthrie. And first I want to thank
15 Commissioner Mosby [sic], Mr. Mosby for his presentation.
16 Even though I'm not able to see it. Kind of hard for me
17 to keep trying. I'm sorry, Mobley. Gosh, I'm sorry. I
18 just want to, I want to make, I want to be clear that
19 Commissioner Kennedy has indicated that as we move
20 forward for next year's priorities we're talking about a
21 10 percent decrease increase to Land Trust?

1 COMMISSIONER KENNEDY: Correct. So
2 Commissioner Guthrie, what we were proposing, and this is
3 a proposal. This isn't anything that has been finalized
4 or determined. Was to take the percentage of the budget
5 for Fiscal Year '22 for Community Land Trust from 38.9
6 percent of the overall budget for Community Land Trust,
7 and of the overall budget for the Trust Fund projection
8 for Fiscal Year '22, and reduce that to 28.9 percent of
9 the budget for Fiscal Year '22, and move 5 percent of the
10 budget into new construction of new affordable housing
11 units, and 5 percent into the preservation of existing
12 housing units to help support being able to provide
13 funding support to the number of projects that we've seen
14 come. As Mr. Mobley had stated, I believe we had 18
15 applicants in this last round for new construction and
16 preservation of existing units. So we were able to
17 support five of those applications. And given the demand
18 that we're looking at for this next fiscal year, and
19 knowing the new construction of rental units, and
20 preservation of existing rental units that are needed
21 within the City, we were suggesting that we make this

1 shift in order to help meet that demand while still
2 leaving the Community Land Trust still would have the
3 highest percentage of support out of the overall budget
4 for Fiscal Year 22.

5 COMMISSIONER GUTHRIE: Okay. I appreciate the
6 clarification. I would -- I'm really disappointed to
7 hear that suggestion being that as we have seen in the
8 last few rounds of NOFAs that Community Land Trust also
9 are dealing with a -- we have more applicants than we
10 have funds. So people are being turned away based on us
11 not having enough funds. And as Community Land Trusts
12 around the nation that model rose, I do foresee Baltimore
13 actually following that trend.

14 That being said, there is also federal funding
15 that Baltimore will be seeing that we can allocate or
16 direct to the preservation and the builder, the
17 construction of affordable rentals. So I'm hoping that
18 we can coordinate with the Mayor and the various offices
19 and departments so that we don't need to actually cut the
20 allocations to Community Land Trust because we are --
21 we're talking about affordability. We're also talking

1 about racial equity. And racial equity and
2 (indiscernible) determination is a huge component of
3 Community Land Trust. I don't think that we at this
4 point in Baltimore's history have -- I don't think
5 there's much place for shifting any available funding
6 that we already have allocated to Community Land Trust in
7 a different direction. It's a model that has been proven
8 to be effective. It's a model that has been proven to
9 lend itself to building equity in communities, racial
10 equity, and redirecting land ownership back to the
11 community. So I'm really hoping that we can continue
12 that conversation, and find some other way to adequately
13 fund rental preservation and new construction.

14 COMMISSIONER KENNEDY: Thank you for those
15 comments, and I agree with all of the sentiments that you
16 put forth in terms of the importance of the Community
17 Land Trust, the place and role that they play in terms of
18 equity and generational wealth, and also the social
19 aspects and racial justice components to that.

20 I will say that -- and this kind of creeps into
21 a little bit on our next agenda item, but I think it's

1 appropriate for us to have these conversations all
2 together as it relates to the budget, but DHCD will be
3 submitting applications for ARPA funds through the
4 process that has been set forth by the Administration for
5 additional support for Community Land Trust as well as
6 additional support for new construction and preservation
7 of existing rental units. So we have that -- those
8 applications are in process now. There's like a multi-
9 step application process for those ARPA funds, for the
10 recovery funds, and we are putting in additional funds
11 for the Land Trust as well as the new construction and
12 preservation of existing units. We also are putting in
13 to support homeownership repair not just for seniors, but
14 also for legacy residents that may not be 65 years and
15 older, but are still low income, and legacy residents
16 that are in their house 15 years and older, and that also
17 is a focus on some of our legacy residents that are
18 within our middle neighborhoods within the City, which
19 helps support those lower income vulnerable residents as
20 well with maintaining their home, maintaining their
21 affordability, as well as increasing wealth building

1 capacity in the majority of black neighborhoods across
2 our middle neighborhoods.

3 So we are as an agency committed to finding
4 additional funds, and putting forth these applications to
5 the administration for additional support for these. So
6 we're not just putting in for new construction and
7 preservation. We are also putting in for additional
8 support for the Community Land Trust because we recognize
9 the importance of all three of those line items, and the
10 need across the City, not just to have new units come
11 onboard, preserve our existing rental units, and also
12 support the great work that the land trusts are doing
13 across the City.

14 PRESIDENT BOWERS: Thank you, Director. Thank
15 you, Ms. Guthrie.

16 Other thoughts, comments, concerns,
17 suggestions, issues, feedback that Commission Members
18 have on proposals that have been laid out.

19 COMMISSIONER SNOW: Yeah. This is Shannon
20 Snow. So, first, I'd really just like to take a moment,
21 and acknowledge the phenomenal May. I mean, \$3.1 million

1 is amazing. I can't believe that that was generated.
2 And I don't know that, unfortunately, it's not going to
3 be the norm. I don't think we have a lot of \$162 million
4 transfers happening of buildings in the City like
5 happened in May, but that's amazing.

6 So I just wanted to kind of acknowledge that
7 again.

8 So I have a couple questions. One is on
9 inclusionary housing. So why are Trust Fund dollars
10 being used for inclusionary housing, and what are they
11 being used for?

12 COMMISSIONER KENNEDY: So I know the original
13 line -- and this is actually a line item that we could
14 have further discussions about. But the inclusionary
15 housing line item, and the support that has provided
16 support for the current work that's being done around
17 evaluating the current inclusionary housing law, and then
18 looking at how best to move forward and what potential
19 changes could be to help support additional opportunities
20 for inclusionary housing for residents. So at the -- the
21 general kind of base definition or base description of

1 inclusionary housing is to be able to support -- to
2 support units that serve residents below 50 percent NMI
3 in housing developments, housing rental developments that
4 are primarily market rate developments, and market rate
5 projects across the City.

6 So if a developer is looking at a market rate
7 project, and they meet certain thresholds, they would
8 look to provide units at 60 percent -- at 50 percent AMI
9 or 30 percent AMI, and then in some instances there are
10 monetary supports provided to the developer to create
11 those units within the inclusionary -- to meet the
12 inclusionary housing requirements. So this line item
13 would -- historically, the City has not had or the
14 funding sources to be able to support the subsidy for
15 those developments to have those units be created. And
16 this line item would provide funding support for those
17 subsidized units to be created under the inclusionary
18 housing -- under the inclusionary housing law.

19 COMMISSIONER SNOW: Yeah. So, I guess, I would
20 -- I mean, I know that we put money into it last year,
21 and my understanding that was to hire a consultant to

1 help review it because it has not been an effective
2 program, and hasn't worked as the law was written. And
3 so, I guess, I would be inclined -- I would hope that the
4 work of that consultant would have ended up in there
5 being a push to rewrite the law because I know that was
6 discussed before, and that's really what needs to happen.
7 The way it's written now, it's not going to work. So
8 instead of us continuing to put money from the Trust Fund
9 into that, I would personally not want to see that. I
10 think that there was an initial pot of money that went to
11 pay the consultant. I think that then now the
12 inclusionary housing board and the consultant can kind of
13 move forward. And I think it's pretty clear that law
14 needs to be rewritten. So using Trust Fund money that I
15 think could be used elsewhere, I would advocate for that
16 not to go there. I think that that can be -- there is a
17 path for that particular tool for affordable housing, and
18 I don't think it needs Trust Fund money. So that's just
19 -- I'm just putting out there as my opinion on that one.

20 COMMISSIONER KENNEDY: And I --

21 COMMISSIONER SNOW: Sorry. Sorry. Go ahead.

1 COMMISSIONER KENNEDY: No, I was going to say I
2 think I -- as Acting Commissioner -- staff, we can
3 evaluate that, and I could see us looking to move for
4 this spending plan for Fiscal Year '22 while we are still
5 working through with the consultant in terms of what --
6 we aren't yet to the point with the work with the
7 consultant in terms of coming up with what the next steps
8 will be in terms of how to better the inclusionary
9 housing law within the City. But I could see us for
10 Fiscal Year '22 making an adjustment on that line item,
11 and then that could also open the door for us to take
12 some of those funds, and move them back into or up into -
13 - not back into, but move them -- some of those if not
14 all. I'd want to just make sure that we were covered in
15 case there was an additional expense that occurred on the
16 consultant. So we might suggest to keep a portion of
17 that line item in, but then we could move some of that.
18 Because right now I'm showing at 604,338. But we could
19 move as a suggestion to put forth move 500 or 1,000 of
20 that into the Community Land Trust, which would increase
21 that percentage. So that is one possible change that we

1 could have, and I think we would be open to that.

