

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21

BALTIMORE CITY DEPARTMENT OF HOUSING  
AND COMMUNITY DEVELOPMENT.

AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

City Hall  
4th Floor  
Curran Conference Room  
Baltimore, MD 21202

Tuesday, January 28, 2020

BEFORE: SHANNON SNOW, Acting Chairman

MEMBERS PRESENT:

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

Reported by:  
Roland Thomas Bowman, III

1 Guest Speakers:

2 JIM MAJORS, Assistant Commissioner, Project Finance, HCD

3 Public Speakers:

4 JANET EVELAND

SARAH WOODS

5 SHARON HUNT

6 Also Present:

7 Stacy Freed

8

9

10

11

12

13

14

15

16

17

18

19

20

21

	<u>INDEX</u>	
		<u>Page</u>
1		
2		
3	Meeting called to order by Acting Chairman Snow	4
4	Roll Call	4
5	Department Updates	6
6	Review of Revised Affordable Housing	16
7	Trust Fund Proposed Spending Priorities and Public Comments Received	
8	Other Business	27
9	Public Comment	37
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		

P R O C E E D I N G S

(6:08 p.m.)

1  
2  
3           ACTING CHAIRMAN SNOW: Good evening everybody.  
4 We're going to go ahead and get started. So welcome to  
5 the January Affordable Housing Trust Fund Commission. My  
6 name is Shannon Snow. I'm a Commissioner here. I'm  
7 sitting in for Dave Bowers, who is the Chair of the  
8 Commission, but is traveling for work this week, and so I  
9 am sitting in for him tonight.

10           So to start, we'll do roll call to establish a  
11 quorum. So Jalal Greene.

12           MEMBER GREENE: Present.

13           ACTING CHAIRMAN SNOW: Tisha Guthrie.

14           MEMBER GUTHRIE: Present.

15           ACTING CHAIRMAN SNOW: Damian Haussling.

16           MEMBER HAUSSLING: Present.

17           ACTING CHAIRMAN SNOW: Matthew Hill.

18           MEMBER HILL: Present.

19           ACTING CHAIRMAN SNOW: Iletha Joynes.

20           MEMBER JOYNES: Present.

21           ACTING CHAIRMAN SNOW: Vernadine Kimball.

1 MEMBER KIMBALL: Present.

2 ACTING CHAIRMAN SNOW: Cindy Plavier-Truitt.

3 MEMBER PLAVIER-TRUITT: Present.

4 ACTING CHAIRMAN SNOW: Shannon Snow is present.

5 And Ernst Valery.

6 MEMBER VALERY: Present.

7 ACTING CHAIRMAN SNOW: And Tiara Watkins.

8 MEMBER WATKINS: Present.

9 ACTING CHAIRMAN SNOW: All right. We have full  
10 Commission tonight. All right.

11 So next step is approval of December minutes.  
12 All Commissioners received the summary of the December  
13 meeting. So if folks can take a few minutes to look at  
14 it, and then we will ask for any comments, corrections.

15 MEMBER JOYNES: It's just my name is missing  
16 from the attendance.

17 ACTING CHAIRMAN SNOW: Okay. So Ms. Joynes,  
18 her name is missing from the attendance. That can be  
19 corrected.

20 Yes.

21 Any other corrections, comments?

1 All right. Do we have -- what's the word?

2 Motion.

3 All right.

4 MR. HAUSSLING: I'll move.

5 ACTING CHAIRMAN SNOW: All right. Mr.

6 Haussling moves to approve the minutes.

7 Do we have a second?

8 MS. WATKINS: Second.

9 ACTING CHAIRMAN SNOW: All right, Ms. Watkins  
10 seconds. Okay. December minutes approved. All right.

11 Next is Department updates. Mr. Majors.

12 MR. MAJORS: Good evening. Thank you, Madam  
13 Chairman. For those of you who don't know me, my name is  
14 Jim Majors. I am the Assistant Commissioner for Project  
15 Finance for HCD. If I appear a little bit nervous right  
16 now, they normally don't let me out in public. So we'll  
17 see how it goes after tonight. But my role tonight is to  
18 present the Agency's update as to where we are on the  
19 matters. I have a number of items that I do want to  
20 speak to tonight.

21 The first thing that I would really like to

1 talk about is where we are with the staffing update. We  
2 had made an -- we made an offer to the second candidate  
3 for the position of project coordinator. Unfortunately,  
4 that individual declined the offer. We are now making  
5 the next offer to the next available candidate. We hope  
6 to have an answer by the end of this week.

7           As part of your handouts, there is a  
8 (indiscernible) report. And I want to say that the taxes  
9 that have been received in December of 2019, are  
10 \$5,199,567 and some change. There should be a  
11 (indiscernible) that shows you how much has been received  
12 to date.

13           I also want to make reference to the Department  
14 has allocated \$2 million in FY '19, which is already in  
15 place. There is an additional \$2 million that has been  
16 allocated, which will be approved by the Board of  
17 Estimates in the month of February.

18           As part of the handouts also you will see a  
19 revised and amended Spending Plan. And I want to take a  
20 few minutes to talk about that. For those that don't  
21 have a copy, copies are on the back table.

