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BALTIMORE CITY DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

(Webex)

Tuesday, July 28, 2020

BEFORE: DAVID BOWERS, President

MEMBERS PRESENT:

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

Reported by:
Roland Thomas Bowman

1 Speakers:

2 JIM MAJORS, Project Finance and Development, DHCD

3 JOHN MOBLEY, Affordable Housing Trust Fund/DHCD

4 TISHA EDWARDS, Mayor's Office of Children and Family
Success

5 KATIE YORICK, Policy and Partnership, Homeless Services

6 VALERIE PIPER, Homelessness Prevention

7 ANGELA WHITAKER, Community Action Partnership

8 EBONY RECTOR, Affordable Housing Trust Fund/DHCD

9 Also Present:

10 STACY FREED, DHCD

11 STEPHANI ESTRADA, DHCD

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P R O C E E D I N G S

(6:40 p.m.)

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3 PRESIDENT BOWERS: Tuesday, July 28, 2020. I
4 am calling the Affordable Housing Trust Fund Commission
5 monthly public meeting to order. Again, it's 6:40 p.m.,
6 July 28, 2020. We want to thank everyone for joining us.
7 We apologize, there were technical difficulties with the
8 online system, so we are running behind. Thank you.
9 Many thanks to City staff, Department staff and others
10 who worked to get that fixed, and get us back going.

11 So with our meeting called to order, let me do
12 a roll call here. When I call for Commission Members,
13 your name, if you would just indicate by saying you're
14 present or here.

15 Matt Hill.

16 MR. HILL: Present.

17 PRESIDENT BOWERS: Thank you, Matt.

18 Shannon Snow.

19 MS. SNOW: Present.

20 PRESIDENT BOWERS: Thank you.

21 Jay Greene.

1 MR. GREENE: Present.

2 PRESIDENT BOWERS: Thank you.

3 Iletha Joynes.

4 MS. JOYNES: Present.

5 PRESIDENT BOWERS: Thank you, Ms. Joynes.

6 Ms. Vernadine Kimball.

7 I believe Ms. Kimball is present, but may have
8 trouble connecting on the phone, but I see her name on
9 the piece. Is that correct, Stephani?

10 MS. ESTRADA: Yes. Hold on. Let me. I can
11 get her (indiscernible). Hold on one second.

12 PRESIDENT BOWERS: Okay. We'll come back to
13 her.

14 Cindy Plavier-Truitt.

15 MS. PLAVIER-TRUITT: Present.

16 PRESIDENT BOWERS: Tisha Guthrie.

17 MS. GUTHRIE: Present.

18 PRESIDENT BOWERS: Great. Tiara Watkins.

19 Okay, Tiara Watkins now present.

20 Ernst Valery.

21 Okay, Ernst Valery is not present. Great.

1 Okay. And then I believe Ms. Vernadine Kimball
2 is with us. We're just working to get her phone line
3 fixed up, but let the minutes reflect that Ms. Kimball is
4 with us.

5 We will move on to the approval of the June
6 minutes. The June -- the notes from June meeting were
7 distributed to Commission Members. I want to ask that
8 Commission Members take a look at those notes, the
9 Meeting Summary, as it's labeled.

10 MS. GUTHRIE: This is Ms. Guthrie. The first
11 thing that needs to be corrected is that you as -- you
12 are not indicated as an attendee or present. So David
13 Bowers as it's listed, you are not indicated as being
14 present.

15 PRESIDENT BOWERS: Ms. Guthrie, thank you for
16 that. I appreciate it. It's good to have friends that
17 know where you are. So we will have the meeting summary
18 reflect that David Bowers was present.

19 Any other corrections, additions, edits to the
20 Meeting Summary from June 23, 2020?

21 At any point, once people have had time enough

1 to digest it, if there are any corrections or suggestions
2 to be made, let us know, and, of course, as usual, we'll
3 entertain a motion -- to approve.

4 MS. PLAVIER-TRUITT: This is Cindy. I make a
5 motion to approve with the edit including you, David.

6 PRESIDENT BOWERS: Thank you. It's been so
7 moved.

8 Is there a second?

9 MR. HILL: Second.

10 PRESIDENT BOWERS: So it's been moved by Cindy
11 Plavier-Truitt and seconded by Matt Hill to approve the
12 June 23, 2020, Meeting Summary. Is there any discussion?

13 Okay. All in favor, please indicate by saying
14 aye.

15 COMMISSION MEMBERS: Aye.

16 PRESIDENT BOWERS: Any opposed by nay.

17 Any abstentions?

18 Okay. So thank you. The June 23rd Meeting
19 Summary has been approved.

20 We will move on now to the part of our Agenda
21 with the departmental updates. And with that, let me

1 turn it over to Mr. John Mobley from the Department of
2 Housing and Community Development. Mr. Mobley.

3 MR. MOBLEY: Hello everyone. Can you hear me?

4 PRESIDENT BOWERS: Yes, sir.

5 MR. MOBLEY: So we're going to go ahead and
6 start with the budget for -- let me go ahead and try to
7 share this. Can everyone see?

8 UNIDENTIFIED SPEAKER: Yes.

9 MR. MOBLEY: All right. So today we're going
10 -- can everyone see? All right. So today we're going to
11 talk about the 2020 Affordable Housing Update and
12 Spending Proposal. And, okay, so let's start with the
13 original budget for FY20 and FY21 and FY22 for the
14 Affordable Housing Trust Fund.

15 The original budget was priority based. It was
16 policy driven, and it was held -- the intent was to hold
17 a couple of the priorities harmless (indiscernible)
18 (indiscernible) choice neighborhoods and have an
19 administrative cap of five percent.

20 We looked at these priorities, and we set the
21 budget that we expected to have, the revenues that we

1 were expected to have, around these priorities, and then
2 we filled in the rest in order to come up with a budget
3 that was adopted by consensus from the group.

4 After that, what happened was 2020 happened,
5 and COVID-19 and a bunch of challenges occurred that
6 allowed for tax revenue shortfalls. And so what happened
7 was we realized that there were adjustments that were
8 needed. FY21 anticipated revenue was needed to be looked
9 at. We needed to (indiscernible) the Spending Plan. And
10 we had a new, we had a new priority, which was
11 homelessness prevention assistance. It was not accounted
12 for in the original line items.

13 In FY20, we had a projected revenue of
14 \$17 million, and we actually ended up only receiving from
15 all funding sources (indiscernible).