2 COMMISSIONER SNOW: Yeah. I appreciate that
3 thought. I just had one other thing, and then I will
4 step back. So the rent supplement. I don't believe
5 there's been any movement on that this past fiscal year
6 for the money that was allocated. And I see there is,
7 again, money put towards it for next year. So I'm
8 wondering what the plan is for looking forward on
9 actually getting a rent supplement in place. I think
10 there are some things in the budget like the senior home
11 repair that we put, I think, it was three million into
12 that -- is that -- does that need to be refunded this
13 year with more money this year or is that enough to get
14 it through the next year, and can we put more money into
15 the rent supplement or? I guess I want to get a better
16 handle. I feel like rent supplement is kind of one of
17 the only line items where we didn't see anything happen
18 this year. And so just getting a sense of what's going
19 on with that?

20 COMMISSIONER KENNEDY: Yes. So that is one of
21 the line items that has not had any movement, but we are

1 actively developing a proposal to bring forth to the
2 Trust Fund for discussion around a rent supplement
3 program that would support a program that we are working
4 on in partnership with the City school system and DHCD to
5 create housing units to support homeless or housing
6 unstable families so that we can stabilize families with
7 housing options, and also help support those families
8 with elementary school aged children to have a stabilized
9 home environment, which we know will better their
10 educational outcomes, and then also have wrap-around case
11 management support. The program we -- acronym that we
12 have is called SCHR, and this is a program that we have
13 been working on as a pilot with UPD Consulting, who had
14 received a grant from Fannie Mae to start the work. It's
15 SCHR stands for School Centered Housing Response Model,
16 and that proposes basically looking at partnership
17 between schools, school community, and housing
18 organizations so that we can help to intervene as early
19 as possible, and connect families to affordable housing.
20 And knowing, like I said, that we also have that
21 connection for students, who can benefit both emotionally

1 and educationally by reducing their housing instability.

2 And we are putting forth a proposal for rent
3 supplement from the Trust Fund that would help support
4 the rent supplement needed for those families in the
5 pilot, which the first pilot is looking to serve
6 9 families around 3 different -- 3 schools, 3 families
7 per school, total of 9 families with support. And that
8 also includes we're working through with case management
9 and wrap-around services, and as well as the acquisition
10 and rehab of properties to support those families. So we
11 do -- we are working to bring that to the Trust Fund. I
12 know that that is one of the kind of line items that
13 hasn't had a significant amount of movement, but we've
14 been putting other pieces and parts of that white paper
15 and model together, and most recently in, like, the last
16 four months, have been working on the capital side to
17 support that budget. We have a pretty good handle on the
18 capital side with some support from CDBG for the program.
19 We have -- we believe that we're going to be successful
20 in obtaining some foundation support for the capital
21 side. And the last piece of the puzzle would be the rent

1 supplement to help that program come to fruition. So you
2 could anticipate that we would have an outline of how
3 that would work coming to the Commission at the next
4 meeting.

5 PRESIDENT BOWERS: Thank you.

6 COMMISSIONER SNOW: (Indiscernible) to hear.

7 COMMISSIONER KENNEDY: And then I would say too
8 the comment on the senior home repair, there is, as
9 stated in I think previous meetings, there definitely is
10 a need, a significant need for senior home repair. I
11 think one of the things that we've been able to do and
12 work through nicely between the Agency and the Commission
13 is make some line item adjustment as needed throughout
14 the year. If we end up having a surplus of funds come in
15 or see that something doesn't make sense, we can
16 definitely move items for a line item if we see that
17 there is an opportunity to move additional funds into
18 that senior home repair. And if the rent supplement
19 comes out to us not needing for the pilot program to have
20 to utilize all of the funds that we have between the --
21 the previous spending plan and this spending plan, we can

1 also make adjustments after we've evaluated where we are
2 with that proposal.

3 PRESIDENT BOWERS: Thank you, much.

4 Other thoughts from Commissioners?

5 COMMISSIONER GUTHRIE: Yes. This is
6 Commissioner Guthrie. Thank you, Ms. Kennedy. I really
7 appreciate your feedback. And I'd like to bounce back to
8 the comment or issue that Commissioner Snow brought up
9 with regard to the inclusionary housing. I really would
10 have to agree that investing the Trust Fund money in
11 inclusionary housing is kind of suspect to me. I think
12 we could use our money in a better manner. And
13 especially being a renter, and having been on the market
14 as of late, I can tell you that there are plenty of
15 developments that are deemed or that have taken
16 inclusionary funds, and they keep it on the hush. And
17 I'm suggesting that even if we do continue to fund that
18 there be post-construction and post-allocation oversight,
19 and requisites, prerequisites that are mandated by -- if
20 they are to receive funding. Such as there needs to be
21 outreach to the community to educate or inform that this

1 is definitely inclusionary housing, and not kind of if
2 you find out, then sure, you're welcome here, but really
3 not. Because that is if you go around and through
4 Baltimore, there's more -- there are more and more
5 developers and development, and they may be getting
6 money, but they're not really willing. They're not
7 anxious to rent to a certain ilk of residents. Even if
8 you look at the construction, I'm not sure who is
9 overseeing it, but they're not even accessible. There's
10 a brand new construction on Shorter Street, and if you
11 are, if you are individual using a wheelchair, you have
12 to wait for someone to open the door. And this is a
13 brand new building; two brand new buildings. And that's
14 unacceptable.

15 So I really think that we could use our money
16 in a better way, and especially when we're talking about
17 these are big developments, and they're popping up in
18 communities where they were originally -- there were
19 originally homes, single-family homes. And housing is
20 definitely not a landscape where we want to introduce the
21 idea or the reality of too big (indiscernible) where we

1 have developers picking properties, and probably
2 affordable or so-called affordable for a certain period
3 of time, but then after that time lapses you're talking
4 about market rent. And, thus, you have a community where
5 there's no longer any place for you. And developers
6 fail. And then what happens? We see that right now in
7 Baltimore County with huge lots where there was a Sam's
8 and there was -- I mean, I know it's commercial, but just
9 as example, a Sam's and a Wal-Mart. Nothing there now.
10 So people don't have a resource for groceries, and they
11 don't -- and there's a huge (indiscernible). So just
12 kind of translate that to housing, and we're looking for
13 disaster. So, again, this is another example where
14 putting our money in Community Land Trust is idea where
15 the community is shaping what the community looks like
16 where the land is being returned to the community and
17 homeownership is being promoted and nurtured.

18 COMMISSIONER KENNEDY: So Commissioner Guthrie,
19 I appreciate those comments. I will say it's my
20 understanding, and I would ask Stacy Freed, who has a
21 significant amount of lead on some of the history around

1 the inclusionary housing to step in if I misstate
2 something at this point. But I do want to put forth that
3 historically the City of Baltimore has not been funding
4 inclusionary housing units because the funds -- the
5 funding for the subsidy has not existed. We are actually
6 just now, and I think at one of the most, most recent
7 inclusionary housing meetings that was called was because
8 we had an applicant come in. We're going to be creating
9 and providing subsidy for inclusionary units, I think, on
10 some of the first units that the City has financially
11 subsidized and supported to create those inclusionary
12 units in several years.

13 So I do think this is an important topic as we
14 move forward with the inclusionary housing consultant,
15 and as we're looking to see where we feel that
16 inclusionary housing law will move as we think about
17 options, and what and how that will look like in the
18 future as we move forward through that.

19 I would say that I think it would be important
20 for us too as DHCD to provide information to the
21 commissioners to the Housing Trust Fund Commissioners in

1 terms of an outline of an understanding of inclusionary
2 housing projects that have been subsidized by the City
3 under the existing inclusionary housing law going back to
4 the beginning of the inclusionary housing law so that you
5 all have some of that information as well to kind of see
6 where those units were financially subsidized. It is not
7 a large number of units because the funding has not been
8 in place in order to subsidize those.

9 So I'd say let's look at providing the
10 Commission Members with an outline of the inclusionary
11 housing units that the City has subsidized on the
12 projects in the past, and definitely take into
13 consideration the comments as it relates to that line
14 item. And I think that that is definitely open for us to
15 look at switching and changing as we work through these
16 updates to the inclusionary housing law. So I think one
17 of the options on the table for that line item is taking
18 it from the \$600,000 mark down to 500, and then moving
19 -- I mean, down to 100,000, and moving that 500,000 into
20 the Community Land Trust line item.