1           I want to talk about what process we used, what  
2 we did. The process consisted of posting the proposed  
3 Spending Plan on the Department's web. And that occurred  
4 on December 10th. The public was invited to submit  
5 comments to the plan from December 10th through January  
6 8th.

7           I am happy to report that we received  
8 approximately 29 comments, written comments. That figure  
9 consisted of five comments that were presented to the  
10 Commission at the December meeting; and that 24 were  
11 submitted via the website.

12           We took a look at the comments. We calculated,  
13 did an analysis, and we then presented it to the work  
14 group, which was held on January 16th.

15           Based on the discussion, and consensus among  
16 the -- which members of the working group, decisions were  
17 made to reallocate a certain portion of funds.

18           So if you take a look at your Spending Plan,  
19 500,000 was added to the senior homeownership repair and  
20 homeownership preservation. 250,000 was allocated and  
21 added to the rent supplement. The Department hopes to



1 obtain approval from the Commission tonight on the  
2 Spending Plan, as our next step would be to get the NOFA  
3 out on the street. For those who are not aware what a  
4 NOFA is, NOFA means Notice of Funding Availability.

5           It is our expectation that the NOFA will cover  
6 the following activities: senior homeownership,  
7 homeownership preservation, preservation of existing  
8 rental properties, and new construction. As part of the  
9 NOFA there's a scoring criteria. On January 21st,  
10 members of HCD met with the roundtable leadership to  
11 discuss the criteria. We are working towards a consensus  
12 on the scoring that's going to be used, and we need to  
13 reach out to the Law Department on matters proposed by  
14 the roundtable.

15           We hope to have this -- I know that we have, I  
16 think it's February 6th, Matt, that you wanted comments  
17 back from us on the scoring?

18           MR. HILL: I think so. I don't remember the --

19           MR. MAJORS: Okay. I think that is the date.

20 So once the comments are received, once we're all in  
21 agreement on the scoring criteria, then we have to post a

1 NOFA. And the process that will be involved in the NOFA  
2 we're going to direct the NOFA. We anticipate having the  
3 NOFA out on the street for public comment for a three-  
4 week period. So we're looking at probably the week of  
5 March 2nd for that NOFA right there.

6           Once the window closes, we will finalize the  
7 NOFA, post it on the Department's website. After that,  
8 once it's posted, then our process will consist of  
9 normally a pre-proposal conference, application  
10 submission deadline, developer presentations, and formal  
11 announcements. So that is the big thing about NOFA for  
12 that.

13           As for the Community Land Trust, our first step  
14 would be to draft an RFQ, which is a Request for  
15 Qualifications, for someone to assist us in putting  
16 together the NOFA. I will say that we have a draft  
17 prepared. We are (indiscernible). We are looking at it  
18 internally, and also reaching out to the Law Department  
19 for assistance on that.

20           Once that is done, once the RFP was in place,  
21 we then plan on putting it on the web so that we can hire

1 a consultant that will help us put together the NOFA for  
2 the Land Trust.

3 For any other matters, we did receive a request  
4 from the Commission regarding an official opinion, and  
5 how many Commission Members can participate on a working  
6 group without violating the Open Meetings Act. We sent  
7 the request to the Law Department, and we should be  
8 hearing shortly on that.

9 We also will request from the Law Department  
10 clarification on the scoring criteria for the original  
11 NOFA that we had discussed at the working group.

12 Based on that, I believe, that is our update.  
13 Are there any questions?

14 Jay.

15 MR. GREENE: Jim, I think I've just one  
16 correction. When you mentioned the NOFA is going out, I  
17 think we had planned to have NOFA for both new  
18 construction and preservation in addition to the ones  
19 that you mentioned. And the ones for senior  
20 homeownership will be probably folded into kind of what  
21 the department -- normal programs.

1 MR. MAJORS: Okay. Okay, good.

2 Yes, Matt.

3 MR. HILL: So I have a couple of questions.

4 One observation just first. That I know folks up here at  
5 the table have this kind of detail of the amount of money  
6 coming into the Trust Fund. But just for the folks in  
7 the audience, the total revenue collected of the Trust  
8 Fund is 5. -- 5,499,000 something. And that's  
9 essentially for when they first started in April to  
10 collect the funds through the end of December. So if you  
11 add that with, essentially, I think you said, Jim,  
12 another 4 million allocated; 2 million in FY 2019, and 2  
13 million in FY 2020, that takes the total to 9.5 million.  
14 And this is just an observation that that is still  
15 significantly under what I think the projections were in  
16 order to get to the allocation total of 17 million for  
17 FY 2020.

18 So it's not really a question. It's just an  
19 observation that we're still dramatically behind where  
20 the projections were for this tax to generate revenue  
21 income.

1           Then a couple of questions. So first, on the  
2 Community Land Trust NOFA piece, could you provide any  
3 sort of timeframe or dates for when the RFQ is going to  
4 be released, how long the RFQ is going to be out there,  
5 when we could -- when can we expect to see a draft NOFA  
6 for the Community Land Trust piece?

7           MR. MAJORS: That's a very good question, and  
8 let me get with staff. And can I get back with you on --  
9 for the time, for the time period?