16 MR. GREENE: Excuse me, John. Hey, John.

17 MR. MOBLEY: Yeah.

18 MR. GREENE: This is Jay. Your presentation is
19 still on the cover page. So is that (indiscernible)?

20 MR. MOBLEY: I'm hitting the next button.

21 MR. GREENE: Okay. It just moved.

1 UNIDENTIFIED SPEAKER: What page are you on?
2 (Indiscernible). What page should I be on?

3 MR. MOBLEY: Four right now.

4 UNIDENTIFIED SPEAKER: Page 4? Okay. Is that
5 good? Can you see it?

6 MR. MOBLEY: That's good.

7 UNIDENTIFIED SPEAKER: Okay.

8 MR. MOBLEY: The projected amount we were
9 supposed to receive for FY20 was \$17 million. What we
10 ended up receiving for FY20 was \$12.58 million. And that
11 includes all sources of revenue, which includes
12 (indiscernible) contributions, FY19 and FY20 \$2 million
13 apiece. And the tax revenue that we received over the
14 year was projected originally at \$13 million. We
15 received \$8.59 million. So that left us with a \$4.4
16 million shortfall.

17 Can we go to the next slide? So this is a
18 representation of the \$13 million we were expected to
19 collect for tax -- the tax revenue. We ended up only
20 getting 8.5, as we saw before. \$4.4 million is what we
21 hoped we were going to get, receive, but we did not

1 receive in FY20.

2 So next slide. So these are the last four
3 months or the last quarter of FY20. And these give a
4 realistic representation of why we were less -- we
5 received less than what we thought we were going to
6 receive. So for each month we thought on average we were
7 going to receive about a little over a million dollars,
8 but in the last four months, you can see March, April,
9 May and June, were less than the million dollar amount.
10 June being the last month of the fiscal year, we have 107
11 -- we received \$107,782 from tax revenue.

12 Next slide. So that really is the thing.
13 These are the last four months of Fiscal Year FY20. So
14 what are we going to -- assume, think is going to happen
15 in FY21? Well, I want to go into the rest. And so DHCD,
16 the Department, made a projection as to what we think is
17 going to happen in FY20. We do not think that the
18 original budget of \$16.5 million is a mark that we're
19 actually going to hit at this point.

20 So an updated projection was made, and the new
21 DHCD -- the updated DHCD estimate of \$8,731,162, so

1 \$8.7 million, is what we have for a new DHCD estimate for
2 Fiscal Year '21. That started mid-July, July 1st.

3 And this DHC estimate includes all fund sources
4 available to us in the Affordable Housing Trust Fund. It
5 includes the DHCD contribution and the tax revenue.

6 MR. GREENE: John, can I jump in here?

7 MR. MOBLEY: Absolutely.

8 MR. GREENE: Again, DHCD's role here is not to
9 really kind of project revenues. That's the Finance
10 Department. But for the purposes of this presentation,
11 we've made these type of estimates, but these are not
12 full estimates, but these are our best guess that we are
13 -- we think we may be in FY21, but continue to work with
14 the Department of Finance to get bigger estimates going
15 forward.

16 MR. MOBLEY: So if we think about FY20 and
17 FY21, we're putting together, the outcome, if the
18 projection was correct, and knowing what we have for
19 actuals, we decided to compare and combine them. If we
20 were going to compare FY20 and FY21 together, we merge
21 them together for the total amount that we budgeted and

1 the actual projected amount, and we find that there's a
2 significant gap.

3 If we were to merge FY20 and FY21 budgets
4 together, we would have \$33.5 million, if everything
5 worked out as we initially hoped, which is what was
6 posted on the website.

7 With our current projection and the actuals for
8 the year, we're expecting at the end of FY21, including
9 FY20, to have \$21.3 million. And this is not due to DHCD
10 contributions, but it's actually due in large part to the
11 tax revenue received both from what we have, and what we
12 expect at the end of FY21 if the current (indiscernible)
13 projection, which we hope, our best guess at this point,
14 is correct. We would expect that we would have gotten
15 originally \$26 million, and now we're looking at, like, a
16 \$13.8 million end of FY21 recovery for both years sum
17 total.

18 Next slide, please. So what are we going to
19 do? There's two ways in order to develop a budget. We
20 know that we have to do something, and the current budget
21 as it's put on the website, we know that we're probably

1 not going to have the exact funds in order to match that.
2 So one way that we can go about creating a new budget is
3 to -- by doing a percentage-based budget. We'll look at
4 the percentages, and then apply them to the new budget
5 that we have.

6 Next slide, please. So on the left, you'll see
7 the original spending priorities and the budget for FY20
8 and FY21. What we would do in this percentage-based
9 budgeting view, we would combine each line item together.
10 So, for example, a Community Land Trust in FY20, then
11 combine FY21's numbers. So 4 million plus \$5.25 million.
12 Combine them, which is like the table on the top right.
13 And then we would create a percentage based on the total
14 amount.

15 Then what we would do is take that percentage,
16 and apply it to the amount that we actually thought we
17 were going to get, which is on the bottom. So the \$21.3
18 million. So what would work out for Community Land Trust
19 in this example is now we're now at \$5.8, and but it
20 would have the exact same percentages as it would be if
21 we would have combined the original amounts by the total

1 of a grand total of the expected. So the percentage-
2 based way of allocating the budget with the new budget.
3 But there are some issues that we have that we noticed
4 immediately. We noticed that we have to take into
5 account the new priorities, which is the homeless,
6 pandemic homeless prevention, \$2.75 million, and the
7 administrative cost, which we need all five percent of
8 the \$21.3 million, five percent of that in order to
9 account for administration of the program. 4.25 percent,
10 which is not (indiscernible) at this point.

11 So next slide, please. So with the -- with
12 everything that we know, we know that we had -- we have
13 new priorities. We created an initial budget, an initial
14 attempt at a budget, using the information and doing a
15 percentage-based approach. And where we took
16 (indiscernible) the percentages as close as possible for
17 most line items, and tried to include pandemic homeless
18 prevention, and increase in the administrative costs for
19 five percent, which is the administrative limit, and
20 still allow for across the board reductions in order to
21 end up at the same place; so the \$21.3 million. Now it's

1 very close. So but some line items are hit harder than
2 others to account for this adjustment. Flexible funds
3 goes to zero. Rent supplement, in this example, gets an
4 A over an A percent reduction. Inclusionary housing,
5 it's reduced \$579,000. The percentages for the most part
6 are really close, but some areas are hit harder, harder
7 than others. And all of this is absolutely flexible. We
8 can make adjustments to further to adjust this. Just one
9 approach to take. This is one approach.

10 Next slide, please. The option number two is a
11 priority-based approach, which is -- next slide.

12 UNIDENTIFIED SPEAKER: Is on. I see it. You
13 can't see it?

14 MR. MOBLEY: Okay, yeah. Thank you.

15 Okay. Yes. So the next approach is the
16 priority-based budgeting approach where we essentially do
17 the same thing as we did before with your percentage-
18 based approach. However, we don't do it based on
19 percentages. We do it based on dollars. So we look at
20 our top priorities, in this case, Community Land Trust,
21 for example, and we say, well, let's worry about that one

1 first. Then we'll worry about the next steps to the next
2 steps, do the choice neighborhood second. We make sure
3 that we have pandemic homelessness prevention taken care
4 of third. And then we move to administrative costs that
5 way we can administer. And then we fill in the rest of
6 the (indiscernible) in order to come to the end of bottom
7 line. So as shown here. So this is an example of that.