21 COMMISSIONER GUTHRIE: Commissioner Kennedy,

1 that information would be so welcome. I would really
2 appreciate that, and I'm sure the other commissioners
3 would too. Thank you so much.

4 PRESIDENT BOWERS: Matt Hill, I think I --
5 Ms. Kimball, were you trying to make a comment,
6 Ms. Kimball?

7 MS. KIMBALL: Yes. I wanted to ask a question,
8 but I raised my hand, the box (indiscernible).

9 PRESIDENT BOWERS: That's fine. Yes, ma'am,
10 you can go ahead, and then we'll go to Matt Hill after
11 Ms. Kimball. Go ahead, Ms. Kimball.

12 MS. KIMBALL: I want to know before you take
13 money out of different buckets that we supposed to have
14 funding in, why don't we just ask -- go for private funds
15 just to add money onto the affordable housing? Why can't
16 we do that?

17 COMMISSIONER KENNEDY: That is definitely
18 something that we are looking at. I've had a
19 conversation with a potential not -- philanthropist.
20 He's not a potential philanthropist. He is a
21 philanthropist. And as recently as last week, I've had a

1 conversation with him, and he is interested in
2 potentially creating an affordable housing endowment.
3 Like I said, we are also looking at the federal funds
4 through ARPA to support the line items within the
5 spending plan. And my approach to the spending plan with
6 the Trust Fund and with the Commission is that the
7 spending plan priorities were created in the original
8 line items. It's also something, I think, that we need
9 to be nimble and fluid with the spending plan line items
10 as well because there is something that may come up in
11 the future that we do want to shift Trust Fund monies
12 into, and also potentially seek different thought
13 processes or ideas come to fruition.

14 I know one of the items that I'd like to look
15 at for the spending plan in conversation with the Trust
16 Fund Commissioners for Fiscal Year '23 would be looking
17 at additional affordable home ownership opportunity for
18 additional affordable home ownership funding support that
19 would complement the work of the Land Trust, and find
20 other ways to support homeownership outcomes that are
21 affordable for our residents, and potentially have

1 another -- a different line item for affordable home
2 ownership that complements the work of the Land Trust to
3 have better outcomes, and create additional generational
4 wealth and additional black wealth within the City, and
5 open those doors.

6 So I do just want to put forth that while we
7 have the spending line items created it's my
8 understanding that those spending line items, the
9 specific line items may change year-to-year depending
10 upon the needs that we face in our city, and what we see
11 are priorities. That does not mean that we are not on a
12 regular basis always searching for additional ways to
13 fund affordable housing, and to create outcomes within
14 our city, whether or not that be through private, public
15 or philanthropic additional funds.

16 COMMISSIONER KIMBALL:: Thank you so much. I
17 have another question as well. For the senior bucket,
18 how would a senior get with people about having repairs
19 done to their homes, like the porch fell down? How --

20 COMMISSIONER KENNEDY: So --

21 COMMISSIONER KIMBALL:: -- somebody doing

1 something like that.

2 COMMISSIONER KENNEDY: So we have a program
3 specifically. It's called Housing Upgrades to Benefit
4 Seniors. And the Department of Housing and Community
5 Development, Office of Rehabilitation Services, partners
6 with the hub's nonprofit organizations to help provide
7 those repairs. Everything from a porch falling down to a
8 furnace that's broken to a leaky roof that needs to be
9 replaced. And we have an application portal. I'm going
10 to ask if someone from the staff can put up the Light
11 Intake and Assessment Unit within the Homeownership and
12 Housing Preservation Division where applications and the
13 phone number, the 396-3123 phone number, for Light Intake
14 and Assessment Unit. So we do have an application
15 process that is open. And we often work with community
16 members and as well as residents, also faith-based
17 organizations, community organizations, as well as other
18 residents that have received assistance through the City
19 or through hubs to help spread the word. And we have a
20 significant amount of applications that come in on a
21 regular basis. I think most recently as of the end of

1 May there were -- we had just around a backlog of 500
2 applications from residents that were 65 years and older
3 needing repair assistance. So the \$3 million in the
4 previous year's spending plan is helping to support those
5 residents that were on the backlog. And the great news
6 is too, and I know this was shared at the last Trust Fund
7 Commission, that we were able to take that \$3 million,
8 and leverage it with our outside organizations to unlock
9 additional funding from the Weinberg Foundation as well
10 as the Keswick Foundation to create a pool of money right
11 now, over \$9 million to support senior home repair. And,
12 unfortunately, while that is excellent news, it's a great
13 way to take Trust Fund money and leverage it for a
14 greater outcome. It still does not meet the need that we
15 have in the City, which is similar to not meeting
16 necessarily the need that we have for affordable rental
17 units as well as preservation of those rental units, and
18 also the need that we have for creating affordable home
19 ownership opportunities for our City as well.

20 MR. MOBLEY: Just to add on to that, the
21 Affordable Housing Trust Fund dollars are allowed to go

1 for people 55 plus as we have currently. So it's even
2 better. We can even reach out to help more to assist.

3 UNIDENTIFIED SPEAKER: And, Alice, we just
4 posted the link to the web page that folks are seeing,
5 and to the application portal.

6 (Simultaneous comments.)

7 PRESIDENT BOWERS: One comment before we go to
8 Commissioner Hill. Just to pick up -- thank you,
9 Ms. Kimball. Appreciate that. And just to pick up on a
10 point that was made by Commissioner Kennedy, the notion
11 that the Commission has talked about and had guests to
12 come in to talk about leveraging the dollars that are in
13 the Trust Fund. So I do think that actually even in the
14 future finding additional -- getting more information
15 about how that -- that's exciting to hear three million
16 leveraged more from private foundations, but we want to
17 look, I think, for more examples and opportunities to do
18 that. It's exciting to hear Commissioner Kennedy talk
19 about conversations going on in real time with other
20 potential investors, funders, who may leverage this. So
21 I think it's great for us to continue to think about how

1 the Trust Fund dollars can leverage other dollars, and
2 building upon conversations we've had here.

3 Commissioner Matt Hill.

4 COMMISSIONER HILL: Yes, hi. So first, I just
5 want to thank DHCD, Commissioner Kennedy, Mr. Mobley, all
6 the hard working members. I mean, you're dealing with
7 the economic fallout and how they fall out of Covid-19,
8 and working through numerous proposals for ARPA funding,
9 and trying to move forward with this Affordable Housing
10 Trust Fund. So I appreciate all the work that goes into
11 this. I know it is a list. I'll start by -- I'll echo
12 the comments of Shannon and Tisha regarding the
13 inclusionary housing piece. My understanding when the
14 proposal was developed a year or two ago was that we wait
15 to see what the -- I mean, the consultant was supposed to
16 have delivered a report before now. At least in the
17 original vision for how all this would go down.

18 And then there would be greater certainty
19 around how money would be spent. So how much money is
20 going to be paid per unit? What are the priorities for
21 income levels for those units? What's the administrative

1 process for overseeing the monitoring of those affordable
2 units? Will the law be change as Shannon was suggesting?
3 Are these going to be administered? So I think the idea
4 was originally that before we're going to spend
5 additional money, we're going to see what happens with
6 the consultant, and kind of standardizing this process.
7 So just for that historical background.

8 And I support inclusionary housing, but I don't
9 support putting any more money into the program until
10 there are some sort of set guidelines so it's not all ad
11 hoc or there's a change in the law that would make the
12 dollars more effective.

13 Question on flexible funds. I saw that's a
14 \$600,000 allocation. My memory is that ultimately when
15 we revised the -- 2021 plan, that that was zeroed out
16 because of all the competing priorities, and the lack of
17 revenue that the Trust Fund originally projected.

18 What's the thinking behind the flexible funds
19 coming back into the picture?

20 COMMISSIONER KENNEDY: So I think one thing,
21 Matt,

1 Mr. Hill, that I'd like to -- one thing I do want to say.
2 I think that we all are understanding, and from an agency
3 standpoint of adjusting that inclusionary housing line
4 item. Especially given where we are with the process,
5 and the consultant and so forth. Inclusionary housing is
6 mentioned very clearly within the Affordable Housing
7 Trust Fund charter language. And there but at the same
8 time recognizing that we are in this process of kind of
9 evaluating where we are, and how are we going to do that
10 in the future? So I think that we are 100 percent as of
11 this moment that we will go back, and adjust that line
12 item.

