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BALTIMORE CITY DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

(Webex)

Tuesday, May 24, 2022

BEFORE: KEVIN DANIELS, President

MEMBERS PRESENT:

- MATT HILL
- KATE EDWARDS
- VERNADINE KIMBALL
- TISHA GUTHRIE
- STACI GRIFFIN
- RAMSEY HARRIS

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Also Present:
ALICE KENNEDY, Commissioner, DHCD
EBONY RECTOR, Project coordinator, Affordable Housing Trust Fund, DHCD
KEVIN NASH, DHCD
JASON WEBB
AMY MCCLAIN
DAVID FIELDER, Director, Office of Rehabilitation Services
ANGELA WHITAKER, Director, Baltimore City Community Action Partnership
FAITH LEACH, Acting Executive Director for the Mayor's Office of Children and Family Success
STEPHANI ESTRADA, Project Coordinator, Affordable Housing Trust Fund, DHCD
STACY FREED, Senior Advisor to Chief Operations Officer, DHCD
SHIRLEY MILLS DOWER, Public Commenter
JIMMY ROBINSON, Public Commenter

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INDEX

Page

Meeting Called to Order by President Daniels	4
Roll Call	4
Approval of April Meeting Summary	6
Senior Homeownership Repair Update	6
Rent Supplement/Pandemic Response Update	24
DHCD Updates	38
Q&A Dialogue with DHCD	45
Public Comments	67
Other Business	71
Adjournment	72

P R O C E E D I N G S

(6:01 p.m.)

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PRESIDENT DANIELS: I want to welcome everybody to the Affordable Housing Trust Fund Commission meeting on May 24, 2022. I want to start off by calling the meeting to order. We're going to do that by calling the roll call.

Tisha Guthrie.

COMMISSIONER GUTHRIE: Thank you. Present.

PRESIDENT DANIELS: I'm sorry -- thank you.

PRESIDENT DANIELS: Commissioner Matt Hill.

COMMISSIONER HILL: Present.

PRESIDENT DANIELS: Commissioner Ramsey Harris.

Commissioner Kate Edwards.

(No audible response.)

PRESIDENT DANIELS: Commissioner Vernadine Kimball.

COMMISSIONER KIMBALL: Present.

Commissioner Bree Jones.

PRESIDENT DANIELS: Commissioner Iletha Jones -- Joynes, sorry.

1 Commissioner Catherine Stokes.

2 Okay. Commissioner Anthony Williams.

3 Commissioner Stacy Griffin.

4 COMMISSIONER GRIFFIN: Present.

5 PRESIDENT DANIELS: Commissioner Erica Fox.

6 And we have a newly sworn in Commissioner Amy
7 McClain.

8 MS. FREED: I'm sorry. No. Amy hasn't been
9 sworn in yet. I'm sorry.

10 PRESIDENT DANIELS: I'm sorry. Let me go back
11 again. I did, I did hear Commissioner Tisha Guthrie; is
12 that right?

13 COMMISSIONER GUTHRIE: You are correct.

14 PRESIDENT DANIELS: I believe we have a quorum.
15 Stephani, Stacy?

16 COMMISSIONER HARRIS: Commissioner Daniels,
17 Commissioner Ramsey Harris is here as well.

18 PRESIDENT DANIELS: Thank you, sir.

19 Okay. I believe we do have the quorum.

20 Want to take a look at the April meeting
21 summary, and we want to vote on those. We're going to

1 need -- we sent those out. We want to vote on those.
2 Want to have someone make a motion to received, to
3 accept.

4 COMMISSIONER HILL: Move to approve.

5 COMMISSIONER GUTHRIE: This is Commissioner
6 Guthrie. I second.

7 PRESIDENT DANIELS: Properly moved and second.
8 Is there any unreadiness?

9 All in favor.

10 COMMISSIONERS: Aye, Aye, Aye, Aye.

11 PRESIDENT DANIELS: Abstentions?

12 The motion carries.

13 We want to move into -- we do have our
14 Commissioner with us. Did you want to bring any words of
15 introduction, or not introduction but comment?

16 MS. KENNEDY: Thank you very much. I just want
17 to say good evening to everyone. It's great to be here,
18 and I'm looking forward to the rest of the meeting this
19 evening.

20 PRESIDENT DANIELS: Thank you.

21 We do have with us tonight David Fielder. He

1 is the Senior Homeownership Repair, and he's going to
2 give us an update on homeownership repair.