8 Next slide. So how we do that is we do a
9 three-step approach. Step one, we manage and we merge
10 Fiscal Years FY20 and FY21. So that's what we did over
11 here.

12 Step two, we reduce our -- we reduce the
13 budgets of FY20 and FY21. We go from 33.5 down to 21.3.
14 So it would (indiscernible) with the last information
15 that we have.

16 And then we go and make a final adjustment to
17 account for the necessary things like the new priorities,
18 like, pandemic homelessness prevention, \$2.75 million.

19 So we end up getting -- we end up docking into
20 a way to based on priorities and dollars distribute and
21 address the budget constraints that we have.

1 Next slide. That's it. So, I guess, we'll
2 take any questions at this point.

3 PRESIDENT BOWERS: Yeah, John, a question.
4 This is David Bowers. Are you able to -- is there
5 anything else (indiscernible) and then, if there is
6 (indiscernible) (indiscernible).

7 MR. MOBLEY: I think we have (indiscernible).

8 PRESIDENT BOWERS: Okay. Go it. Is there --
9 are there any --

10 I'm getting feedback. But are there any
11 questions the Commission Members have (indiscernible).

12 (Indiscernible due to feedback from unmuted
13 phones.)

14 MR. GREENE: Can I jump in here?

15 MR. MOBLEY: Sure.

16 MR. GREENE: The Department favors Option 2,
17 David. In our Working Group session we wanted to take a
18 hard look at the percentage-based approach, and present
19 that. And because we're trying to move forward on some
20 type of consensus basis. That's how we're trying to
21 operate with the Commission, and to ask them -- we'd like

1 to try to continue that. The Department prefers the
2 second option. But we wanted to present the first
3 option, and given Commission Members the opportunity to
4 express their opinion based on both options.

5 PRESIDENT BOWERS: Thank you, Jay. Appreciate
6 it.

7 Are there comments or questions that people who
8 are Commission Members may have as it relates to Option 1
9 versus Option 2? Questions for the Department or
10 comments?

11 MS. GUTHRIE: This is Ms. Guthrie. The
12 question is has there been any attempt to look at other
13 --

14 (Indiscernible due to feedback from unmuted
15 phones.)

16 PRESIDENT BOWERS: In response from the
17 Department, I would ask that if folks are on the line,
18 when you're not speaking, if you could put your phone on
19 mute that would be helpful.

20 But any response from the Department on that
21 piece, Ms. Guthrie's question?

1 MR. GREENE: As of right now -- this is Jay
2 Greene. I mean, we're just looking at the sources of
3 funding that's related to the Trust Fund. So that's what
4 we're focusing on is trying to develop a spending plan
5 based on those allocated resources. We have not had any
6 other type of conversation (indiscernible) any additional
7 resources into the Trust Fund itself. So that's where we
8 are at this point.

9 PRESIDENT BOWERS: Thank you, Jay.

10 Other comments, questions, suggestions people
11 have as it relates to the proposed framework?

12 Shannon, I saw you come off mute.

13 MS. SNOW: Yeah. So John and all your staff
14 thank you for your work and putting that together. It
15 looks -- it was really good and really helpful to see the
16 different options, and I know that was a lot of work to
17 get all those numbers in there.

18 So I have to say, and I said this in the
19 Workgroup as well, I am really in favor of Option 1
20 because I feel like it's staying with the intent of our
21 original funding allocation plan, and those percentages

1 that were set then. And I think that carries forward
2 into this new plan. So that's -- those are my feelings
3 on that.

4 PRESIDENT BOWERS: Thank you, Shannon.

5 Any other thoughts, comments Members want to
6 make as it relates?

7 Matt Hill.

8 MR. HILL: Yeah. Hi. Are we -- so it's not
9 just questions now? We're having a discussion, is that
10 --

11 UNIDENTIFIED SPEAKER: Yeah.

12 MR. HILL: So, yeah. And I think I
13 (indiscernible) Workgroup as well, I still favor Option
14 2. I think that it is a little more in line with the
15 original priorities from the allocation plan in terms of
16 prioritizing the Community Land Trust piece and the
17 choice neighborhoods, and also keeping a certain amount
18 for the rent supplement that's really going to help folks
19 who, as I understand it, who are homeless right now. And
20 everybody is taking -- all these buckets are taking a
21 hit, and they're incredibly important. And I'd love to

1 see us put more time into Tisha Guthrie's question of how
2 do we make sure that this revenue is being calculated
3 correctly as coming out of the Fund the way it's supposed
4 to? And then how do we increase the amount of revenue
5 coming into the fund? Because this is not -- even before
6 the pandemic, this is nowhere near what was supposed to
7 come into this Fund based on the Department of Finance's
8 projections over the past three years. Supposed to hit
9 \$13 million a year from this tax alone. Looking at
10 average of the past three years before the legislation
11 passed. So that's a huge mystery. It's a very serious
12 mystery. And that's where I think we need to put more of
13 our time as well.

14 PRESIDENT BOWERS: Thank you, Matt.

15 MR. GREENE: Matt, to that point, we're --
16 we've had conversations with Finance to come and present
17 to the Commissioners about, one, how they applied the tax
18 so that they can explain their methodology in applying
19 the tax. And, also, to have a conversation with the
20 Commissioners about seeing if there were any -- the
21 marketplace has (indiscernible) developers figuring out a

1 way to get around the legislation that increases
2 (indiscernible). So we're trying, and been in contact
3 with Finance for them to come and make a presentation to
4 the Commissioners and to the Commission in this regard.
5 So we're definitely working on that, and we understand
6 the concern, and we should have a conversation with
7 Finance around those issues.

8 PRESIDENT BOWERS: Thank you, Matt.

9 Thank you, Jay.

10 Appreciate it. And to Jay's point, we are --
11 on the Agenda for tonight was to have that presentation.
12 Unfortunately, we got -- a late word came through of them
13 not being available. So we are going to work to have
14 that scheduled in, in August for that update.

15 Other comments or questions people have for
16 clarity as it relates to the proposed framework or
17 comments, suggestions, feelings that people want to
18 express around that?

19 MS. GUTHRIE: This is Ms. Guthrie. I would
20 just second Matt Hill in his support of Option 2 because
21 it really does seem to be closer in line with our

1 previous priorities and (indiscernible) really trying to
2 optimize the Fund, and ensuring that those -- especially
3 those who are most in need are really taken care of.
4 And as I personally mentioned before DHCD land trusts are
5 a methodology of really returning the property and the
6 land back to the community. So I really think we need
7 to ensure that being made a top priority.

8 PRESIDENT BOWERS: Thank you, Ms. Guthrie.

9 Kind of the last call in terms of any comments,
10 suggestions, feedback that people have on the proposed
11 framework? Any other Commissioners want to speak? I
12 certainly don't want to rush that part.