13 I would say that just in case something pops
14 up, we may keep, like I said, 100,000 in, in case
15 something comes out of the consultant process where we
16 need to subsidize that for anything else as we work
17 through this process. But we can definitely then move
18 that 500. And based on the feedback this evening, I
19 think it is appropriate to move that 500 into the
20 Community Land Trust.

21 The second option that I would put on the table

1 is to take it and move either into the Community Land
2 Trust or also into the senior home repair, knowing that
3 both of those have significant need.

4 In terms of the flexible funding, that is
5 something in terms of our experience, and even my short
6 time and experience as being in the role of Acting
7 Commissioner, having some money to help support a
8 project, there are affordable housing projects that
9 haven't lined up directly with the timing of the NOFAs,
10 whether or not that be Community Land Trust, whether or
11 not that be a rental either preservation or -- of
12 existing units or also with another form of potentially
13 affordable homeownership projects that exist where we
14 want to provide affordable homeownership to residents
15 that are below 50 percent of 30 percent AMI. And we've
16 definitely had some things come across my desk, and come
17 into the Agency where the timing just hasn't lined up
18 directly with those NOFAs, but they are really good
19 projects, and being able to have some flexible money to
20 put forth to support those projects in that moment can
21 help bring affordable units, whether or not they be home

1 ownership or rental, which the trust fund has been forth
2 to support both rental and home ownership, allow us to
3 bring forth those units as fast as possible. Because at
4 most times, the City money when you're looking at
5 building capital stacks for these projects, the City
6 money is going to be sometimes the last money in. Or in
7 some innovative new projects, which at one point the land
8 trusts were considered to be innovative and new, but also
9 some of the new affordable homeownership work that isn't
10 in a land trust bucket also is somewhat considered to be
11 innovative and new for us in the City. Having that
12 flexible money is extremely important to help those
13 projects move forward.

14 It is a small modest amount compared to the
15 entire budget, and that is why I put that forth for
16 consideration and discussion for us.

17 COMMISSIONER HILL: Yeah. I appreciate that.
18 And one way to address the problem of projects coming in
19 that don't align with the timing of the NOFAs, I think
20 that we've talked a little bit before, but it was a lot
21 in the past, was having some sort of rolling NOFA. I

1 know Shannon spoken, spoken to that a little bit. I
2 think that's one way you could address that particular
3 issue because I do understand that, and do agree. I do
4 think it's a concern to cut the Community Land Trust
5 budget, and still maintain that flexible funds given just
6 the revenue decline that we've seen from the original
7 projection, which was 13 million for the tax revenue, and
8 it's coming in more around 8 or 9 million a year. There
9 were certain commitments and promises made around the
10 Community Land Trust budget piece of this. And I think
11 if we're going to look for cuts because of that revenue
12 decline, we may want to look at the flexible funds piece
13 in my opinion.

14 I think for the Community Land Trust in
15 general, I think saying that we're going to cut this
16 particular slice of the budget when there is a
17 demonstrated need for those funds for Community Land
18 Trust is really difficult given the -- just the history
19 here of the folks who were behind the fund the trust
20 movement, that tax, the work that was done to do the
21 ballot initiative, to do the legislative work. I mean, a

1 lot of those folks who were a real driving force, it was
2 a broad coalition with many different people. But really
3 the Land Trust folks were a central figure, and it was
4 because of that community control. It was because of the
5 opportunity to build equity. And so I think before we
6 look to cut a budget line where there is a demonstrated
7 need, we should think about all options. And so I think
8 the flexible funding, I'll put that on the table as
9 something to think about further.

10 For the rental housing piece, I want to go back
11 to two points. One, I noticed that the Beacon Homes or
12 Beacon House project part of it was for rental housing,
13 but then the other half of it was listed for temporary.
14 Could someone explain the difference between those two
15 things? Are we talking about temporary housing? Is this
16 like you're in one month, and you're out the next?

17 The application for temporary housing it was a
18 much more temporary solution (indiscernible) the
19 designed, the (indiscernible) name of the, of the
20 project. But, yes, it's a much more temporary solution,
21 and we can go into the details of that like offline about

1 exactly what the project is, and we can give a better
2 description.

3 COMMISSIONER HILL: Yeah. I'd appreciate that.
4 And I brought that up before, and I think that it would
5 be helpful to understand for the first couple awards of
6 the Rental Housing NOFA and for the Community Land Trust
7 NOFA, what were the points that were awarded for the
8 different categories? So we can see how these points are
9 playing out in effect, right. We create these point
10 systems, but how does it actually impact these projects?
11 I'll be honest. I never understood that temporary
12 housing -- at least the one I'm familiar with is
13 Frederick Rosemont House down at Beans and Bread. You
14 can stay there for, I think, it's up to three months. I
15 can't remember. It's been awhile since I worked there.
16 But then you're out.

17 So I thought that we were doing actual rental
18 housing not kind of temporary shelter. And so I'm a
19 little bit, I'm a little concerned that I guess the NOFA
20 wasn't drafted in a way that would be clear that this is
21 about rental housing. Because my understanding of best

1 practices is that as a nation we're moving toward less
2 emphasis on temporary shelter, more emphasis on permanent
3 housing solution. And so the reason I'm bringing that
4 up, and A, I'd like to know the details on how these
5 break out. I'd like to understand this temporary housing
6 piece. I'd like to understand -- I know this is coming
7 up next, but more about the federal funding. And so to
8 take the idea of increasing funding for rental housing in
9 context of I understand Commissioner Kennedy you're
10 saying that there's going to be money in there for
11 Community Land Trust as well, but what's the scale? My
12 guess is, and I don't know, but that most of the money
13 being requested is for rental housing. Maybe I'm wrong
14 about that. But if that's the case, then maybe that
15 places some important context around decisions with
16 Affordable Housing Trust Fund money. My only point is
17 the two things intersect. And so I think to make
18 decisions we really need to understand more about A, how
19 these NOFAs are playing out, whether temporary housing is
20 included, which I'm not entirely clear about, and then
21 how the federal funding plays out. Again, before we

1 (indiscernible) Community Land Trust budget.

2 COMMISSIONER KENNEDY: So one thing,
3 Commissioner Hill, I want to put forth, is that
4 unfortunately the federal funding will not -- I don't
5 think will line up well with us making a decision on this
6 year's spending priorities for the Trust Fund. We won't
7 have an idea of what will be funded from the ARPA funds,
8 I think, based on the process that's put -- been put
9 forth, and the applications that are going in. I don't
10 believe that the Agency will have an understanding of
11 what amounts and what projects will be funded until the
12 October-November timeframe. I could be wrong about that,
13 but based on how the process is. So we've completed
14 parts of the initial application process. Then there's
15 an additional portal that is opening that we will be able
16 to submit applications into. There's a review committee
17 put forth for those applications scoring all the
18 applications across the entire city agencies on a scoring
19 rubric of 100 points. Those then are applicants that
20 score and in the range that -- I forget what the cutoff
21 rate, if it's like you score over 65 points or 70. I

1 don't remember the exact number at this point. You're
2 then -- then you're offered the opportunity to create
3 additional proposal information, and answer additional
4 questions, and put those forth for then final
5 consideration by the Office of Recovery Programs. And
6 then once the Office of Recovery Programs kind of gives
7 the final go-ahead, say that they're in agreement with
8 this next level of, like, the proposal on the budgetary
9 side, then that goes up to the Mayor's office for final
10 decisions.

11 So while we are putting forth, I think, we have
12 around four million in for right to counsel that we're
13 putting in. I have to check on the numbers, but I
14 believe we are thinking around an additional five to six
15 million for Community Land Trust. And then around a
16 \$10 million mark for some of the rental housing pieces.

17 We've also talked about doing an additional 10
18 million for Community Land Trust, and also rental and
19 home subsidy. I understand the need on the Community
20 Land Trust. I am 100 percent supportive of the Community
21 Land Trust, and supportive of those issues. I'm also

1 cognizant of the issues that we discussed even as
2 recently as today at the City Council hearing on one of
3 the issues that our tenants face that are low income
4 vulnerable residents who are renters is there is nowhere
5 for them to go because we have a shortage of affordable
6 rental units as well as preservation of those units in
7 the city as well.

8 And it's difficult because we have a lot of
9 need in a lot of different areas for both affordable
10 homeownership, which 100 percent we know that affordable
11 homeownership and homeownership can stabilize families
12 and create opportunities that are not in existence for
13 our black and brown families and our most vulnerable
14 residents across the city. We know that affordable
15 homeownership and homeownership can change the trajectory
16 of those lives, and start to redress the issues that have
17 been put forth in the city with historic redlining and
18 racial and segregation and institutional racism as it
19 plays. At the same time, we also know that homeownership
20 is not for everyone. Not everyone wants to be a
21 homeowner even in the most vulnerable categories.