10          MR. HILL: Yes. That would be great. I don't  
11 mean to put you on the spot, but I don't want it to wait  
12 until the next meeting, particularly if we're not going  
13 to meet for a couple of months. So if you can get back  
14 to us within a reasonable time, I'd appreciate it.

15          MR. MAJORS: Sure. No problem.

16          MR. HILL: And then I think that's my last  
17 question for the moment. Yeah.

18          ACTING CHAIRMAN SNOW: Anything else?

19          MR. MAJORS: Oh, before I forget. I forgot to  
20 thank my staff, Stephanie Estrada, Carolyn Watson. They  
21 helped me put this together. I guess I can come back

1 next meeting, right? I guess --

2           ACTING CHAIRMAN SNOW: Jim, I do have a  
3 question. I think given the difference between what we  
4 had expected to be in the Fund, and what the reality, I'm  
5 wondering if, not so much that what we're voting on  
6 tonight because I realize we're just voting on  
7 allocations, but I think it might make sense to update  
8 this, particularly for what's on the Web.

9           MR. MAJORS: Okay.

10           ACTING CHAIRMAN SNOW: Just to have a more  
11 realistic view of this is the kind of dollar amounts  
12 we're talking about, right?

13           MR. MAJORS: Sure.

14           ACTING CHAIRMAN SNOW: Because these numbers  
15 are going to change --

16           MR. MAJORS: Right, yeah.

17           ACTING CHAIRMAN SNOW: -- quite dramatically.  
18 So I think it would be good to --

19           MR. MAJORS: Right.

20           ACTING CHAIRMAN SNOW: -- reflect this with the  
21 -- what we actually have.

1 MR. MAJORS: We can do that.

2 Matt.

3 MR. HILL: Sorry. I remember it now. I knew I  
4 had it. So my understanding was the reallocation from  
5 the Flex Fund to the Rental Supplement, and from the  
6 Preservation to Senior Homeownership, that was something  
7 that the Department anticipated wanted to do for FY 2021  
8 and '22, not just FY '20. And so I would suggest, if  
9 that's true, that the chart be reflected to indicate  
10 that.

11 MR. MAJORS: Okay. We can do that.

12 ACTING CHAIRMAN SNOW: Okay. Any other --  
13 Commission Members, any other questions?

14 Mr. Majors, thank you.

15 MR. MAJORS: Thank you.

16 ACTING CHAIRMAN SNOW: So I -- there's a reason  
17 why I don't chair these meetings, and that's because I  
18 don't know the right procedure. And apparently we did  
19 not vote to approve the December meeting minutes. We  
20 just had the motion and a second, but we didn't vote to  
21 approve. So can we have a vote on to approve the

1 December meeting minutes? Yes?

2 MR. GREENE: All in favor.

3 ACTING CHAIRMAN SNOW: All in favor.

4 COMMISSION MEMBERS: Aye.

5 ACTING CHAIRMAN SNOW: There we go. All right.

6 Okay. So, I believe, that the next item on the  
7 Agenda is reviewing the Proposed Spending Plan and the  
8 public comments received.

9 And, I believe, that Matt, you are going to  
10 take the lead on that.

11 MR. HILL: Yes. So there's the summary that  
12 folks should have gotten access to when you walked in the  
13 door. And then all the comments, I think Jim said 25 or  
14 so, are on the website. Also, I believe, on the website,  
15 and someone can correct me if I'm wrong, there is a  
16 summary of the work. So there's an Affordable Housing  
17 Commission Work Group that met on January 23rd, and  
18 reviewed all of the comments, and that summary is on the  
19 website. And essentially, I just tried to summarize some  
20 of the observations that the Work Group made with a view  
21 that the Commission adopt those observations. So some of



1 the feedback was with respect to making sure that this is  
2 a somewhat more flexible process, and that these  
3 allocations are not written in stone. And so the Work  
4 Group that met agreed that the Allocation Plan should be  
5 subject to regular evaluation and review. Part of that  
6 will involve the annual report that the Commission and  
7 DHCD must submit according to the City Charter. And if a  
8 planned funding allocation does not meet the anticipated  
9 need or does not perform adequately, then DHCD, in  
10 consultation with the Commission, should revisit the  
11 Allocation Plan.

12           There were some concerns about the capacities  
13 of Community Land Trust to utilize the plan allocation.  
14 The Work Group recommends that the Commission state that  
15 they understand that part of the planned allocation for  
16 Community Land Trust will be used for capacity building.  
17 The Commission, the third observation, the Commission  
18 should encourage DHCD to adopt housing unit production or  
19 preservation goals as other metrics for success,  
20 realizing the different allocation buckets may have  
21 different needs, and be particularly sensitive to the

1 fact that we need to meet the needs of folks at 30  
2 percent of area median income.

3           The Allocation Plan was drafted in part to meet  
4 funding needs that are not being met by currently  
5 available sources. So there was some comment about, why  
6 aren't you funding this and why aren't you funding that.  
7 And so part of the response, I think, is that there are  
8 certain funding sources like Community Development Block  
9 Grants, Home Program, Baltimore Regional Neighborhood  
10 Initiative, Capital Improvement Program, and others that  
11 can meet many of the needs that were met. And so the  
12 Allocation Plan was developed with those other programs  
13 and their restrictions in mind. DHCD should retain the  
14 flexibility to modify the Allocation Plan in consultation  
15 with the Commission at any time as different needs and  
16 opportunities arise.