13 Ms. Joynes.

14 MS. JOYNES: Yeah. I just wanted to just throw
15 in my opinion as well that I favor more Option 2 because
16 I was under the impression that it was more of a -- that
17 it was a collective agreement that community land trusts
18 will be the priority. It will be one of the top
19 priorities, and that they would be held harmless as much
20 as possible during these times. So --

21 PRESIDENT BOWERS: Thank you, Ms. Joynes.

1 Anyone else on the Commission?

2 MS. KIMBALL: Yes. Can you hear me?

3 PRESIDENT BOWERS: Ms. Kimball. Yes, ma'am,
4 Ms. Kimball, we can hear you.

5 MS. KIMBALL: I will go with Option 2 as well
6 because it's just so close to what we have already
7 suggested and wanted to do. That's it.

8 PRESIDENT BOWERS: Thank you, Ms. Kimball.
9 Anyone else from the Commission?

10 Let me -- okay. So let me just make a comment
11 and then an observation. So in the Workgroup, and I'll
12 share what I shared in the -- this is David Bowers. That
13 I -- if I had to choose one, I would actually choose
14 Option 1, mindful of what Matt said that everything is
15 taking a cut. My sense was that the percentages approach
16 seemed to be a little more in line with where the
17 Department, the Commission had ended up, and not as it
18 relates to total numbers, but percentage of what was
19 available.

20 That being said, that's one point. So I just
21 wanted to put that out there on the record. I think

1 either way it goes, as it's been said, everything is
2 taking a hit. Everything needs more money. We're going
3 to have to continue to work in that direction.

4 I think that the Department, it seems as though
5 through the discussion, has expressed its preference for
6 Option 2. And we've heard comments from Commission
7 Members where a couple of folks, myself and Shannon, have
8 indicated preference for Option 1. Several others have
9 indicated, Matt and Tisha Guthrie and Ms. Joynes and
10 Ms. Kimball, they indicated, and, obviously, by
11 extension, Jay Greene, a Commissioner through the
12 Department, a preference for Option 2. So the record can
13 certainly reflect that.

14 Jay, is there any desire on the part of the
15 Department for any sort of formal vote on this or is the
16 record reflecting --

17 MR. GREENE: Again, yeah, it's -- we're not
18 requesting necessarily a formal vote. I mean, we're
19 trying to move forward with some type of consensus. I
20 think this discussion was healthy, and looking at both
21 methods was a positive thing to do, and a right thing to

1 do. So we have a preference. However, we would have
2 been prepared to -- with either option. But having said
3 that, yeah, Option 2 is our preferred option, but we want
4 to move forward based on some type of consensus with the
5 Commissioners whether the -- it's requesting formal --

6 PRESIDENT BOWERS: Well, certainly, I think
7 what -- let me say this. Certainly, two things before we
8 move on to the discussion of the homelessness prevention.
9 Certainly by the comments that have been made, it's clear
10 that the majority of the Commission Members, who are
11 present tonight, favor Option 2. And so the record will
12 clearly reflect that.

13 If there is a member of the Commission, who
14 would like to move for a formal vote on that, you can.
15 If not, the record will reflect, as it has, that the
16 majority of members have indicated they agree with the
17 Department's preference, and we'll move forward.

18 But let me pause now to see if there's any
19 formal move for a vote. If not, we'll --

20 Okay. Thank you all. Appreciate that.
21 Thanks, John, and to the Department again for your

1 working on the numbers there to you and your team.

2 MS. GUTHRIE: Excuse me. I'm sorry. Before we
3 move on, I have a -- question. And it's with regards to
4 the line items. And I'm not really -- Stephani sent us
5 the documents indicating what has been collected thus
6 far, and I'm not really sure why there's such a disparity
7 in the amount that has been -- that was collected earlier
8 in 2019 as compared to maybe starting in April of the
9 same year and going forward. I just need someone to
10 explain it to me so I'm not stuck in my ignorance.

11 PRESIDENT BOWERS: No, ma'am.

12 And, John, would you like to speak to that?
13 And we don't have anyone from Finance here today, but as
14 part of that Agenda in terms of the review of the
15 receipt, John, would you like to respond to Ms. Guthrie
16 on that?

17 MR. MOBLEY: Well, from that I can tell so far,
18 we think that the Coronavirus has impacted it -- has had
19 a big impact on the revenue received. Aside from that,
20 as far as projections, and what was initially supposed to
21 come in, I -- that is a question for Finance. We're just

1 trying to report on what it is that we've actually
2 received at this -- up until this point. But I would
3 imagine everything I've read and everything that I
4 (indiscernible).

5 MR. GREENE: John, this is Jay. I believe
6 February's revenue (indiscernible) was pretty robust.
7 And then it fell off a cliff in March, right?

8 MS. GUTHRIE: Let me just jump in and clarify
9 my question. So if you look at the collection of the
10 recordation and the other revenues collected -- just
11 actually go to the document. So you have in January so
12 \$1,625,000, and that collected -- what was paid was \$170.
13 So that's one amount. If you go down to maybe line --
14 let's see. I'm trying to highlight an amount that's
15 similar. You go down to -- go beyond (indiscernible).

16 PRESIDENT BOWERS: Ms. Guthrie, which document
17 are you on?

18 MS. GUTHRIE: So I'm -- I'm on the document
19 Stephani sent us, the affordable housing online that
20 outlines the amount of revenue that was collected.

21 PRESIDENT BOWERS: And just so -- just asking

1 so that folks, who are following along on the Commission,
2 will know exactly what you're looking at. Are you on the
3 affordable housing online tab, the sheet 1 tab?

4 MS. GUTHRIE: Yes, I am.

5 PRESIDENT BOWERS: Okay.

6 MS. GUTHRIE: Yes. So the question that I'm
7 asking is earlier in the year you have -- let's say \$2
8 million, and there is a collected amount of \$39. Okay.
9 Then you scroll down, and you may have a similar project
10 that, let's see, okay. On Line 80, you have a project
11 that's a little over, a little over -- no, above it, Line
12 89, a little over \$2 million. But on that line you're
13 collecting \$16,000. That disparity, I just need someone
14 to explain that to me because I don't really understand.

15 MS. SNOW: Tisha, I think that had to do with
16 the problem with the calculation. If you remember or it
17 came to light very early on that the way that the
18 legislation was written was that the -- that the way the
19 calculation was going to work was going to result in
20 those really small amounts. Like what you're seeing in
21 early 2019 up until where you pointed out, I think it's

1 about Line 80 or so in there, all of those dollar amounts
2 are really small. But then that's when that correction
3 was made was in June, it looks like, is when that
4 correction was made, and the current amounts
5 (indiscernible).

6 MR. GREENE: Yeah. Shannon, we actually, I
7 think, we actually had to amend that initial legislation
8 to correct that problem. There was a -- the legislation
9 was originally (indiscernible) where the wrong amounts
10 were being reflected, and we actually went back and
11 amended that legislation to the correct amounts.