1 Understanding what and how that can change, and what
2 opportunities that can bring for them and their families
3 and their children and grandchildren and their future.
4 And we still have a shortage of those rental units.

5 So it is difficult because we -- the last
6 Community Land Trust NOFA we had I think out of the total
7 we had six applicants, and one of the -- we weren't able
8 to fund one of the applicants, if my memory serves me.
9 We had 18 applicants for the rental new construction and
10 afford -- and preservation.

11 MR. MOBLEY: 16.

12 COMMISSIONER KENNEDY: 16 applicants. And we
13 were able to fund 5 out of those 16. The demand is great
14 across the board for all options of homeownership and
15 rental across the city, and trying to find that balance
16 of how to support everything to be able to get out funds
17 wherever we need to be. And affordable housing it's a
18 priority for us as the Agency and so forth and trying to
19 find those balances. Unfortunately, like I said, at this
20 point I just don't know, and think that the timing can
21 line up, and we can make adjustments to the line items as

1 we move forward. We are hoping as an agency to be able
2 to have something so we can at least get started on some
3 of the pieces and make some changes as we see.

4 I think tonight definitely what I'm hearing,
5 and I can get behind this, and we can make these changes,
6 is to move the 500,000 from the inclusionary housing line
7 item, and also then move the 500 and some thousand -- I'm
8 forgetting the exact number now that it's not up on the
9 screen -- from the flexible spending line item, and put
10 that million, which would be over a million dollars, and
11 move that into the Land Trust, which would increase that
12 percentage. So it wouldn't be -- I don't know the exact
13 change. I would count on Mr. Mobley to help with some of
14 that exact percentage change, but it would help create
15 change so it wasn't a 10 percent decrease in that line
16 item. And --

17 MR. MOBLEY: Sorry about that.

18 COMMISSIONER KENNEDY: Go ahead, John.

19 MR. MOBLEY: I thought that you were done.

20 Please continue.

21 COMMISSIONER KENNEDY: No. And then if we also

1 -- those are the two immediate changes that we can make.
2 I believe that makes sense. And then something else that
3 we can look at too is instead of maybe a 10 percent from
4 where we were at the beginning, maybe take it with a
5 small slight 5 percent decrease, and put 2-1/2 and 2-1/2
6 percent into the -- on the rental side to help get
7 additional funds there is an option. I'm just trying to
8 create some balance so that we can try to meet the needs
9 of all residents within the city because we have such
10 great needs.

11 COMMISSIONER HILL: Absolutely. And I am not
12 -- I do not want to be in your position because trying to
13 balance all those needs seems absolutely impossible. So
14 I really appreciate this exchange, and hope we can
15 continue the conversation.

16 MR. MOBLEY: So real quickly. Because of my
17 amazing team, Stephani Estrada, and Ebony Rector and
18 Carolyn Watson, they corrected me, and they wanted to
19 make sure that I was aware that -- and was able to say to
20 you all that the Beacon House project for temporary
21 housing it allows for a transition to permanent housing.

1 So even it's not a just transitional spot, temporary
2 housing spot where you just are in and out after a couple
3 of months like in other ways. It actually has a longer
4 term rental effect. And we can, like I said before, we
5 can go ahead and discuss more details about it going
6 forward. So just they help me out so very much. So
7 thank you team.

8 PRESIDENT BOWERS: Thank you to the team.

9 I want to do a time check here. We're at 7:20,
10 and we've allowed some extra time here because this is
11 such an important topic, obviously. So we didn't want to
12 rush this conversation, and really appreciate Acting
13 Commissioner Kennedy being here, and her time and
14 feedback and the dialog with her and the entire staff.

15 Commissioner Kennedy, I want to ask this
16 question in terms of process, and where do we go from
17 here, and I know we still want to -- you've been able to
18 intersperse some of the updates on the federal spending.
19 But in case there's anything else that you wanted to say
20 there, we'll make a moment for that. But before we do,
21 on the framework, you've kind of summarized what you were

1 hearing as some potential changes that can be made in the
2 framework. Are you thinking from a timing standpoint and
3 in terms of input, feedback -- you've gotten feedback
4 tonight from the Commission, is there any sort of
5 affirmative kind of vote of affirmation that you are
6 looking for from the Commission that would need to
7 perhaps happen at our next meeting after the Department
8 is able to digest what you've heard here tonight, come
9 back with some updated recommendations. There could, if
10 it's helpful also in the interim, we do have a working
11 group subset of the Commission, which could meet with
12 departmental staff, and before the next meeting go over
13 what you all are thinking are kind of updated, updated
14 ideas based on the feedback you've gotten today. So that
15 by the time we come back to the next full meeting, public
16 meeting, where a vote could be had that could happen.
17 Does that seem to make sense as a trajectory going
18 forward?

19 COMMISSIONER KENNEDY: That absolutely makes
20 sense. And I think I've offered and had within the
21 conversation this evening some clear areas were I think

1 we can all come to consensus on this, and continue in
2 spirit of having these dialogues, and having the spending
3 plan be a point of dialog and mutual understanding and
4 consensus building. So we will go back, make some
5 adjustments. I anticipate that we could also just
6 circulate to the Commission Members an updated spending
7 plan for review so that you have that information, can
8 ask any questions potentially, and then we would come
9 back as a group at the next meeting, which is August --

10 PRESIDENT BOWERS: Fourth, I believe, fourth
11 Tuesday in August.

12 COMMISSIONER KENNEDY: Yeah.

13 PRESIDENT BOWERS: Yep.

14 COMMISSIONER KENNEDY: It's August 24th. So if
15 -- I think that that timing works on our side, and then
16 we could have the kind of general conversation of the
17 revised, the revised budget for Fiscal Year '22 as
18 suggestions made from tonight's meeting, and have that,
19 and the goal would be, I think, for us to kind of
20 finalize consensus at that meeting so that staff can move
21 forward.

1 PRESIDENT BOWERS: That sounds like a plan for
2 me, if there's no objection from folks on the Commission
3 as that being a way to move forward on the trajectory.

4 One, to that point hearing none, Commissioner,
5 is there anything else in terms of you or any of the
6 staff wanting to make updates as it relates to federal
7 spending? I know you've given some in your remarks as
8 you've gone through, but is there anything else by way of
9 updates that you all want to provide there?

10 COMMISSIONER KENNEDY: I think the most
11 important thing that I want the Commission Members to
12 know and general public is that specific areas that are
13 of importance to the Commission as well as our advocacy
14 community and the groups, that those items are also items
15 that are important to the Department and to DHCD, and we
16 are actively working forth on putting forward those
17 proposals for consideration for ARPA funds, and they go
18 beyond. So we have right to counsel is on the list.
19 Home repair to help stabilize homeowners and continue to
20 support wealth building through homeownership. Community
21 Land Trust, affordable housing rental units, and then

1 also foreclosure prevention for our most vulnerable
2 residents as well. We know that there are residents in
3 the City of Baltimore that have been impacted by Covid
4 with -- that are at income levels below 50 percent or
5 below 60 percent. I know 50 percent is the cutoff for
6 the Commission, but we also look at below 60 percent, and
7 that we have residents at risk of foreclosure due to the
8 pandemic. And so we are putting forth a number of
9 different proposals for ARPA funds that support all of
10 our mutual goals and mutual work as it relates to
11 affordable housing within the City of Baltimore.

12 And the process is a process. So it's going to
13 take some time until we know what is actually going to be
14 funded and what amounts.

15 PRESIDENT BOWERS: And Commission Kennedy,
16 regarding the process for those -- for Commission Members
17 and those who are listening in the general public, at
18 this point in July, and given what the process is for
19 couple of questions. In terms of getting information
20 about what the recommended priorities are that the
21 Department is recommending or kind of what the

1 Department's wish list is, if you would? And then,
2 secondly, in terms of if the public wants to engage be it
3 with Department staff or elected members of the
4 government, are there opportunities to do that, for the
5 public to give input and say we recommend that the
6 Department does this or to electeds, hey, the
7 Department's recommended this, and we recommend you
8 support it, to either the Mayor and/or members of the
9 Council. Are there opportunities in the process for the
10 public to voice?