3 MR. FIELDER: Sure, sure. I'm happy to be
4 here. Thanks for having me. So tonight I'll give you an
5 update on how the Affordable Housing Trust Fund, Senior
6 Housing Rehabilitation Project has been spending the
7 money. I'll give you a brief overview, and then I'll get
8 into some details of the money. So there's two avenues
9 for folks to access this money. The first avenue would
10 be coming through the HUBS partnership. HUBS, if you
11 don't know is -- stands for Housing Upgrades to Benefit
12 Seniors. They are a coalition of nonprofit housing
13 groups in the City that specifically address seniors and
14 home repair that they need.

15 The HUBS are primarily funded through Weinberg
16 installment, but there is city and state money they
17 receive as well.

18 And the second avenue to access the Affordable
19 Housing Trust Funds for senior housing rehabilitation is
20 directly apply to the Office of Rehabilitation for
21 assistance. That would be my office. I'm the Director

1 of the Office of Rehabilitation Services for the City.

2 And then to track these funds and these
3 clients, we are using the Neighborly Software system,
4 which is -- it's used for HUBS right now for tracking
5 those cases, and being rolled out in the Office of
6 Rehabilitation Services.

7 The guidelines for accessing these funds for
8 the HUBS, coming through the HUBS avenue, the applicant
9 would need to be 65 years or older. They need to be 30
10 percent AMI or below. And there needs to be some
11 matching funds from the HUBS partner. It's not a one-
12 for-one, but we do want to see, and we do track the
13 additional funds that HUBS partner is putting up as
14 matching funds.

15 And then for the Office of Rehabilitation
16 Services, the applicant would need to be 55 years and
17 older. So we are grabbing folks that are between 55 and
18 64, where HUBS is primarily addressing folks that are 65
19 and over. We felt there was a need there. That there
20 was a gap of services that we wanted to capture.

21 The second criteria to access if you're coming

1 through the City would be the 30 percent AMI. And the
2 last criteria would be that you have not received
3 previous service from the Office of Rehabilitation in the
4 last 10 years. And the cap on those funds is \$20,000 per
5 household.

6 So in the past 48 weeks since we received the
7 allocation, the spending and case statuses are as
8 follows. So cases coming from HUBS, we've received 61
9 applications from HUBS for a total of \$658,431 funding
10 requests. Of the 61 cases, 24 of those have received
11 expense authorizations, and received orders to proceed to
12 do the work. And that would account for \$263,859. Of
13 the 61 cases, 20 of them are currently in line for
14 expense authorization approval, and that accounts for
15 \$197,476. And then 17 of those cases have been
16 completed, and that accounts for \$197,096.

17 Now, for the City cases, there are 70 cases in
18 progress. 27 of those cases have received the expense
19 authorization and orders to proceed, and that accounts
20 for \$454,799.

21 There are, of that 70 cases, there are 43 cases

1 that are in a scope and estimate phase. That means that
2 City field staff are working with those homeowners to
3 develop a scope of work, and receive bids from
4 contractors, and select a contractor. Once we have that
5 information, then we would move on with an expense
6 authorization that's specifically dedicated to that
7 property.

8 So the grand total of cases to date are 131
9 cases, and the total amount of funding requested to date
10 is \$1,113,230, which is 37 percent of the 3 million that
11 we were allocated. That allocation came 6/17/21.

12 And to account for the 43 cases that are in
13 development, I took an average of what we're spending,
14 which is about \$16,000 per case. So the estimated
15 funding request that is still out there that could come
16 in at any day is an additional \$724,298, which would make
17 the grand total -- if we added that to the existing
18 expenditures that would be \$1,837,522, representing 61
19 percent of the 3 million.