12 PRESIDENT BOWERS: Thank you, Shannon.

13 Thank you, Jay.

14 Any other questions, comments before we move
15 on?

16 Okay. Thank you all very much.

17 MR. GREENE: (Indiscernible) some of those
18 detailed questions that Ms. Guthrie is raising is why we
19 want the Department of Finance to be at the meetings so
20 they can answer those type of questions that we might
21 have. Because DHCD, we don't actually apply or collect

1 this tax. The Department of Finance does. So --

2 PRESIDENT BOWERS: And, Jay, let me ask this
3 for making best use of time at the next meeting would
4 invite Commission Members in the anticipation of that
5 gathering (indiscernible) if there are questions that we
6 have that could be submitted in advance to Finance so
7 they could be -- come as prepared as they can for some of
8 the questions that Commission Members may have or at
9 least submit those to someone on the staff that may
10 (indiscernible).

11 MR. GREENE: I think that's a good suggestion,
12 David. So I would encourage that, and we would -- I
13 would take care of forwarding those questions on.

14 PRESIDENT BOWERS: Okay.

15 MR. MOBLEY: Absolutely. I'd be happy to do
16 that.

17 PRESIDENT BOWERS: Thank you, John.

18 So please note that Commission Members, if you
19 have questions you want to submit for Finance at our next
20 meeting, please get those ahead of time to John Mobley,
21 and we'll have those forwarded on to Finance so they can

1 come prepared. Thank you.

2 So we'll move on now, I think, to the update,
3 right, on the homelessness prevention piece. The
4 pandemic homelessness prevention departmental update.
5 Who is going to do that for us?

6 MS. PIPER: We are grateful to have Tisha
7 Edwards, the Director of the Mayor's Office of Children
8 and Family Success, here with us, along with staff from
9 the Mayor's Office of Homelessness, and the Baltimore
10 City Community Action Partnership to speak to
11 homelessness prevention.

12 PRESIDENT BOWERS: And, Valerie, can you just
13 identify yourself for the record?

14 MS. PIPER: Sorry. I'm Valerie Piper. I'm a
15 consultant working with the Department of Housing and
16 Community Development on the COVID-19 housing response.

17 PRESIDENT BOWERS: Thank you so much.

18 And for our speakers, as you begin, if you
19 don't mind just letting us know who you are so the record
20 will reflect that.

21 So the floor is open to our presenters.

1 MS. WHITAKER: Good evening everyone. I'm
2 Angela Whitaker. I am the Director for the Baltimore
3 City Community Action Partnership, and I will start the
4 update for the homelessness prevention programming that
5 we are implementing in partnership with homeless service
6 and DHCD.

7 So as it stands right now, we are partnering to
8 support the temporary rental assistance program. Members
9 of my staff, case managers are reviewing applications,
10 and processing those applications to get those pushed
11 through.

12 And as we all know, that program and the
13 funding for that will end soon. And so the three
14 agencies are working together currently to stand up
15 programming to support the implementation even after the
16 funding is finished. And so the way that we plan to do
17 that work is to follow all of the funding streams through
18 Baltimore City -- the Action Partnership, all of it. The
19 referrals will come to our program, and members of my
20 team, case managers will do intake and assess eligibility
21 for all of the applications, and then we will look to

1 match them according to our data management system to
2 whichever program that they are eligible for.

3 If they are eligible for (indiscernible)
4 eviction prevention where we just pay out to the
5 landlord, then the members of my team will process that.

6 If they are in need of rapid relocation, then
7 we will push that out to our case management, and we are
8 looking to United Way to provide that programming as of
9 now as a community partner.

10 And then we will look to provide services for
11 special populations, who may not be eligible for any of
12 those services through the federal funding
13 (indiscernible). That would be our immigrant population,
14 and anybody who are paying rent to unlicensed landlords,
15 and need support. And so then we would utilize
16 resources, and we refer out to agencies who we can
17 contract with to provide those services.

18 And so the funding streams would be the CSPG
19 dollars, ESG dollars, and then the Affordable Housing
20 Trust.

21 And then so, like I said, we are working in

1 partnership with homeless services. And so Katie is also
2 on the line. Katie, did you want to add anything to the
3 process?

4 MS. YORICK: Hi. This is Katie. You covered
5 the majority of everything we have going on at this
6 point. Our agency is really working to ensure that we
7 have a well-oiled machine, and that our housing
8 relocation and eviction prevention programs are working
9 hand-in-hand. So I (indiscernible).

10 MS. WHITAKER: And then so additionally
11 (indiscernible) our Executive Director for MOCFS is also
12 on the line, Tisha Edwards.

13 Tisha, did you want to add anything or just
14 acknowledge the group?

15 MS. EDWARDS: Hi. This is Tisha Edwards from
16 the Mayor's Office of Children and Family Success. I
17 think the only thing that I would add is that this has
18 been a coordinated effort between DHCD, the CAP Centers,
19 and the Mayor's Office of Homeless Services. I also just
20 want to acknowledge Matt, who has been a great partner,
21 and has boots on the ground, and has really provided us

1 some very important feedback in making sure that this
2 program really gets to the most vulnerable population;
3 that it's a very inclusive program; and that there are
4 minimal barriers to accessing the resources. And I would
5 just like to acknowledge that one of the benefits of this
6 program is that we are looking at using both federal,
7 state and local dollars. The local dollars coming from
8 the Affordable Trust Fund. And a great thing about that
9 is that there is degrees of flexibility. The federal
10 government dollars being the most rigorous, flexible.
11 The state providing more flexibility. But the Affordable
12 Housing Trust dollars are providing the most flexibility,
13 which allows us to meet the full scope of needs of
14 Baltimore, and to make sure that we are really positioned
15 that any family, regardless of their status, if you will,
16 who has a need, we have funding vehicles to meet that
17 need. And I think that that's very innovative, and very
18 needed. And I just would like to acknowledge the
19 Commission for stepping up, and being a part of this
20 conversation so that we can offer optimal flexibility,
21 and have the greatest impact for those who are most in

1 need.

2 Thank you.

3 PRESIDENT BOWERS: Great. Thank you all very
4 much. Appreciate it.

5 Any other presentations from the City's
6 standpoint on this before we open up to any questions or
7 comments from Commission Members on this?

8 Okay. Any questions, comments, suggestions
9 from Members of the Commission as it relates to anything
10 regarding the pandemic homelessness prevention portion
11 before we go on to the next item?

12 MR. HILL: Yeah. This is Matt Hill. I just
13 wanted to say first thank you for working so much on
14 this. I don't want to understate the challenge as I'm
15 sure it is to scale up your -- the programs that you're
16 administering in the middle of a pandemic to meet this
17 huge need that's coming, and the amount of money that
18 you're going to be administering. I really appreciate
19 that, and I know that you guys are working around the
20 clock to make it happen. And it's really fantastic that
21 we're going to work together like this.

1 On the amount of money, I think, as I had a
2 conversation with Ms. Whitaker and Ms. Yorick earlier
3 this week, I just want to be -- I'm clear. My
4 understanding is you all said you were looking at maybe
5 about 3 million in ESG, 1 million in CSPG, and maybe 2.75
6 million from the Trust Fund. Does that sound about right
7 still?