17           There was an observation that fair housing is a  
18 critical consideration of Baltimore City, and that fair  
19 housing and race equity should be included in the NOFAs  
20 that Jim just referenced that guide investments in the  
21 Trust Fund -- from the Trust Fund, and that fair housing

1 activities can, and should be, funded by some of the  
2 other sources that I referenced before.

3 Another observation was that a number of people  
4 raised important considerations around use of a Rent  
5 Supplement Program, including when and how such a program  
6 is project-based or tenant-based, whether legislation is  
7 needed to guide the program, and the populations and  
8 demographics that are targeted. And the recommendation  
9 is that DHCD carefully consider those pieces because  
10 there are a lot of things to consider with reference to a  
11 Rent Supplement Program getting started.

12 Let's see. The other piece was just to  
13 recommend the small reallocations that Jim just  
14 described. Yes. So that's -- that was the last of the  
15 observations.

16 Maybe I should just keep going with the rest of  
17 the Work Group's business.

18 And the rest of it really focuses on the plan  
19 for getting those NOFAs out the door. Because, I think,  
20 we had a long discussion about the fact that we need to  
21 move as quickly as possible to issue these NOFAs. Or we

1 recommend that the Department move as quickly as possible  
2 to issue the NOFAs because of the need, the significant  
3 needs that we all see in communities every day, and the  
4 simple fact that if the money doesn't move, pretty soon  
5 people are going to start to wonder, wait a second, you  
6 have all these needs, and there's no money going out the  
7 door. What's the problem here? And it makes it very  
8 difficult for us to then address the revenue issue that I  
9 talked about earlier that we're not getting the revenue  
10 that we anticipated.

11           There was a note here that Jim already  
12 addressed in terms of the Open Meetings Act, and that as  
13 soon as possible, the Commission should revisit who is on  
14 this Work Group, and how many people should be on the  
15 Work Group.

16           There was a note about DHCD and the Commission  
17 are required to submit that Annual Report, and the  
18 Commission itself began meeting in May, and so should  
19 start making plans for the Annual Report.

20           And then future Commission topics should  
21 include structures for monitoring, attracting funding,

1 and project compliance, as well as the use of loans  
2 versus grants in the -- in DHCD-provided funding, whether  
3 or not that funding should be provided with a loan or a  
4 grant.

5           So I'm sorry for talking so much. I tried to  
6 do that actually in a way that you could listen to, but I  
7 felt like I rambled on a lot. So, thanks.

8           ACTING CHAIRMAN SNOW: Thanks Matt.

9           ACTING CHAIRMAN SNOW: So, Commission Members,  
10 this is really an opportunity to discuss, offer your  
11 comment about the Spending Plan, Allocation Plan, any  
12 comments, things that you want to talk about. We,  
13 ultimately, what we're looking to tonight is take a vote  
14 on whether or not to, I guess, approve the Plan, and  
15 recommend the Department move forward with it. So  
16 comments, questions, discussion?

17           MR. HAUSSLING: I mean, so are we -- would we  
18 be approving the percentages, I guess, since we are --

19           ACTING CHAIRMAN SNOW: Yeah, correct.

20           MR. HAUSSLING: And considering that, so  
21 somebody might -- so we, if we approve little bit more

1 than 10 percent for rent supplement at, well, 7 -- 1.7  
2 million and -- considering that, the amount that we have  
3 in the budget is less than that at the moment, then,  
4 well, my question really works better if let's say we had  
5 the glut. We actually had the 17 million, then the next  
6 year we had five. It doesn't seem to make sense that we  
7 would fund rent supplement at the same percentage the  
8 following year because there would be -- because in real  
9 dollars somebody is -- who might be paying 200 and  
10 whatever percentage of their rent -- of their income,  
11 excuse me, on rent, needs a fixed amount to fill the gap.  
12 So for the rent supplement, I wonder if we actually need  
13 to approve a specific amount. And there might be one or  
14 two others in here that have a similar story.

15           ACTING CHAIRMAN SNOW: Yeah. Well, I don't  
16 know if anybody from the Department wants to address that  
17 but --

18           MR. GREENE: I would think that that's a valid  
19 point, particularly in the second year. So how much rent  
20 supplement funding is actually awarded in the first year  
21 would have to kind of be fixed with some type of plan for

1 a slight increase in the second year, and would have to  
2 be, I think, held harmless in the second and even -- the  
3 second year and going forward. So I think we fully  
4 understand that once we start a Rent Supplement Program  
5 that we have to maintain it.

6 ACTING CHAIRMAN SNOW: Yeah. And I would add  
7 that, I think, what we're really looking -- because this  
8 plan is not fixed and in place, I think really what we're  
9 doing is approving this first year with the understanding  
10 that there would be changes. And, of course, that would  
11 all be coming back to the Commission for review and  
12 approval. So your point is well taken.

