

AFFORDABLE HOUSING TRUST FUND COMMISSION
MEETING SUMMARY
January 24, 2023
6:00 PM – 8:00 PM

Members Present: President Kevin Daniels, Matt Hill, Ramsey Harris, Kate Edwards, Cathryn Stokes, Staci Griffin, Bree Jones, Tisha Guthrie, Anthony Williams, Amy McClain

Staff Present: Stephani Estrada-El - Program Manager, DHCD
Paul Stanford - Grants Director, DHCD
Ebony Rector - Project Coordinator, DHCD
Carolyn E. Watson - Community Aide, DHCD
Lori Glass – Asst. Commissioner-Project Finance, DHCD

Guest Speakers: Nicole Hart - Deputy Commissioner - Homeownership and Housing Preservation, DHCD (HOPE Rent Support Program)

1. Call to Order

The meeting was called to order at 6:10 p.m. by Commission President Kevin Daniels. After roll call, it was determined that a Quorum was present and therefore the Commission would be able to conduct official business, approve minutes, recommendations, etc.

2. Approval of the December 2022 Meeting Summary

President Daniels initiated the approval of the December 2022 meeting summary. Commissioner Edwards motioned to adopt the summary and Commissioner Stokes seconded the motion. Commissioner Guthrie abstained. All other Commissioners present voted in favor of approving the December 2022 meeting summary and the motion carried.

3. Presentations

Nicole Hart, Deputy Commissioner of Department of Housing and Community Development's (DHCD) Homeownership and Housing Preservation division, provided an update on the HOPE rent support program, which is funded by Affordable Housing Trust Funds (AHTF). Homeownership and Housing Preservation administers HOPE funds in direct partnership with Mayor's Office on Neighborhood Safety and Engagement (MONSE), Mayor's Office of Employment Development (MOED), the Mayor's Office of Homeless Services (MOHS) and emergency cases within DHCD.

To be eligible for the HOPE rental support program, the applicant must: earn 50% or less Area Median Income (AMI), occupy the property as their permanent residence, be homeless or at risk of homelessness and be engaged in supportive services with a partner agency. Priority is given to applicants earning 30% AMI or less. Rental assistance includes delinquent and current rental assistance of up to \$1500 per month, not to exceed 12 months.

4. City Agency Updates

Department of Housing and Community Development (DHCD) staff provided the following updates:

1. Affordable Housing Trust Fund (AHTF) revenue collected in November and December 2022 totaled \$1,688,433 and \$353,014, respectively. In FY23, to date, the Trust Fund has collected \$13,664,466, consisting of \$6,664,466 in tax revenues and \$7 Million in City contributions. Through December 2022, the overall AHTF revenue collected totals \$62,794,539, consisting of \$44,044,588 in tax revenue and \$18,750,005 in Baltimore City contributions. To date, AHTF commitments total \$40,079,593. A project status overview and an Area Median Income (AMI) spending breakdown was provided for the projects that have been awarded AHTF funding.
2. The AHTF team continues working with awardees from rounds 1 - 3 of the New Construction /Preservation of Existing Rental Housing Notice of Funding Availability (NOFA) on deal structuring, Board of Estimates approval and preparing for settlement.

Round 4 of the New Construction/Preservation of Existing Rental NOFA launch date of January 25 has been postponed. A new launch date is to be determined. This NOFA will make \$10.75 million available for rental housing projects and includes a \$2 million set aside for Community Land Trust (CLT) rental projects. Any funds left from the CLT set aside will be applied to other rental projects.

3. Round 3 of the CLT Homeownership and Rental Housing NOFAs closed on September 2. 3 applicants have been awarded for the CLT Homeownership NOFA and 1 applicant has been awarded for the CLT Rental NOFA. Award announcements will be made at a ceremony hosted by Mayor Scott on January 31.
4. Round 1 of the CLT Operating NOFA closed on October 10. 4 applicants have been awarded funding. Award announcements will be made at a ceremony hosted by Mayor Scott on January 31.
5. Round 4 of the CLT Single Family Homeownership NOFA is currently under development and a launch date is to be determined. This NOFA will be open for applications on a rolling basis and will launch June 30 2023 – June 30 2024. The NOFA will reopen every August 1 thereafter. Up to \$5 million will be made available and any remaining funds not awarded in a fiscal year will roll over to the next fiscal year. A draft of the CLT Homeownership

NOFA will be posted on DHCD's website for public comment on March 1.

6. Baltimore City Inclusionary Housing legislation expired as of June 30, 2022. New legislation has been introduced by Councilwoman Ramos and is being considered by the City Council.

5. **Adjournment**

As there was no additional business, President Daniels motioned to adjourn the meeting. Commissioner Edwards seconded the motion and all Commissioners present voted in favor. President Daniels adjourned the meeting at 7:10 p.m.