8 MS. EDWARDS: Yes. And then that does not
9 include the money from DHCD, and I think that number is
10 about -- for some reason, I think, it's in the \$12
11 million. The total package that we're trying to pull
12 together is \$15 million. So that did not include the
13 DHCD's CSPG dollars. The one million for CSPG is just a
14 contribution from the CAP Centers, CSPG. And then DHCD
15 is the agency that receives the lion's share of CSPG
16 dollars in the City. So they are making the largest
17 contribution out of their agency allocation.

18 MS. PIPER: And that won't -- that \$12 million
19 is currently allocated to the temporary rent support
20 program. So your tally is correct that -- with respect
21 to homelessness prevention.

1 MR. HILL: Great. And then, again,
2 Ms. Whitaker and Ms. Yorick and I had a conversation over
3 this week, and I have provided some suggestions around --
4 and I appreciate it that the stated goal of wanting to be
5 very flexible and to meet all the needs possible, and I
6 share that goal. And I think in the past there have been
7 a number of programs, which because they have the federal
8 restrictions, have not been as flexible or not been able
9 to meet certain needs, and certainly there's always been
10 not enough money to meet all the needs. And so we had a
11 conversation, and we -- about certain specific barriers
12 that I hoped could be dropped in the -- this coming
13 program. And so I'd love to be able to just go through
14 some of those for a minute. I sent around what's termed
15 a Motion for Recommendations to the Commission Members,
16 and, I believe, to Ms. Yorick and Ms. Whitaker. I don't
17 know if they were able to forward it to you, Ms. Edwards.
18 But it has a number of those recommendations around
19 flexibility. And just so folks know because I think this
20 is a recurring issue for some of us who work
21 (indiscernible), which is just frustration over some of

1 the barriers. Not that these are all the CAP Centers
2 fault. A lot of these are federal restrictions. But
3 just to understand for the public about how these funds
4 can be flexible, I think it would be helpful to go
5 through some of those, if we have a minute.

6 PRESIDENT BOWERS: Go ahead, Matt.

7 MR. HILL: And so I'm going from the Motion,
8 and I'll just summarize these, but you have the Motion,
9 the recommendations in front of you. And, again, this is
10 to the -- for the Commission to recommend that DHCD adopt
11 these policies with respect to the money from the
12 Affordable Housing Trust Fund.

13 And so the first one is around language access,
14 making sure that the program's available, the paper-based
15 or the online program is available in at least three
16 languages; and that the program is utilizing a language
17 line or a similar sort of service to process applications
18 by phone. That there's a paper-based application option.
19 I think there was a little bit of frustration from some
20 folks that the prior round of rent -- temporary rent
21 assistance did not have a paper-based option. And I hear

1 that. I understand how COVID-19 has placed barriers
2 around all things face-to-face and paper, but it would be
3 helpful for some of our more vulnerable residents to have
4 a paper-based option.

5 There's different types of eviction cases
6 (indiscernible) and breach of lease. And we're going to
7 start more of those cases in my opinion. And right now
8 the programs are currently set up to focus solely on
9 failure to pay rent eviction cases. So I wanted to
10 recommend that the program become a little more flexible
11 to provide assistance in those cases to help tenants
12 avoid eviction.

13 I think this has already been said, but if it
14 was, I apologize, but we're making sure that we're not
15 imposing any barriers for folks because of their
16 immigration status or documentation.

17 And then, I think, Ms. Whitaker mentioned
18 relocation, which is great, but that has not always been
19 available in the past, and it's definitely very needed
20 when you have certain barriers -- certain breakdown in
21 the landlord-tenant relationship or the property is in

1 such bad shape and (indiscernible) not going to fix it.
2 Similarly, around not having a licensing or inspection
3 requirement. I understand the importance of those
4 requirements. However, we don't want to punish the
5 tenant because of the landlord's failure to maintain the
6 proper repairs and be licensed.

7 I'd love to see at some point (indiscernible)
8 rent escrow assistance. We have so many folks, who have
9 part of the money they need for the rent, but they don't
10 have the whole part, and they -- excuse me -- the whole
11 of it. And they're also dealing with a landlord who is
12 refusing to make repairs. And the best real way for
13 tenants to assert their right to have a landlord make
14 repairs is to go through a rent escrow process. That
15 means they have to pay money into the rent escrow. And
16 if they don't have all the money, we can certainly help
17 them at times with legal assistance, but there are limits
18 to what we can do. And so having rental assistance that
19 can be flexible to pay into escrow, I realize that has
20 some logistical challenges, but I -- my recommendation is
21 that the program explore that as a possibility.

1 As a recommendation number eight around no cap
2 on the amount of per tenant funding. I understand that
3 some limits need to be put in place, but a very rigid cap
4 can exclude people who need -- it would be cheaper to
5 keep them in their house than to have them become
6 homeless for purposes of the City.

7 Number nine (indiscernible) using federal
8 dollars first. It sounds like you guys are already doing
9 that around what you just said.

10 Number 10, one of the best practices that's
11 been identified in a nation-wide survey was to make sure
12 the landlord does not go out and just take the money, and
13 then terminate a tenant, non-renew tenancy, and so
14 requiring landlords to agree not to terminate or non-
15 renew a tenancy except for cause for at least six months
16 is the best practice that we'd like to see to make the
17 best use of the money.

18 Providing tenants assistance (indiscernible)
19 already receive a subsidy. There are many folks who have
20 a voucher or may be in a heavily subsidized unit, and
21 there may be some sort of financial or medical hardship

1 that hopefully the landlord is recalculating their rent.
2 And, definitely, folks should be referred to legal
3 services in order to make sure that the landlord is doing
4 things correctly, but not excluding those tenants from
5 assistance is a recommendation because they are often
6 some of the more vulnerable folks to homeless.

7 And we had a long discussion about this, but
8 not requiring initially the tenant to have a lease. So
9 ultimately the landlord would have to sign something to
10 document the tenancy. But one of the lifelines that we
11 still always have (indiscernible) rent receipts or money
12 order stubs.

13 And then one of the requirements I've seen in
14 the past is that all households, every member of the
15 household has to provide ID. And while I understand the
16 head of the household needs to provide ID, it's not in my
17 opinion necessary unless this is some sort of federal
18 constraint that every member provide ID, and it just
19 creates another further barrier.

20 So those are the recommendations, and I think
21 you all have those, and we've discussed those. And I

1 appreciate, again, your willingness to just be flexible,
2 and think about some of these. It sounds like you're
3 already doing most of them. So I'll leave it there.

4 PRESIDENT BOWERS: Matt, thanks. Appreciate.

5 I saw, I thought I saw Shannon lean in, but,
6 Shannon, before I call on you, I was just going to ask
7 Ms. Edwards, Ms. Yorick or Ms. Whitaker if there's any
8 feedback any of you all have based on what you heard from
9 Matt or have seen from Matt in conversations you all have
10 had prior?