11 COMMISSIONER KENNEDY: There is not an
12 opportunity that I know of that is specific in the
13 process that has been put forth by the administration. I
14 know that a number of residents and community and
15 advocacy groups have proactively put forth letters
16 supporting different activities both to the Department
17 and to the Mayor and/or to your City Council person. And
18 I would recommend that that be something that you could
19 continue to do. If there is anybody on the call this
20 evening or on the meeting this evening that has a
21 specific idea for anything that is in addition to the

1 items that I've put forth, please don't hesitate to reach
2 out to myself and staff or send an e-mail directly to me
3 at alice.kennedy@baltimorecity.gov, and say, hey, I have
4 this idea for ARPA funds, and it is different than land
5 trust, affordable homeownership, preservation of or
6 creation of new rental units, home repair, foreclosure
7 prevention, right to counsel. And I think I'm forgetting
8 one or two others that we have on the list that we're
9 putting forth whether it would be supportive of
10 affordable homeownership and affordable housing.

11 COMMISSIONER HILL: Sorry. Yes, just real
12 quick, Commissioner Kennedy, follow-up. Is there any
13 written summary of the asks so far?

14 COMMISSIONER KENNEDY: Not at this point, no.
15 Because, actually, we're -- there's multi-prong
16 approaches. So there was a list of questions that aren't
17 the formal questions, and some other pieces here. So we
18 don't have anything that is a summary at this point.

19 COMMISSIONER Hill: Okay. It would be helpful
20 maybe before the next Commission meeting if we could --
21 if there is some summary of that point, it would be

1 helpful. Again, as we're looking at the priorities, and
2 just understanding the bigger picture.

3 COMMISSIONER KENNEDY: Yeah.

4 PRESIDENT BOWERS: Are there any -- before we
5 start to wrap or move on to the next piece, are there any
6 questions that Commission Members have as it relates to
7 the federal spending piece?

8 Okay. Appreciate that. Two other quick things
9 on what was in the departmental updates before we go to
10 public comment. One, the \$50,000 piece that Mr. Mobley
11 mentioned, I don't know if there's a discussion about
12 kind of getting Commission feedback on that. I don't if
13 anyone had any sort of objection to the Department's
14 request. If so, maybe raising that now. If not, to
15 move that \$50,000. And if anyone needs a reminder,
16 please say so. But is there any objection to that piece
17 the Commission has. I think for something of that
18 magnitude there's kind of a general affirmation of -- if
19 there's no objection.

20 So hearing no objection being voiced to that,
21 Mr. Mobley and to the Department on that piece.

1 Mr. Mobley, also wanted to ask as it relates to
2 the CLT NOFA, there was a -- just wanted to flag. Didn't
3 have a chance to go deep into it, but got a letter late
4 this afternoon from Westport CDC with some recommendation
5 about kind of a change in the next NOFA for CLT. Wanted
6 to, one, just acknowledge that that had been received,
7 and wanted to see if there's anything that the Department
8 wanted to say at this meeting on that or hold off and
9 review it more, and come back with comment at the next
10 meeting.

11 MR. MOBLEY: I think from our end, I mean, we
12 received the letter as well. I think at this time I
13 think it's best for us to review it a little bit more,
14 and we'll, obviously, work with the consultant, and look
15 at all aspects. But I have to defer to the Acting
16 Commissioner right now as to what she thinks is the right
17 course of action.

18 COMMISSIONER KENNEDY: I would agree with
19 Mr. Mobley, and we also just received the letter this
20 afternoon, and have not had time to review it in-depth.
21 I have read the letter. I know that it specifically

1 speaks about the legal structure of Community Land Trust,
2 and a 501(c)(3) structure compared to an LLC structure.
3 It was under the original NOFA, and with the consultant,
4 and based on Maryland law, what is that? 14-501 under
5 the Maryland Annotated Code for Affordable Housing Trust
6 Fund. In terms of the legal structure being set up as a
7 501(c)(3) or an instrumentality of the State or another,
8 like, local jurisdiction.

9 So we are going to evaluate the letter. We're
10 also going to evaluate and receive an opinion from the
11 Law Department, as well as in terms of interpretation of
12 the Maryland State law, and also review of the other
13 Trust Fund that was identified in the letter as an
14 example, which is the Frederick County Trust Fund, to see
15 where the differences are, and how to move forward.

16 It is our stance at this time as an agency to
17 ensure that we are putting forth and following the
18 guidelines as set forth by the Maryland State law and
19 following those requirements as set forth, and which also
20 lead to the -- it's not just the creation of the Trust
21 Fund, but also there's also the registration of the Trust

1 Fund with the State Department of Taxation and
2 Assessments and so forth. So we're just going to be
3 evaluating all those components.

4 PRESIDENT BOWERS: And for -- thank you all for
5 that. And for Commission Members, the letter -- we'll
6 make sure that Commission Members get a copy of the
7 letter because it obviously has implication for, and
8 there's a request to -- the Department may change in the
9 next NOFA. So we'll make sure, I don't believe -- just
10 to make sure Commission Members have a copy of the
11 letter, we'll make sure they get that.

12 COMMISSIONER HILL: Just to add on, I did get a
13 copy of the letter separately, and I know the Westport
14 CDC and CLT are integral parts of the community there.
15 And so if there's any way to make it work in the existing
16 legal structure, I definitely support making it work, if
17 possible. So I appreciate DHCD's consideration of that.

18 COMMISSIONER KENNEDY: And the other item I
19 want to put forth too is that if -- depending upon the
20 structure, we are also open to, and have discussed,
21 having language so that we can put the NOFA out on the

1 street would be to have language in the NOFA that stated
2 if the organization has made the application to become a
3 501(c)(3), well, I think it counts as 501(c)(1), (2),
4 (3), and (4) under Maryland State. In that code, I think
5 it has -- but 501(c)(3) is the most common structure for
6 the nonprofit. But that would be something that we would
7 also look at as well. Is that if it isn't going -- if it
8 isn't going to work within the structure of an LLC for
9 the Trust Fund, that we would put in the NOFA to be able
10 to have the opportunity that if you started the process
11 of obtaining your 501(c)(3) that it wouldn't negatively
12 impact your ability to apply for funds at this moment.

13 PRESIDENT BOWERS: Thank you.

14 One other thing I want to ask the Department
15 while we're on this. It kind of transitions in some ways
16 from departmental update, and also kind of other
17 business, which is the status of the -- getting new
18 members of the Commission, right. By way of reminder for
19 general public that the Commission Members' terms expired
20 end of December of last year, and have been carrying over
21 until such time as replacements are named. I indicated,

1 so, one, we wanted to get an update, I think, from the
2 Department on what feedback we had gotten from the City,
3 and if there's any update on what the process may be to
4 name new Commission Members. And by way of just also
5 update, I shared with members, with the Department, and
6 with members of the Commission beforehand that I have
7 tendered that I will be stepping down as of the end of
8 August. And so that, obviously, has implications for as
9 we want to think through just numbers of people, and the
10 ability to get to quorum with leadership and the like.
11 So wanted to make that -- make sure people knew that as
12 well.

13 So Commissioner Kennedy or other folks from the
14 Department, any updates on that piece?

15 COMMISSIONER KENNEDY: I'm going to take this
16 piece because I know that the staff has, the staff has
17 continued to provide as best updates that they have been
18 able to with the information provided to them for the
19 last several meetings. And I said that I would take this
20 on for this evening. So we just received information
21 from the Mayor's Office of Government Relations earlier

1 this week, actually, as to what the process, the now
2 formal process will be for boards and commissions
3 nominations and appointments.

4 So we are now as an agency being asked to
5 submit the recommendations memo to MOGR. And what I need
6 from everybody here, who is a current member of the
7 Commission, and if you are interested in being
8 reappointed, if you can please provide to me, and we will
9 also send this out in case anybody misses this, and we
10 can send it out to other members of the Commission, who
11 are not present this evening. But if you are interested
12 in being reappointed, I would ask that you would e-mail
13 myself and copy the Commission staff an e-mail indicating
14 your interest for reappointment, why you believe that you
15 -- I don't like using the word should, but it states why
16 you should be reappointed or why, why your reappointment
17 would be considered, a copy of your current resume, as
18 well as a headshot or photograph. And you will also --
19 Commission Hill, yeah, that's a good point. And, also,
20 we would need to have you complete the City's ethics
21 form, and then there's also some demographic and

1 biographic data that would be needed.

2 We will take that information, and submit that
3 in our memo to the Mayor's Office. I want to remind
4 everybody at this moment that this is a, this is not
5 anything that is set in stone. That we are providing
6 this information and, ultimately, it is Mayor's decision
7 as to who will be either reappointed or have a new
8 appointment to the Commission.

9 If anybody, any Commission Members or anybody
10 from the public has any suggestions of additional names
11 to put forth for nomination for the Commission, DHCD
12 welcomes those additional names. We are also being asked
13 to provide alternate names; other in addition to those
14 that are currently on the Commission for consideration
15 for appointment.