13 MR. HILL: I mean, so I would suggest that we  
14 consider voting on the entire plan for the three years,  
15 and the -- and there are also, if you read through it,  
16 there are some provisions about priorities and holding  
17 harmless. And I -- Damien, I agree with your points as  
18 well. But, I think, we're voting on the entire package,  
19 I think.

20 UNIDENTIFIED SPEAKER: Yes.

21 MR. HILL: Subject to the reality that things

1 change.

2 ACTING CHAIRMAN SNOW: Correct.

3 MR. HILL: But that's my -- that would be my  
4 preference.

5 MR. HAUSSLING: Does that necessarily mean it's  
6 coming back to us every time that there would be a  
7 change? Well, actually, I guess, that would be handling  
8 anyway.

9 MR. HILL: And, Damien, just to your point. So  
10 one of the Work Group recommendations was to just  
11 recognize that DHCD has that flexibility to make changes  
12 as needs and opportunities arise, but that they would do  
13 so in consultation with the Commission. So if we're  
14 going to adopt the Work Group's recommendation, that  
15 could be one way to express that.

16 ACTING CHAIRMAN SNOW: All right. Are there  
17 any other comments, questions?

18 Okay. So, I think, the next step then is to  
19 vote on the proposed spending priorities as well as --  
20 Matt, I'm wondering about the Work Group recommendations.  
21 Is that a separate vote for approval?



1 MR. HILL: Can do it all together, if you want.

2 ACTING CHAIRMAN SNOW: Yeah. I don't know if  
3 technically it needed to be two different. Okay. So we  
4 have the Work Group recommendations that Matt read  
5 through, and we have the proposed spending priorities.  
6 And so hearing no more comments or questions, do I have a  
7 motion to approve going forward?

8 MS. PLAVIER-TRUITT: Motion to approve.

9 ACTING CHAIRMAN SNOW: Thank you. Mr. -- yeah.

10 MR. GREENE: I would prefer that we just vote  
11 on the spending recommendations.

12 ACTING CHAIRMAN SNOW: Okay.

13 MR. GREENE: And I think the report for the  
14 Working Group is part the official record.

15 UNIDENTIFIED SPEAKER: Yes.

16 MR. GREENE: And there would be other reports  
17 and changes, but I think the vote should be on -- I agree  
18 with Matt for all three years of the Spending Plan. But  
19 I don't think it requires that vote on amendments and  
20 what came out of the Working Group.

21 ACTING CHAIRMAN SNOW: Out of the Work Group?

1 MR. GREENE: Yes.

2 ACTING CHAIRMAN SNOW: Yeah. I think the Work  
3 Group report had in there that the Work Group was  
4 recommending to the Commission --

5 MR. GREENE: Right.

6 ACTING CHAIRMAN SNOW: -- the approval of these  
7 changes.

8 MR. GREENE: Right.

9 ACTING CHAIRMAN SNOW: So --

10 MR. GREENE: Right.

11 MS. PLAVIER-TRUITT: So revise that. So motion  
12 to approve the Affordable Housing Trust Fund proposed  
13 spending priorities?

14 UNIDENTIFIED SPEAKER: Yes.

15 ACTING CHAIRMAN SNOW: Correct. Yes.

16 MR. VALERY: I'll second that.

17 ACTING CHAIRMAN SNOW: Second by Mr. Valery.

18 All right, all in favor?

19 COMMISSION MEMBERS: Aye.

20 ACTING CHAIRMAN SNOW: Okay. It is passed.

21 Congratulations. Thank you to the Commission and to the

1 Department for all of the work in getting here in the  
2 first step of many. I'm sorry that Mr. Bowers is not  
3 here to participate in it. It's a big thing.

4 UNIDENTIFIED SPEAKER: Yes, yes, yes.

5 ACTING CHAIRMAN SNOW: I mean, it's a big step.  
6 So it's good.

7 Okay. So other business. What I have on other  
8 business are the next couple meetings. So it had been  
9 proposed to the Commission that we not have a February  
10 meeting to allow for the Department to focus on the  
11 NOFAs. But I wanted to put out that -- put that out to  
12 the Commission to get feedback, and your thoughts on if  
13 folks wanted to go ahead with the February meeting or  
14 just to skip it, and then have the meeting after where  
15 the -- in March.

16 Ms. Guthrie.

17 MS. GUTHRIE: Yes. And ahead of time, I'd like  
18 to ask for the indulgence of everyone because I really, I  
19 want to address this in a kind of holistic way. From my  
20 understanding within the leadership amongst community  
21 development, it's kind of understood that the funding for

1 the Affordable Housing Trust Fund is in need of growth on  
2 a continuous basis. And this is beyond, this is -- even  
3 without understand and knowing the shortfall that we have  
4 just been informed about. That being said, I'm just  
5 going to go to my notes, and I'm going to pretend. We  
6 really need to focus on increasing the volume of the  
7 Trust Fund, as well as diversifying the Trust Fund. I  
8 really don't think that we have the luxury of taking off  
9 a month, especially given the fact that we got started  
10 behind the eight ball. Our first meeting was not until  
11 May of --

12 UNIDENTIFIED SPEAKER: Last year.

13 MS. GUTHRIE: -- of last year. We have a lot  
14 of work to do, and we are making -- we're making some  
15 headway, but we do have a lot of work ahead of us. I  
16 suggest that we even revisit or have some of the -- those  
17 parties who are integral in setting up the tax and  
18 recordation, putting those things in place for the  
19 Affordable Housing Trust Fund. Have them come and do a  
20 presentation as to some of the options we have in  
21 diversifying the Trust Fund. We know the need right now,

1 but the need is not -- it's growing. It's not  
2 decreasing. It's definitely growing. So I move that we  
3 actually take February from tomorrow until maybe the  
4 middle of February, put in line some speakers to come and  
5 talk about diversifying our Fund.