20 So I am more than happy to take any questions
21 you all have about cases or the numbers or our procedure.

1 PRESIDENT DANIELS: Any questions
2 Commissioners?

3 COMMISSIONER GUTHRIE: Yes. Thank you, Kevin.
4 This is wonderful. I do have a couple questions, one of
5 which is -- sorry. I'm trying to practice proper virtual
6 etiquette. One question is how, how many individuals or
7 families, applicants, are applying, and are not -- their
8 application is not being authorized or the work is not
9 being authorized? Are there circumstances where maybe
10 the, the conditions of the home are too far gone, and
11 they're not --

12 MR. FIELDER: Sure, sure. So I would say the
13 most applicants that we cannot serve through the
14 Affordable Housing Trust are due to being over income or
15 they've received service in the past; and in that case,
16 we have other funding sources we can look at getting them
17 into. Folks that have a house that is too far gone for
18 us to assist, I mean, that does certainly happen. It is
19 not a frequent thing. I couldn't give you a number at
20 this point in time, but it is a very slim number of folks
21 that we cannot serve because of the conditions of the

1 property. And I can think of two to three in the last
2 year, and they wouldn't necessarily be Affordable Housing
3 Trust applicants.

4 COMMISSIONER GUTHRIE: Another question I have
5 is with regards to outreach and maximizing the utility of
6 the funds. So what kind of outreach to the community is
7 being done? How are people being made aware of the
8 programs and the services that are being provided?

9 MR. FIELDER: So on the HUBS side I can -- I
10 don't, I don't belong to HUBS, but I know anecdotally
11 that the coalition of nonprofits are engaging seniors in
12 the community at many different levels with the programs
13 they offer and services they offer. On the City side, we
14 -- applicants can come to us through the City's website
15 through the Light program. The LIGHT office, if you
16 don't know, is the central intake unit for the housing
17 programs that serve folks under Commissioner Kennedy.
18 The LIGHT program does do outreach with regard to
19 specific neighborhood focus efforts that -- they're going
20 on through planning right now. I'm not familiar with
21 what other, what other avenues that they have for

1 actively attracting cases for those.

2 MS. KENNEDY: If you don't mind, I can step in
3 a little bit on that.

4 MR. FIELDER: Sure. Please do.

5 MS. KENNEDY: So, Tisha, one of the other
6 components is that through outreach with the impact
7 investment areas focus, planning work, outreach through
8 council members that the LIGHT team works with, also in
9 partnership with our other home repair programs such as
10 the Lead Hazard Reduction Program, such as our
11 Weatherization Program. So there's multiple different
12 avenues that the kind of outreach team not just within
13 David's division, which is Office of Rehabilitation
14 Services under the Homeownership and Housing Preservation
15 Division, but also as part of the other divisions within
16 the agency and outreach and planning work that we're
17 doing with communities, community groups, council
18 members, neighborhoods, CDCs, et cetera, across the City.

19 COMMISSIONER GUTHRIE: Thank you, Commissioner
20 Kennedy. Thank you.

21 COMMISSIONER KIMBALL: I have a question. This

1 is Commissioner Kimball. I just want to give you a
2 scenario. A person, a person that's 69 years old live in
3 Gwynn Oak area, and what would be their first step in
4 trying to get repairs done? Should we be going to our
5 community associations or just what?

6 MR. FIELDER: Well, if the person has access to
7 a computer, they could directly apply to the Office of
8 Rehabilitation through the LIGHT office. And when the
9 age is entered into that application that would
10 immediately find its pathway into the HUBS program, and
11 we would determine the eligibility of that constituent to
12 receive the HUBS grant. And if for some reason they
13 weren't eligible for that, we would look at other, other
14 programs, other funding sources, other grants that may be
15 helped with. So the first, the most direct step in my
16 opinion would be to directly apply through the LIGHT
17 office.

18 COMMISSIONER KIMBALL: Okay.

19 MR. FIELDER: On the -- on another avenue that
20 is out there is if one of the HUBS groups is working in
21 that neighborhood -- I'm not sure, Alice, if you can

1 chime in on this too if you like. I'm not sure if --
2 which HUBS group covers that area, but that's another
3 avenue to get into the affordable housing.

4 MS. KENNEDY: It could be NHS. I also put in
5 the chat for everybody, A, the website for the LIGHT
6 Intake and Assessment Unit, which has the links to the
7 online application. I also put into the chat the LIGHT
8 phone number, and they also can assist and take
9 applications over the phone. They also help older adults
10 as well, and can also go out into the field, and
11 sometimes also assist getting an application and
12 supporting documents in the field at the resident's home
13 as well. So I just put those pieces of information in
14 the chat for you all to have, and be able to pass along
15 to anybody that's interested.