16 And the Mayor will be approving -- will review
17 the memo put forth by the Agency, and then what will
18 happen is there will be a formal written nomination
19 letter, which you will receive, and that -- the final
20 nominees will be required to undergo a background check
21 prior to the Mayor's final determination. The Mayor's

1 Office will also be taking the lead of verifying the
2 income limit for any position on any board or commission.
3 I know that the Affordable Housing Trust Fund has several
4 members where their income limits are different positions
5 put forth, but they'll be verifying income limits for
6 those positions as stipulated in the Baltimore City
7 Charter.

8 Then the nominees will have their names
9 provided to City Council for formal confirmation. That's
10 the legislative process. Requires introduction at City
11 Council meeting, a public hearing, and then approval by
12 the full Council.

13 We are hoping to do all of this in a fairly
14 quick manner. So if you, as Commission Members,
15 interested in remaining or being reappointed on the
16 Commission can get your e-mail with your information to
17 us as quickly as possible. The goal is to try to have
18 Commission nominations ready to be introduced for
19 confirmation at the August 16th Council meeting. But
20 that will require us to work quickly. We will need that
21 written confirmation from you stating that -- your

1 interest in being renominated; why you feel that you
2 should be renominated; along with your resume, headshot,
3 and any other summary of your experiences and
4 qualifications.

5 I would also ask that if you have any
6 additional names or ideas of other members, if you'd like
7 to put those forth for our consideration to send up as
8 well. We are welcome and open to that.

9 Does anybody have any questions at this time?

10 PRESIDENT BOWERS: Any questions from
11 Commission Members?

12 UNIDENTIFIED SPEAKER: Thank you for that
13 updated process.

14 PRESIDENT BOWERS: Thank you so much,
15 Commissioner Kennedy. Appreciate that.

16 We will continue to, behind the scenes, also
17 have conversation, one, with the Law Department again to
18 get the -- again kind of double, double-check on what the
19 clarification is regarding quorum, but also will be
20 working -- I know the Department is already working
21 behind the scenes as it relates to backfilling one or two

1 even before the interim position -- for the position from
2 the Department side what the angles may be there. That
3 that might add an additional body as well in terms of
4 membership.

5 So our next meeting -- we are not skipping
6 public comment. We'll come back to that. I just want to
7 let folks know. So our next meeting will be at the
8 fourth Tuesday, I think, I want to -- and while we're on
9 other business, the fourth Tuesday in August, which is
10 the 24th of August. I wanted to double-check, and make
11 sure that we're in agreement on that as Commission
12 Members. Does anybody have objection to going back to
13 our regular schedule, if you would, for the fourth
14 Tuesday of the month? Is there any -- at 6 p.m. Any
15 objection to that?

16 COMMISSIONER GUTHRIE: I'm sorry. This is
17 Commissioner Guthrie. I don't have an objection to the
18 date. I will bring this up having heard from the
19 community and individuals, who have been attending or
20 were in attendance pre-pandemic, people are interested to
21 know when we will be returning to in-person Commission

1 meetings, and if there is -- is there a plan to possibly
2 have these as hybrid meetings? We're very well aware of
3 the digital divide, and these meetings though they do
4 provide an alternative, they're not accessible to
5 everyone. So it would behoove me to bring that up before
6 we part.

7 PRESIDENT BOWERS: Yeah, and I would -- one
8 thing I would say is deferring to -- and that's a
9 question, I think, we actually need to ask the City if
10 there is a policy for boards and commissions as it
11 relates to these meetings, and how that plays out.

12 COMMISSIONER KENNEDY: At this time, the City
13 buildings are not open to the public for meetings. City
14 Council chambers are also still closed for City Council
15 meetings. And we will be keeping everybody updated as we
16 learn more about a timeline for when would be able to
17 have Commission meetings come back in person, and also
18 offer -- I think it is extremely beneficial moving
19 forward to have a hybrid option. I think we can -- if
20 one thing this past year it has assisted us with
21 technology, and learning what technology we need, what

1 helps create opportunities for everyone. So I think a
2 hybrid option absolutely makes sense for us to move
3 forward. But at this time, I do not have an exact date
4 as to when we would anticipate for the next -- our
5 meeting to be in person.

6 PRESIDENT BOWERS: Thank you.

7 Oh, go ahead, Commissioner Hill, and then we'll
8 go to public comment.

9 COMMISSIONER HILL: Yes. Before we leave other
10 business, two quick things. One, we had talked in our
11 agenda setting committee about inviting HABC to talk
12 about the Faircloth-to-RAD, RAD-to-Faircloth. I forget.
13 Initiative as to HUD, and how that might affect DHCD's
14 spending priorities and Trust Fund priorities. I didn't
15 know if that invitation had been issued, and what, and if
16 there was any response.

17 MS. FREED: Alice, we haven't had -- this is
18 Stacy. I'm sorry. We haven't had a chance to bring that
19 up to HABC yet, Alice, but it's on the agenda for our
20 next call with them.

21 COMMISSIONER HILL: Great. That would be

1 really helpful because I think there is a huge
2 opportunity there, at least as I understand the program,
3 to put a huge number of 30 percent AMI units on the
4 market, and that could also impact the capital needs of
5 the City's projects too. So if they can present, maybe,
6 at the August meeting. I don't know if -- we're not
7 doing agenda setting I know right now, but I just want to
8 put that out there.

9 Last, and maybe for the August meeting, I've
10 received some feedback that folks from the Rental Housing
11 NOFA, the Community Land Trust NOFA, the awards that were
12 announced from the first round, those awards are still
13 not -- there was supposed to be a 90-day process, as I
14 understand it, to get in front of the Board of Estimates,
15 and it's been more than 120 days in some circumstances.
16 And so trying to drill down a little bit more on what the
17 source of the delay is and how -- I thought there was
18 going to be a (indiscernible) tonight, maybe I was
19 mistaken, about just workflow from award announcement to
20 money disbursed. And then understanding what's holding
21 up this process, and how it can be changed to make it

1 work better because folks are -- especially our smaller
2 organizations really just don't have the capacity to go
3 without those funds after the (indiscernible) so long.

4 COMMISSIONER KENNEDY: So I know that John and
5 the staff have been working diligently on that. I can
6 tell you that one of the items, as it relates
7 specifically on the Trust Fund -- not Trust -- on the
8 Community Land Trust was the development of what was
9 going to be kind of the model template for an agreement
10 for that, as well as the deed restriction language and so
11 forth. And that was a huge component of that process.
12 The 90-day process is, I think, one thing to think about
13 that is not inclusive of some of those initial things,
14 initial steps that we had to put in place with the Trust
15 Fund and with some of these agreements as considering
16 that we had no agreements to work off of for these, and
17 that took some time, and analysis in working through.

18 But we've untied some knots in different parts
19 of the process, and John and the team -- one thing too is
20 just John and the rest of the team getting up-to-speed.
21 We have also had changes in the Board of Estimates

1 process that have come down since January, which both the
2 agencies as well as -- our agency as well as all the
3 agencies have kind of had to adjust to with changes and
4 shifts that have occurred from the Mayor's Office as well
5 as the Comptroller's Office, what that timing looks like,
6 and how it extends, and some of the different pieces. So
7 we are getting better as an agency.

8 We also know that the process is going to
9 change again. So I'm going to put this out there as a
10 caveat as well because we know that the Comptroller's
11 Office is also making some, I think, welcomed updates on
12 the technological side that will assist us in moving
13 things through certain parts of the pipeline more
14 efficiently and so forth. And there are pieces of the
15 BOE process that we just don't control; that we don't
16 have control over especially as it relates to audits,
17 pre-review (indiscernible) review, and some other pieces
18 there. But I'll also let John state and work through
19 items that he has.

20 PRESIDENT BOWERS: Good deal. Thank you.
21 Thanks for the update there.

1 Stephani Estrada, who usually helps us behind
2 the scenes on the -- if there are any questions or DHCD
3 staff have any, if there are any questions. I know
4 there's been plenty in the chat box. We appreciate
5 comments. Certainly been noted in the chat box for
6 today. Are there any questions from the public?

7 MS. ESTRADA: Yeah, well, so what I'm going to
8 do is allow them to speak. So I will unmute their mic.
9 I believe Meleny Thomas has a question. That was the
10 first one. So I'm going to unmute her mic now.