11 MS. EDWARDS: So I would just offer that we've
12 been in regular communication with Matt and, as I said,
13 he does a very good job of being our eyes and ears around
14 what he's experiencing on the ground. And so Matt's
15 feedback along the way has been very helpful. As Matt
16 referenced, we had a one-on-one conversation with him to
17 kind of go through each of these recommendations. I
18 think overall the spirit of, number one, optimal
19 flexibility; and, number two, our acknowledgment that
20 it's always better to keep people in their homes rather
21 than them being put at risk of going into homelessness

1 and some type of sheltering environment. We agree with
2 that. The only caveat, I would say, is that what we --
3 our next steps that we intend to take on Matt's very
4 specific recommendations, there are certain things that
5 are super easy. Making sure there's a paper application,
6 making sure that the application process is accessible
7 through multiple languages. Some of -- most of the
8 recommendations that Matt has made in the Motion are easy
9 for us. There are a few that we do think that we need to
10 get legal counsel. For instance, paying unlicensed
11 landlords. And so we need to talk to the city solicitor.
12 That's a policy decision that has far reaching
13 implications. Again, understanding why that is a
14 recommendation, that that is one specifically that we
15 need further guidance and counsel.

16 And so what we are -- what I've advised the
17 team to do is to take the formal motion, review that with
18 our legal counsel, and we are more than willing to
19 respond in writing to the recommendations.

20 But the majority of them are a non-issue, but
21 there are a few that has far reaching implications that

1 we do think it's important that we get legal counsel
2 before committing officially.

3 PRESIDENT BOWERS: Ms. Tisha, thank you. I
4 appreciate it.

5 Any other response from anyone from the City
6 side?

7 Okay. Does anybody -- any other comments,
8 questions, suggestions, comments on the homelessness
9 pandemic prevention piece?

10 Shannon Snow.

11 MS. SNOW: Yeah. Thanks, David. So I just
12 have -- I have a couple of questions. One, and I'm sorry
13 if I missed this, is there a date that's been set for
14 when the program is going to roll out?

15 MS. EDWARDS: Angela and Katie, I'll defer to
16 you all because we talked about that earlier this week.

17 MS. WHITAKER: Yeah. So right now the
18 tentative date is we are looking to begin this portion of
19 homeless prevention effective August 31st. Because we
20 just want to make sure that everybody who is eligible for
21 the TRS funding receives that first. And then we stand

1 up the second phase of homelessness prevention.

2 MS. SNOW: Okay. So that was actually leading
3 into my next question, which was so is there something
4 being put in place so that folks who are not eligible for
5 the tenant -- what's being reviewed now? Could that be
6 moved over into this pot of funds?

7 MS. WHITAKER: Yes. So there is a mechanism in
8 place for those who do not qualify for the funding that
9 is currently being pushed out to families and residents
10 to automatically contact CAP Center to then be pushed
11 into the next phase of eviction prevention.

12 MS. SNOW: Okay. And I, just one last comment.
13 It's all been anecdotally I've heard that there have been
14 folks who have been turned down for the initial funding
15 due to landlords not being licensed. And I know that
16 Ms. Edwards specifically said that was one that would
17 need to be taken to legal counsel. And I would just
18 really stress the importance of that of really trying to
19 figure out a way to be flexible with that because I feel
20 like that is a barrier. That is a really big barrier
21 that a lot of people are going to fall through that

1 crack. So just encouraging, really encouraging that
2 conversation.

3 MS. WHITAKER: Thank you for that feedback.

4 MS. SNOW: Thanks.

5 PRESIDENT BOWERS: Any other questions?

6 Thank you, Ms. Snow.

7 Comments, questions? May we make then, if I
8 may, on behalf -- Matt, I didn't know if you wanted to
9 move it in a formal way or we can just state for the
10 record that our request -- Ms. Edwards, we'd like to take
11 you up on your request as a Commission to have the
12 response that could be send to the Commission to what
13 Matt has laid out. Certainly we can make that an
14 official request here on the record.

15 Matt, did you want to move any further beyond
16 that or are we okay?

17 MR. HILL: That works. Thank you.

18 PRESIDENT BOWERS: Great. That will be great.

19 All right. I think we can move on then to next
20 on the agenda from the Departmental updates is the update
21 on the Trust Fund NOFAs. So I'll turn it over to the

1 Department staff who have been handling that for us.

2 While they're coming on, to our guests who just
3 presented, thank you again.

4 MS. EDWARDS: Thank you.

5 MR. MAJORS: Can you hear me?

6 PRESIDENT BOWERS: Yes, Jim, we can hear you.
7 If you can just identify yourself for the record, that
8 would be great.

9 MR. MAJORS: Hi. This is Jim Majors with the
10 ACD. Right now, the deadline for the applications for
11 the Affordable Housing Trust Fund are due this Friday.
12 We will be gathering the applications, and starting to
13 review them, compiling the list and making
14 recommendations.

15 As far as the community land trust is
16 concerned, we have put out an RFP for a consultant to
17 help us. We are in discussions with the potential
18 winner, and we hope to have a formal announcement soon.

19 PRESIDENT BOWERS: Appreciate that.

20 Questions, comments, concerns or issues from
21 Commission Members on that update?

1 MS. SNOW: Yeah. This is Shannon Snow. Jim,
2 so are you, based on the new proposed reallocation, is
3 the Department (indiscernible) available to the
4 (indiscernible)?

5 MR. MAJORS: Yes.

6 (Indiscernible due to feedback from unmuted
7 phones.)

8 MR. MAJORS: Still going to be going with that.

9 MS. SNOW: Okay.

10 PRESIDENT BOWERS: Any other comments,
11 questions from Commission Members?

12 MR. HILL: And, Jim, this is Matt Hill. I
13 might have missed this, but the Community Land Trust
14 NOFA, have you provided a timeline on that
15 (indiscernible) zoned out?

16 MR. MAJORS: The Community Land Trust -- Stacy,
17 are you there?

18 MS. FREED: Yes. Yes, I'm here.

19 MR. MAJORS: All right. Community Land Trust,
20 are we -- we're still reviewing comments?

21 MS. FREED: Yes, Matt, we received a number of

1 public comments. We're still reviewing them
2 (indiscernible). We hope to post our responses to those
3 comments in the next 15 days. I think we try and get a
4 NOFA out somewhere around the end of August.

5 MR. GREENE: This is Jay. I mean, we reviewed
6 those comments. We did review those comments with the
7 Committee, the Working Group Committee. And so based on
8 the feedback we got back from the Committee, we believe
9 that the end of August, the latest or early September,
10 we're really trying for the end of August, is a
11 reasonable timeframe.

12 PRESIDENT BOWERS: And Jay and Stacy, can you
13 all remind or say for the public so they'll know what to
14 anticipate how long that NOFA will be open for.

15 MS. FREED: We have not established a schedule
16 yet, David. But it would certainly be -- we recognize
17 these are a lot of first time and newly established
18 groups, and we'll take that into consideration when we
19 establish a schedule, and give folks plenty of time to be
20 able to put together a competitive submission.