16 COMMISSIONER KIMBALL: Okay. Thank you so
17 much. Because so many senior citizens are not computer
18 savvy.

19 MR. FIELDER: Right.

20 COMMISSIONER KIMBALL: So I really would like
21 to see quite a few seniors in this area to get some, some

1 help. They really need help. So thank you, and welcome
2 to the Affordable Housing Trust Fund Commissioner,
3 Mr. David --

4 MR. FIELDER: Thank you.

5 COMMISSIONER KIMBALL: -- and Alice Kennedy.
6 Thank you so much.

7 PRESIDENT DANIELS: Okay. Any other questions
8 or comments, Commissioners?

9 COMMISSIONER HILL: Yeah, hi. This is Matt
10 Hill. Just a couple questions. And thank you, David,
11 for coming and presenting, and I really appreciate this
12 program, and I know it's important, and I know the data
13 shows a vast need for these kinds of resources.
14 Thousands of families that benefit from this. And I
15 really appreciate the focus on 30 percent of area median
16 income because those are the folks who are least able to
17 really do any of this on their own.

18 So I just want to summarize because you gave us
19 a lot of information. But bottom line, in roughly the
20 past year of the 3 million that's been allocated to the
21 -- this particular issue, this particular type of

1 program, 37 percent of that money has been allocated.

2 MR. FIELDER: Correct.

3 COMMISSIONER HILL: And then I think the DHCD
4 came to the Commission recently, and said and we want to
5 take some of the, I think, it was roughly a million
6 dollars -- I could be off on that -- of the additional
7 funds that were not being -- were not expected for FY
8 '22, and put them towards this purpose as well. And I
9 don't have a strong opinion on that, but overall I just
10 want to know how do we move the money out the door more
11 quickly? How can we get 100 percent of that money spent?
12 How do we reach more people, and get more seniors the
13 repairs that they desperately need to stay in their
14 homes?

15 MR. FIELDER: That's a great question. How do
16 we spend it faster? Well, in my opinion, the money is
17 moving fairly quickly between the HUBS organization and
18 the City organization. Each of the -- HUBS and the City
19 does have other funding that we are responsible for as
20 well as HUBS. HUBS has been a tremendous asset, and
21 really alleviated -- because that money moved quickly. It

1 is not a loan that -- we have several loans that we give
2 out, and there's a settlement process, and that does take
3 awhile to close on that. But with HUBS and it being a
4 grant we can move that money pretty quickly.

5 And that's been great especially when folks are
6 coming to us with needs such as if the roof is leaking
7 today; we don't want to wait for a couple of weeks to
8 close on the loan. We want to get that roofer out there,
9 and get that paid ASAP.

10 So it is, I guess, the folks coming in are, are
11 -- through the City are being put into the Affordable
12 Housing Trust line immediately upon review when the age
13 comes up. So the answer to your question would be maybe
14 more staff would be -- I guess, the bottleneck would be
15 in the processing of the cases even though that is fairly
16 streamlined. That would -- having more staff would move
17 money quicker.

18 MS. KENNEDY: Also, just jump in a little bit
19 on that as well to one of the key things, Matt, that the
20 way that this program runs. And as David pointed out,
21 there are 43 cases that estimate that are -- estimate

1 potentially another, what, like 700 and some thousand
2 dollars.

3 MR. FIELDER: Yep.

4 MS. KENNEDY: And any one of those 43 pieces
5 could be coming into that next commitment, like,
6 expenditure authorization -- any time. Like David could
7 get any of those 43 pieces could move we could get 10
8 cases that move tomorrow out of that grouping of 43. And
9 it does represent kind of another commitment of that 724.
10 So -- of 724,000. So even in as short as a period of
11 time as a week, that number could be moving. Because one
12 of the key things here is that the way that the program
13 is situated, and the way that it's organized is that the
14 contract is actually between the homeowner and the
15 contractor. And we work very closely between David's
16 staff, the LIGHT Intake and Assessment Unit staff, et
17 cetera, on helping and assisting the homeowners through
18 some of those pieces and parts. And sometimes the delay
19 is the homeowner wanting the work done, but also we've
20 called, we've left messages, we swing by and knock on the
21 door at different times, and it's a matter of just

1 getting them to kind of agree to the scope of work, and
2 sign the grant agreement, and move forward. And you'd be
3 surprised as much as the need is that exists how many
4 times we have to kind of continue to just try to track
5 down and get the homeowners to sign the final paperwork,
6 make the final decision on the scope. Sometimes they
7 change it or they're switching things around. So there
8 is that component to it as well in terms of why some of
9 it takes some time to move forward.