11 Meleny, you are unmuted.

12 MS. THOMAS: Good evening everyone. Can you
13 hear me?

14 MS. ESTRADA: Yeah.

15 PRESIDENT BOWERS: Yes, ma'am. We can hear
16 you.

17 MS. THOMAS: Okay, perfect. Thank you
18 Stephanie, and thank you everyone for the presentation. I
19 just want to echo what some of the others have raised,
20 and I'll just read the question that I put in the chat.
21 I think I recalled in one of the previous meetings there

1 was a discussion about an excess of a million dollars,
2 and where that would go. Has that already been allotted
3 to the new construction and/or -- or where -- what was
4 the final decision? What, if anything, was the final
5 decision? And then the last thing is proposing no cuts
6 to any of the, any of the categories. Because if I do
7 remember, there is a set aside where CLTs are not
8 supposed to receive less than four million each year. In
9 accordance of what you, what you all showed or projected
10 or estimated or said -- what you showed, it was less than
11 that. So just wanted to ask that question about the
12 million dollars. Was that allotted? Where did that go?
13 And then really looking at ways to get other funding,
14 diversify the funding sources to be able to fund all of
15 the categories at the capacity that they're needed.

16 PRESIDENT BOWERS: Ms. Thomas, thank you for
17 your question. We'll let Department staff definitely
18 answer that. One question I have for you. If you can
19 still hear us, you mentioned the requirement about not
20 less than four million for CLTs. Where is that
21 referenced? Can you let us know where you're pulling

1 that from?

2 MS. THOMAS: I don't remember exactly where it
3 was, but I know when we was talking in the original when
4 the budgets were set aside, there was a -- I believe it
5 was four million. And, Matt, you can correct me if I'm
6 wrong or if I've misspoken, but I do believe that there
7 was a cap where \$4 million would have been the threshold
8 for CLTs no matter how much the Fund would be bringing
9 in. Is that incorrect, Matt?

10 COMMISSIONER HILL: So my memory is that in the
11 original three-year plan there was an idea that you would
12 hold the Trust Fund and the -- what was it, choice
13 neighborhood budget lines harmless from any further cuts
14 to the revenue. So in other words, those two items were
15 going to be prioritized, and if there were cuts, it would
16 not affect those two items. That's the best -- that's my
17 memory from the original plan. I think there's a note in
18 there to that effect.

19 PRESIDENT BOWERS: Okay. Thank you.

20 And then any response to either of the -- both
21 the questions from Ms. Thomas?

1 MR. MOBLEY: Okay. So if we're talking about,
2 and I thank you so much for your question and comments.
3 So for the original, I think, \$1 million that you were
4 referencing, I think we were talking about the \$1.7
5 million overage that we were -- had a little bit earlier
6 in the year. We kind of seemed that we projected at one
7 point to have X number of dollars in the amount of
8 revenue that we had recovered. So it was a little over
9 1.6 to 1.7 million.

10 And so we had in discussion, I think, back in
11 March or April, talked about what we could do in order to
12 help with these funds, a little bit overage of what we
13 expected with the revised projection.

14 So \$1 million of that was put into -- with,
15 obviously, with the guidance of the Commission, was put
16 into the NOFA winners that were announced tonight.
17 Because originally the NOFA had a budget of \$1.7 million,
18 and that would have only allowed us to fund a few
19 projects. But the additional \$1 million went to allow us
20 to fund more projects, which is why we were able to fund
21 five projects fully with the amount of \$1 million that we

1 had gotten advice from the Commission.

2 The rest of the funds that we projected as an
3 overage ended up, I mean, we had talked about spreading
4 those amongst the rest of the line items of the
5 Affordable Housing Trust Fund. And as it turns out, for
6 example, with May's revenue that was so much higher,
7 we're still having to do a lot of adjustment because
8 we're a bit over above what we had planned for with all
9 the cuts that we believed were necessary as a result of
10 the Covid-19 and its impact.

11 So we're working through, but what we're trying
12 to do is make sure that we are able to fund more
13 projects, and then disburse the remaining overage that we
14 expect. That was the 1.7, if that make sense.

15 PRESIDENT BOWERS: Yep. Thank you, Mr. Mobley.
16 Appreciate it.

17 Other, Stephanie, questions, public comment?

18 MS. ESTRADA: Yes. Sharon Hunt, your mic is
19 open.

20 MS. HUNT: Good evening. Can you hear me?

21 MS. ESTRADA: Yes.

1 PRESIDENT BOWERS: Yes, ma'am.

2 MS. HUNT: I thank you for allowing me to
3 speak. I also am appreciative of the information that
4 you have put forward in tonight's meeting. My name is
5 Sharon Hunt, and I'm the Chairperson for South Baltimore
6 Land Trust. and I would like to put in a historical
7 moment here, and state that this Fund, the Affordable
8 Housing Trust Fund, was not a City initiative. This was
9 an initiative from the people, by the people, and for the
10 people. I do not agree to have any money diverted from
11 the CLT towards anything. I recognize that there are
12 many issues that are present in the City, and that have
13 been here for decades. And these interests, these are
14 very compelling interests, but the City needs to find the
15 money elsewhere, not from the Affordable Housing Trust
16 Fund.

17 There is a lot of talk about rentals, and I
18 respect that. I know that there are people who do not
19 wish to be homeowners, but I also know the history of the
20 City that has redlined and prevented many a black and
21 brown person from becoming a homeowner. CLTs are based

1 in homeownership. That's what we were grounded in.
2 That's what we are. The Affordable Housing Trust Fund
3 was created for CLTs. And I would remind that that's the
4 goal. Compromise is always good. Trying to get along is
5 great, but not to the point where we lose the beginning.

6 PRESIDENT BOWERS: Ms. Hunt, thank you for your
7 comments for sure. Duly noted. Thank you for that
8 historical reference point.

9 Stephani, any other comment or question in the
10 queue?

11 MS. ESTRADA: Yes, one more.

12 Lisa Hodges, your mic is open.

13 MS. HODGES: Thank you, Stephani. Good evening
14 everyone, and thank you for the opportunity to address
15 the Commission. Thank you, Chair, David Bowers, for
16 acknowledging the letter I sent, and Commissioner
17 Kennedy. I did want to point out that the law that was
18 quoted, Maryland Real Property Code 14-501, states an
19 affordable housing land trust is an entity that is
20 organized or managed by a nonprofit organization. So I'm
21 -- I welcome the legal opinion. I think that the

1 definition in the NOFA was not consistent with this. It
2 was more restrictive. And I just want to acknowledge
3 that I'm glad that the Commissioner acknowledged she will
4 pursue this, and we look forward to seeing the results of
5 that.

6 Thank you so much.

7 PRESIDENT BOWERS: Ms. Hodges, Thank you.
8 Appreciate that counselor for the comment there.

9 Stephani, any -- was that the final one?

10 MS. ESTRADA: Yes.

11 PRESIDENT BOWERS: All right. Well, I want to
12 as always -- a couple words, a quick thanks as we close.
13 One, many thanks to my fellow Commission Members for your
14 time and dedication here. Thank you, Commissioner
15 Kennedy for your time, and sticking with us all the way
16 through, and for all your input, feedback, to John and
17 the rest of the staff, who always are very helpful behind
18 the scenes and putting things together. So I always want
19 to acknowledge departmental staff for this.

20 Thank you to the public who has stayed with us,
21 those who have watched, those who have been involved.

1 For those with the public comments and feedback, the
2 input is very important. So we always appreciate that.

3 So we will reconvene again on the 24th
4 officially in our public meeting of August 2021. So
5 we'll look forward to doing that. And per -- there will
6 be some follow-ups I just want to acknowledge very
7 quickly from some of the notes I've been taking here.
8 That there's -- there will be some follow-up conversation
9 about potentially HABC and the RAD issue for the next
10 meeting as a possible thing the Department will be
11 talking about that. The Law Department summary we'll
12 work to get that sent out to Commission Members as it
13 relates to the quorum issue. DHCD outline and the
14 inclusionary housing projects subsidized by the City.
15 The federal priority list to Commission Members, when
16 that might be available for us to look at before the next
17 meeting. And the letter that was sent by Westport CDC
18 being sent to Commission Members as well. And there will
19 be a follow-up in terms of the updated framework being
20 circulated for review before the next meeting takes
21 place. And we'll be in touch with departmental staff and

1 the Commission Members who are part of the working group
2 to maybe schedule a time for a quick touch base on, and
3 time for us to look at that as a group; be able to ask
4 questions so that helps to even streamline some things
5 when we get together next time.

6 For Commission Members, did I leave out -- or
7 departmental staff, anything left out in terms of follow-
8 up from this meeting?

9 All right. Well, the time is 8:01 p.m.,
10 Eastern Time, and we are officially adjourned.

11 (Whereupon, at 8:01 p.m., on July 13, 2021, the
12 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: David Bowers, President

DATE: July 13, 2021

PLACE: (Webex)

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



Roland Thomas Bowman, III, Reporter
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