21 PRESIDENT BOWERS: Thanks, Stacy.

1 And just for the record (indiscernible) and
2 also to submit to members ourselves, anyone who knows
3 (indiscernible) may be thinking of responding to the CLT
4 NOFA please (indiscernible).

5 (Feedback from unmuted phones.)

6 PRESIDENT BOWERS: Thank you to Workgroup
7 members, who worked with the Departmental staff to look
8 at some of the comments and go through (indiscernible).
9 So please let folks know so folks who are listening that
10 the CLT NOFA (indiscernible) or those who may be
11 providing technical assistance to folks who may be
12 planning to apply (indiscernible) coming down the pike.

13 Any other questions or comments?

14 Okay. Great. Thank you. We've talked about
15 the finance piece earlier. Any update from the
16 Department on the filling of the two empty Commission
17 slots?

18 MS. FREED: I think that's back to me. Jay,
19 are you still there?

20 MR. GREENE: Yeah. Can you just fill us in on
21 that?

1 MS. FREED: Correct. So there are two
2 positions that need to be filled. One is for
3 representative of the Continuum of Care. We've received
4 that person's nomination. One is a representative of the
5 city-wide realtor or building industry. We believe we
6 have a potential nomination for that. We are moving
7 ahead with the process, and will be requesting official
8 nomination letters go out, and that's the first step in
9 the City Council approval process.

10 PRESIDENT BOWERS: Stacy, can you just walk --

11 MS. FREED: Sure.

12 PRESIDENT BOWERS: -- through a few steps in
13 the process.

14 MS. FREED: Yes. So the official nomination
15 letter is sent out by the Mayor's Office. Assuming he
16 accepts the nomination, there are some forms -- provide
17 to the Mayor's Office once that's -- once we've gotten
18 through that process.

19 MS. KIMBALL: Somebody's phone is not muted,
20 and I can't even really hear you.

21 MS. FREED: I'm sorry, Ms. Kimball, can you

1 hear me now?

2 PRESIDENT BOWERS: And I'll ask you please put
3 your phones on mute if you're not talking.

4 MS. FREED: Following the Mayor's nomination,
5 the official nomination is introduced at the City
6 Council. And that follows the standard legislative
7 process. The bill is introduced. There is a hearing,
8 and the nomination is formally approved by the Council.

9 PRESIDENT BOWERS: Thank you, Stacy.

10 Any other comments, questions, on the filling
11 of the slots?

12 Great. Thank you all.

13 We'll go now, we'll slide to our public comment
14 portion, which will be received by Chat. I'm going to
15 work with Stephani here. Stephani, if there are -- or
16 someone else in the Department let us know any -- if
17 we've received any questions or comments during the
18 public comment portion.

19 MS. RECTOR: Hi, David. This is Ebony.

20 PRESIDENT BOWERS: Thank you, Ebony.

21 MS. RECTOR: We do have a couple of questions,

1 in the Q&A box. The first question is I am wondering --
2 I think this might be related to the NOFA. I am
3 wondering how do I verify a home within the Maryland
4 opportunity area? I only saw a, saw a general map of the
5 Maryland opportunity area, but no way to verify the
6 addresses.

7 PRESIDENT BOWERS: Anyone from the Department
8 have a take on that? John or Jim?

9 MR. MAJORS: So Ebony, Ebony, this is me, Jim.
10 So this individual is looking for areas of opportunity;
11 is that the question? Where they have an address, and
12 they're trying to find out if that address is in the area
13 of opportunity?

14 MS. RECTOR: Yes.

15 MR. MAJORS: Yes, they have an address, and
16 they're trying to find out if it's an area of
17 opportunity?

18 MS. RECTOR: They're, I guess, they're asking
19 how they specify or how they determine a specific
20 address. They didn't list the address but --

21 MR. MAJORS: All right. All right. Why don't

1 you contact me directly, and I can help you or direct you
2 on the right path. If you call me on my cell phone
3 tomorrow (410) 807-2842, we can connect and start the
4 process to assist you.

5 MS. RECTOR: The next question. It's my
6 understanding that after the home is completed it needs
7 to be rented out to Section 8 recipients for 30 years.
8 What happens if I decide to sell the house? Does it need
9 to be sold to a low income person?

10 MR. MAJORS: Is that -- not quite --

11 MS. FREED: Is that -- Jim, is that for the
12 Land Trust or is that for your rental NOFA?

13 MR. MAJORS: Yeah. That's what I was trying to
14 figure out.

15 MS. FREED: So if it's for the land trust, one
16 of the hallmark features of the Land Trust in that --
17 correct me if I'm wrong -- is perpetual affordability.
18 So homes have -- homes have a 99-year rent lease on them,
19 and the idea is if we do sell the home to an income
20 restricted person, when that person sells the home, they
21 sell the home to another income restricted person, there

1 is a split of the net proceeds of sale with the Land
2 Trust, and that's how you maintain affordability in the
3 neighborhoods. When it's a rental question, Jim, then
4 that goes to the affordability (indiscernible).

5 MR. MAJORS: Right. So if this isn't a rental
6 property that you're referring to, normally we would set
7 it up -- the period of affordability would be 40 years,
8 but it would also be dependent upon what other financing
9 you were using. For example, if you're trying to do a
10 nine percent low income housing tax credit deal and marry
11 it with funding from the Affordable Housing Trust
12 Program, the thing with the tax credit transaction is
13 there's a period of affordability for 40 years.

14 MS. RECTOR: And, Jim, this person is asking if
15 you could repeat your phone number again.

16 MR. MAJORS: My cell phone number is (410)
17 807-2042. Call me first thing tomorrow morning.

18 PRESIDENT BOWERS: Thanks, Ebony. Any other
19 questions in the box or comments?

20 MS. RECTOR: No. That looks like it's it.

21 PRESIDENT BOWERS: Okay. Other business? One

1 thing I know I'll bring up is that I know the deadline is
2 past so I'm assuming everyone got it in, but if
3 Commission Members can get in your financial disclosure
4 forms. Those were due a little bit back in paper form.
5 So, hopefully, everyone has attended to that.

6 Any other business under the other business
7 portion of our Agenda that anyone has before we close?

8 Let me just mention then I appreciate
9 everyone's time, and we are -- it's 7:54 p.m. We are
10 officially adjourned. Thank you again to staff and to
11 our guests. Everyone have a blessed evening and a
12 blessed week.

13 (Whereupon, at 7:54 p.m., on July 28, 2020, the
14 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:

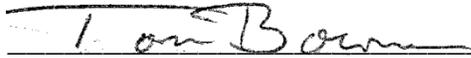
AFFORDABLE HOUSING TRUST FUND COMMISSION

BEFORE: David Bowers, President

DATE: July 28, 2020

PLACE: (Webex)

Represents the full and complete proceedings of the
aforementioned matter as reported and reduced to
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Roland Thomas Bowman, III, Reporter
Free State Reporting, Inc.