10 But in the timeframe thinking that of where the
11 cases are having that kind of 1.8 million total when you
12 include those 43 because those could be coming onboard
13 any minute, that's a pretty really good clip for the, for
14 this division and this program. And LIGHT has a -- the
15 Intake and Assessment Unit has a constant application
16 source. So they're also constantly reviewing
17 applications so that there's that pipeline that then when
18 it's identified, and we have -- we can get back to you to
19 let you know, but I know at one point we had several
20 hundred, if not over kind of 800 cases in that LIGHT
21 Intake and Assessment Unit pipeline as well.

1 COMMISSIONER HILL: I think that that would be
2 really helpful, I think, to understand it that if there's
3 some -- you're talking about, like, 130 cases, 43 cases.
4 But if there's 800 in the pipeline, that would be helpful
5 to understand that there is this big expenditure on the
6 way. And, I mean, if the Department needs additional
7 staff in order to process the applications in order to
8 clear up the logjam, I'd want to look at how the Trust
9 Fund is structured, and see if there's a way to fund that
10 need. I mean, staff to process. I mean, I don't
11 underestimate the amount of time and administrative
12 effort it takes to process these applications. I have no
13 doubt about that. My only point is that right now we're
14 over a year -- not over a year, about a year, 37 percent.
15 We just have to -- and I hear you that's a good rate, but
16 at the same time, I want to, I want, I want to spend all
17 the money. I want to spend it now.

18 MS. KENNEDY: Oh, and I can tell -- I mean,
19 David knows this. I agree with you. I always want to
20 spend the money, and I want to spend it now, especially
21 when it comes to our older adult home repair. And David

1 and his team, I -- I don't play favorites within the
2 agency because the Trust Fund team is amazing, the
3 (indiscernible) everybody is doing an amazing job. But
4 in a lot of ways his team and the LIGHT Intake and
5 Assessment Team aren't just out there trying to build the
6 scopes of work, and they're also acting as helping
7 residents navigate different components. There's almost
8 kind of a social worker type component to this. But I
9 think what we can do is get you a sense of the pipeline
10 not just from our city pipeline, but also the HUBS
11 pipeline. Because at one point last year, the year
12 before, our HUBS pipeline number had exploded, and I
13 think we were over a thousand even in terms of just the
14 HUBS pipeline, and that's also working it through with
15 our HUBS partners as well. So the pipeline is definitely
16 there. And like I said, part of this isn't just us
17 processing applications. A huge part of the way that the
18 program functions is needing to have the homeowner do
19 their part as well. And I can say having worked a case
20 this is one of the first things I did when I became a
21 deputy commissioner for this division is I asked to work

1 a case, a couple of cases with the staff so I could get
2 to know all the intricacies of the program. And one of
3 the most difficult parts is just actually sometimes
4 getting the homeowners to make the commitment, make the
5 final decision, and sign on the bottom line. Even when
6 it comes to that it's a grant. It's hard sometimes when
7 it's a loan, but you'd be surprised how hard it is even
8 on the grant side.

9 COMMISSIONER KIMBALL: I have another question.
10 Thank you, Commissioner Kennedy. Suppose the senior
11 citizen has gotten some help from the City. I think she
12 said 2500. Does that have anything to do with this
13 Affordable Housing Program, the HUBS, and the LIGHT
14 Program? Does it have any -- will that stop them from
15 getting more help?

16 MR. FIELDER: How did she receive the 2500?
17 Was it for home repair or for something else?

18 COMMISSIONER KIMBALL: Yes. It was for
19 something else. I don't think it was home repair. It
20 was for something else.

21 MR. FIELDER: Sure. If it was not for home

1 repair, if it wasn't through my office, she would be
2 eligible for the Affordable Housing Trust Fund dollars.

3 COMMISSIONER KIMBALL: Okay. My other question
4 is this program -- is this a one-time only you can go to
5 get help?

6 MR. FIELDER: It is. It is a one-time only
7 thing. What we have done in some situations where
8 someone needs four things taken care of in their home,
9 and for some reason we can do two, two today, but for
10 some reason the other two need to wait for a month or
11 two, we will do all four things since we already know up
12 front that there are four items that need to be
13 addressed.