6           We also, we have a seat at the table that is  
7 not -- that is vacant, and that is our faith-based  
8 community. Here in Baltimore, we have a deeply rooted  
9 faith-based leadership that has led civil rights, and is  
10 currently involved in racial equity. They're not at the  
11 table due to lack of invitation, and that's our fault.  
12 We have no invited them to have their seat at the table.  
13 And I know that they would love to be a part of  
14 rebuilding Baltimore and adding to our strength.

15           So, I think, that we can utilize February to  
16 put those -- to address those issues. There is something  
17 called Fifth and Fifth Sunday, that I know in different  
18 parts of the country faith-based organizations  
19 participate in to help grow their affordable Housing  
20 Trust Funds.

21           We just, we have a lot of work to do, and I

1 don't understand how taking a month off is even on the  
2 table. We need to keep the momentum going, and that even  
3 would show our -- the people -- our constituents, the  
4 people that we're here to represent, that we are serious  
5 about this. February is one of the coldest months of the  
6 year. People are already dying. We don't have that  
7 luxury. So I move that we put in place some real action.  
8 And even we oftentimes fall short in including public  
9 comment during our meetings. We can open that up. Yeah,  
10 DHCD has their work to do with the NOFA and all of that,  
11 that's fine. I understand that. But we have work that  
12 could be done at a meeting in February. So --

13 ACTING CHAIRMAN SNOW: Thanks for your  
14 comments.

15 Additional comments?

16 MS. KIMBALL: I agree as well. We need not to  
17 just sit back in February. Like Ms. Tisha was saying,  
18 that we started in May. So I don't think we should take  
19 a month off next month. I think we need to invite the  
20 public. We need to get the faith-based organizations  
21 here. So much going on in Baltimore that this group,

1 this Commission, we can change a lot of things with this  
2 affordable housing. Because if a household of two  
3 parents or even one parent that's working, say one parent  
4 that's working two jobs, she's not at home for her  
5 children. She has three children, and she's not at home.  
6 With affordable housing, and putting it in place, and  
7 getting it moving, that she might just have to work one  
8 job. And if she has to work that one job, that means  
9 that she could be home at night with her children. And  
10 that's something that we need to be putting in place  
11 right now. Changing the culture, you hear this on TV all  
12 the time. We need to change the culture. Change the  
13 culture. Yes, we do. And we need to change the culture  
14 by getting this kick-started immediately, not take any  
15 breaks next month. We need to do this, and we need to  
16 let the City know that we are doing this. That we are a  
17 Commission of working. Because we've spent a lot of time  
18 in doing this getting this NOFA. We've spent a lot of  
19 time with this. So now it's time for the public to come  
20 in, and tell us exactly what they really want, and what  
21 they need.

1           When you get a call an hour before a meeting  
2 saying, are you still one of the Commissioners? I've had  
3 two grandsons to die, and I'm afraid. What about the  
4 affordable housing? So, yes, I do agree with you, Tisha.  
5 We should not sit back next month.

6           ACTING CHAIRMAN SNOW: Okay. So then, I think,  
7 unless there's any other comments from staff?

8           No. Okay.

9           MR. HILL: I just, so I -- I'm sorry. Did you  
10 want to --

11           MS. JOYNES: I was going to give my support to  
12 Ms. Guthrie.

13           MR. HILL: So and I'll support Ms. Guthrie as  
14 well. I would say that the concern is make sure DHCD has  
15 time to focus on the NOFA. It might make sense so that  
16 we go forward with this --

17           UNIDENTIFIED SPEAKER: Yes.

18           MR. HILL: -- that someone take the -- a couple  
19 people take the reigns to put together what the agenda  
20 would look like, and invite folks that need to be  
21 invited.



1 MS. GUTHRIE: I would definitely be willing to  
2 assist in that.

3 MS. KIMBALL: And I'll assist as well.

4 ACTING CHAIRMAN SNOW: Yeah. And I believe  
5 there's -- isn't there a committee that had in the past  
6 has set agendas for Trust Fund meetings?

7 MR. HILL: That's true, yes.

8 ACTING CHAIRMAN SNOW: So I think that would  
9 make sense for that committee to work on, and  
10 particularly the ideas that Ms. Guthrie put forward. So,  
11 I think, I mean, it seems to me that there is a general  
12 agreement to have a February meeting. And, I believe,  
13 that that had been regularly scheduled for -- was it the  
14 27th? Or whatever that Tuesday was. I think February --  
15 so we will keep that on the calendar.

