

AFFORDABLE HOUSING TRUST FUND COMMISSION
MEETING SUMMARY
February 28, 2023
6:00 PM – 8:00 PM

Members Present: President Kevin Daniels, Cathryn Stokes, Kate Edwards, Vernadine Kimball, Staci Griffin, Anthony Williams, Bree Jones, Amy McClain, Tisha Guthrie

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

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 January 2023 Meeting Summary

President Daniels initiated the approval of the January 2023 meeting summary. Commissioner Guthrie motioned to adopt the summary and Commissioner Griffin seconded the motion. All Commissioners present voted in favor of approving the January 2023 meeting summary and the motion carried.

3. Presentations

1. Carolyn Johnson of the Continuum of Care Program was unable to attend the meeting. Commissioners will discuss rescheduling her presentation at the next Commission Workgroup meeting.

Commissioner Williams discussed the Continuum of Care Program and expressed concern that the HOPE rent supplement program does not provide enough long-term solutions to addressing homelessness. Similar to the Rapid Rehousing Program, he advised that a 12-18 month housing support limit is not sufficient and puts people at risk for homelessness in the future. He recommends rental support be more long term or without term limits altogether.

4. City Agency Updates

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

1. Affordable Housing Trust Fund (AHTF) revenue collected in December 2022 and January 2023 totaled \$353,014 and \$1,128,645, respectively. In FY23, to date, the Trust Fund has collected \$14,793,112 consisting of \$7,793,112 in tax revenues and \$7 Million in City contributions (pending confirmation). The overall AHTF revenue collected totals \$63,923,239 consisting of \$45,173,234 in tax revenue and \$18,750,005 in Baltimore City contributions.
2. To date, the AHTF program has awarded funds for 36 rental and homeownership projects for a total funding amount of \$27,396,230. Of the total funds, \$11,396,674 will be used to create 493 units for residents earning 30% Area Median Income (AMI) and \$15,242,614 will be used to create 459 units for residents earning 50% AMI.
3. 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.
4. Round 4 of the New Construction/Preservation of Existing Rental Housing NOFA opened for application submissions on February 10. DHCD made up to \$10,750,000 Million available including a 10% or \$2 million set aside for Community Land Trust organizations. This NOFA will make \$10.75 million available for rental housing projects and includes a \$2 million set aside for Community Land Trust (CLT) projects. Applicants can request up to \$1 million per project. Any funds left from the CLT set aside will be applied to other rental projects.
5. The AHTF team continues working with awardees from rounds 1 and 2 of the CLT Homeownership and NOFA on deal structuring, Board of Estimates approval and preparing for settlement.
6. Awards were announced for CLT Homeownership Round 3, CLT Rental Round 1 and CLT Operating NOFA Round 1 at an awards ceremony hosted by Mayor Scott on January 31.

A total of 11 applications were received for all NOFAs, for a total amount requested of \$5 million. 7 applications were awarded a total amount of \$3.8 million. CLT Homeownership NOFA awardees are NEHI, (2) and South Baltimore CLT. The CLT Rental Housing awardee is NEHI. CLT Operating NOFA awardees are NEHI, South Baltimore CLT, Charm City CLT and Harbor West.

7. A draft of the round 4 CLT Homeownership rolling NOFA will be posted online for public comment on March 1 – May 1. The Commission Workgroup will work with DHCD to review and make adjustments to the NOFA as approved by Commissioner Kennedy.

The NOFA will go live July 1 and run until June 30 2024, reopening every August 1 thereafter.

8. 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 Jones seconded the motion and all Commissioners present voted in favor. President Daniels adjourned the meeting at 7:01 p.m.