16 February 25th?

17 UNIDENTIFIED SPEAKER: Um-hmm.

18 ACTING CHAIRMAN SNOW: Okay. And then the  
19 March meeting, I know that with the NOFA schedule, I  
20 think there was a need to push that meeting actually to  
21 early April so that there would be time for -- the NOFA

1 is going to be released. There's going to be a three-  
2 week public comment period. And then to compile these,  
3 the Work Group is going to meet, and then that will come  
4 back to the Commission. So we were looking at April 6th  
5 or April 7th.

6 So can Commissioners quickly just look at your  
7 schedules, and see if one of those two meetings are going  
8 to work for your schedule? If we can get a quorum,  
9 folks, for one or both of those dates.

10 April 6th is a Monday. April 7th is a Tuesday.  
11 Either good for you?

12 Monday? Does Monday, April 6th, work for most  
13 folks?

14 Okay. So we will move the March meeting to  
15 Monday, April 6th, to accommodate the public comment  
16 period for the NOFA.

17 Are there any other -- before we take it to  
18 public comments are there any other -- anything else that  
19 Commissioners want to discuss or share or --

20 Yes, please go ahead.

21 MS. JOYNES: So for the February meeting, the

1 Harlem Park Rec Center. So I want to go back to seeing  
2 if we can get our meetings back out into the public, into  
3 our neighborhoods. And so the Harlem Park Rec Center on  
4 the west side of Baltimore, they have agreed to host our  
5 February meeting.

6 ACTING CHAIRMAN SNOW: Okay. As I understand  
7 it, folks -- DHCD need to work with folks at the -- so  
8 that will --

9 (Simultaneous comments.)

10 ACTING CHAIRMAN SNOW: -- if you can make that  
11 connection. Okay. Great. Just to make sure that all  
12 the appropriate accommodations are there. So -- okay.  
13 So Harlem Park Rec Center for the February meeting.  
14 Okay.

15 MS. JOYNES: So the -- I'm not clear as to what  
16 is going on with the ethics.

17 ACTING CHAIRMAN SNOW: Yeah. No. That is  
18 definitely an outstanding question as far as ethics  
19 training. Do you -- yeah.

20 MR. MAJORS: It's my understanding we're  
21 working on scheduling ethics training I think in the

1 spring.

2 MS. FREED: So the City's (indiscernible)  
3 Department, which handles all the ethics matters, will  
4 publish, schedule training sessions. Once that has been  
5 made available to the City, we will forward it on to the  
6 Commission.

7 ACTING CHAIRMAN SNOW: Okay.

8 MS. WATKINS: Will we have to do it  
9 individually?

10 MS. FREED: Yes.

11 MS. WATKINS: Okay.

12 ACTING CHAIRMAN SNOW: Okay. So there won't be  
13 one group session for the Commission?

14 MS. FREED: No. (Indiscernible) through the  
15 standard procedures.

16 ACTING CHAIRMAN SNOW: Okay. So the Department  
17 will notify the Commission once that schedule has been  
18 released?

19 MS. FREED: Right. The schedule is published

20 --

21 ACTING CHAIRMAN SNOW: Okay.

1 MS. FREED: -- City-wide (indiscernible).

2 ACTING CHAIRMAN SNOW: And then it will be  
3 incumbent upon each Commissioner --

4 MS. FREED: Correct.

5 ACTING CHAIRMAN SNOW: -- to go through that,  
6 that training. Okay.

7 Anyone else?

8 Okay. So I think we open it up to public  
9 comment now. Anyone is welcome to come and speak.  
10 Please clearly say your name so that we can have that in  
11 the transcript. There's a microphone right here.

12 MS. EVELAND: Hi. My name is Jan Eveland. I'm  
13 with (indiscernible) Curtis Bay. And I would like a  
14 little bit of clarification on what the approval was for  
15 the spending priorities. Was that for percentages,  
16 absolute dollars?

17 ACTING CHAIRMAN SNOW: No. It's going to be  
18 for percentages, correct.

19 MS. EVELAND: Thank you.

20 ACTING CHAIRMAN SNOW: Yes.

21 MR. GREENE: Well, with pitfalls.

1           ACTING CHAIRMAN SNOW: Oh, with the caveat  
2 about the --

3           MR. GREENE: -- we held some categories  
4 harmless. Choice and the Community Land Trust, I  
5 believe, we held harmless.

6           MS. EVELAND: I'm sorry, what --

7           ACTING CHAIRMAN SNOW: The Community Land Trust  
8 percentage is not going to change.

9           MR. GREENE: The amount does not change.

10          ACTING CHAIRMAN SNOW: The dollar amount.  
11 Okay. So to clarify, the Community Land Trust, the  
12 dollar amount is going to remain. The Choice  
13 Neighborhoods dollar amount is fixed. And then the rent  
14 supplement is going to depend on the first year  
15 allocation. So if there are -- I'll just use a number.  
16 If there are 100 vouchers that are awarded, we have to  
17 make sure that those 100 vouchers continue to be funded  
18 year after year after year. So those are going to be  
19 held harmless.

20          MS. EVELAND: Okay, can I ask -- so if --  
21 excuse me for asking.

1           ACTING CHAIRMAN SNOW: No, no.

2           MS. EVELAND: If, assuming that the CLT is  
3 going to keep the four thousand, four million dollar  
4 amount, then every percentage in here somehow has to  
5 change. So, actually --

6           ACTING CHAIRMAN SNOW: Right.

7           MS. EVELAND: -- the percentages or the amount  
8 except for CLT. I'm just seeking (indiscernible).

9           ACTING CHAIRMAN SNOW: Right.

10          MR. HILL: My understanding is we approved the  
11 entire plan as is, and that obviously all things are  
12 subject to change as circumstances change. And you're  
13 right to anticipate, I think, a shortage in revenue, and  
14 the Department will have to reassess.

15          MS. EVELAND: So there will be a revised  
16 version of this?

17          ACTING CHAIRMAN SNOW: Yeah. We had asked the  
18 Department to update this to reflect the actual dollar  
19 amounts that are available now, given that the projected  
20 amount is not meeting what -- actual revenues.

21          MS. EVELAND: So that would be subject then to

1 another vote?

2 MR. HAUSSLING: So we would probably have to --  
3 see, yes, why did we actually approve? And now that I'm  
4 thinking about that, why didn't we approve that today  
5 because we really should approve it based on what's in  
6 there now.

7 ACTING CHAIRMAN SNOW: Well, that amount is  
8 going to be changing, right, all the time as new revenue  
9 comes in?

10 MR. HAUSSLING: Well, they're going to  
11 (indiscernible) just to reflect what's in there now. And  
12 so, actually, we should --

13 (Simultaneous comments.)

14 MR. HILL: I didn't read this -- to say -- I  
15 thought we voted on the plan as a whole, the three-year  
16 plan, with -- there's quite a bit of explanation about  
17 the hold harmless provisions, and a number of other  
18 pieces in the document. And that, obviously, should  
19 revenue fall short, which it looks like it's going to,  
20 then this plan will be revised. But right now, these are  
21 just projections in terms of what will be in the Fund for



1 FY 2020. FY 2020 is not ending for another six months.  
2 And so my suggestion is, again, we stick with voting on  
3 -- we voted on the plan as a whole, and that -- realizing  
4 that ultimately would be subject to potential change.

5 ACTING CHAIRMAN SNOW: Does that answer your  
6 question.

7 MS. EVELAND: I think so. In other words, yes,  
8 (indiscernible)?

9 MR. HILL: Yes.

10 MS. EVELAND: Thank you.

11 ACTING CHAIRMAN SNOW: All right then. Oh,  
12 yeah.

13 MS. WOODS: It's an easy one. My hearing maybe  
14 isn't as good. So the next meeting will be February  
15 25th?

16 ACTING CHAIRMAN SNOW: Yeah.

17 UNIDENTIFIED SPEAKER: The fourth Tuesday,  
18 right?

19 ACTING CHAIRMAN SNOW: It's the fourth Tuesday,  
20 yes.

21 MS. WOODS: And that will be at Harlem Rec

1 Park?

2 ACTING CHAIRMAN SNOW: Yes. We will confirm  
3 that that is -- that will meet all of the accessibility  
4 needs that we have to meet for the meetings, but that  
5 will be announced prior to that meeting of the location.  
6 But that is our -- our intent is to have it there.

7 MS. WOODS: Thank you.

8 ACTING CHAIRMAN SNOW: Yeah.

9 MS. WOODS: Just to clarify. So that once you  
10 guys will (indiscernible) a NOFA you're (indiscernible)?

11 ACTING CHAIRMAN SNOW: It's just to offer  
12 comments, suggestions on the criteria that's in the NOFA.  
13 It's really just to -- it's almost the same as, like, the  
14 Spending, Affordability Plan is just to offer it up for  
15 comment, other comment.

16 MS. HUNT: (Indiscernible) what you guys do?

17 ACTING CHAIRMAN SNOW: Well, the public comment  
18 influenced the Spending Plan. So, yeah.

19 MS. HUNT: I have a question. Once you have  
20 your NOFA, people turn in their petitions, I haven't  
21 noticed a timeframe. Is this an annual or twice a year

1 or rolling cycle or what's your timeframe here?

2 ACTING CHAIRMAN SNOW: Right. That's a good  
3 question.

4 Mr. Majors.

5 MR. MAJORS: Yeah. The plan right now is for  
6 this to be an annual NOFA cycle. I think, who knows, in  
7 the future we could adjust that to more than one NOFA in  
8 fiscal year. But right now, the plan is for one NOFA in  
9 each fiscal year.

10 ACTING CHAIRMAN SNOW: All right. Well, any  
11 other comments before we adjourn the meeting?

12 Okay. Meeting is adjourned. It's 6:55 p.m.  
13 All right. Thank you everyone for coming.

14 (Whereupon, at 6:55 p.m., on January 28, 2020,  
15 the meeting was adjourned.

16

17

18

19

20

21

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21

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: Shannon Snow, Acting Chairman

DATE: January 28, 2020

PLACE: Baltimore, Maryland

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  
Free State Reporting, Inc.