14 COMMISSIONER KIMBALL: Okay. Thank you so
15 much.

16 PRESIDENT DANIELS: Thank you, Commissioners,
17 for -- and thank you, David, for coming on to explain,
18 and also to update us.

19 Next on the agenda we do have Angela Whitaker,
20 and I do believe this is Deputy Mayor Faith Leach to talk
21 with us about the rent supplemental -- supplement

1 pandemic response update.

2 MS. WHITAKER: Good evening everyone. I am
3 Angela Whitaker. I am the Director for the Baltimore
4 City Community Action Partnership Program under Baltimore
5 City's Mayor's Office of Children and Family Success.
6 And we also do have Deputy Mayor Faith Leach on the line
7 with us, who is the Acting Executive for the Mayor's
8 office of Children and Family Success.

9 I'm going to give an overview of where the
10 agency is with administering the City's Rent Assistance
11 Program. So to date we have administered approximately
12 \$47 million, and back rent support to about 6700 tenants.
13 We have begun to draw down on the Affordable Housing
14 Trust Fund dollars, and we use those dollars in places
15 where tenants are no longer eligible for any of our other
16 funding sources. And the primary reason that they would
17 not be eligible for those funding sources is because they
18 have maxed out their benefit allowable by federal
19 regulations.

20 We will, as of June 15th, be going back and
21 having all of those journal entries so that we can give

1 an up-to-date amount of how much of that funding that we
2 set down, but I just wanted to put on the radar that the
3 spending has begun for that.

4 We are continuing to process applications. We
5 have about 4,000 applications in our queue that need to
6 be addressed. We are continuing to get applications for
7 back rent. Those applications have not slowed down for
8 us yet. So as many as we process, we continue to get
9 about that many applications in a month. To help us
10 spend down the dollars more quickly we have engaged a
11 consulting agency called Guidehouse, and they have worked
12 nation-wide with other large jurisdictions to administer
13 ERA eviction prevention programs. And so they are
14 working with us now. They are training their team. They
15 will be processing applications. And so that will help
16 us to draw down our federal dollars quicker, our local
17 dollars quicker, including the Affordable Housing Trust
18 Fund dollars.

19 Deputy Mayor Leach, did you want to add
20 anything?

21 MS. LEACH: No. The only thing that I will add

1 is that the other things that -- the other conversations
2 we're having with the consultants with Guidehouse is just
3 thinking about kind of an off-ramp, if you will. So I
4 think most folks on this call might be aware, but we are
5 now required to spend all of our ERA 1 and ERA 2 federal
6 dollars by the end of the fiscal year. And so that means
7 come December 31st or January 1, we will have limited
8 dollars to support an eviction prevention program. And
9 so we are working with Guidehouse to really help us
10 reimagine what eviction prevention could look like with
11 some of the funding sources that may be available. And
12 so we may not have as exhaustive as a program as we have
13 now, but we are thinking about what interim solutions we
14 can put in place because we don't imagine that the need
15 will disappear even though we are required to spend these
16 dollars by the end of the year.

17 PRESIDENT DANIELS: Thank you, Deputy Mayor and
18 Angela.

19 Commissioners, are there any comments,
20 questions?

21 COMMISSIONER GUTHRIE: I do have a question,

1 and I really, Deputy Mayor Leach, thank you for that last
2 statement with regard to how the off-ramping process.
3 And it sounds like, and please correct me if I'm wrong,
4 it sounds like you all are preparing to address continued
5 issues around meeting, meeting the rent burden while the
6 funding or when the funding is no longer (indiscernible).
7 And I'm wondering if you're in conversation with the
8 community with people who are directly impacted to kind
9 of get a clear idea of what their actual barriers are. I
10 know there's a lot of serving, and a lot of off times and
11 maybe indirect ways methods of, of getting that feedback.
12 But I'm just wondering if that's part of this process.

13 MS. LEACH: Thank you for that question, Tisha.
14 So what I will say is that we started very early
15 conversations with the consultants just so that we can
16 see what funds exist, right? Because there's an
17 opportunity for us to bring some funding that currently
18 exists in different city agencies and even with some of
19 our state partners to kind of build out a rental
20 assistance program. We did have a smaller one before we
21 had to ramp up for the Covid 19 eviction prevention

1 dollars. And but I do want to acknowledge and thank you
2 for raising the need to hear directly from those who are
3 proximate to this issue. And so of course through our
4 staff we kind of get it directly from the constituents
5 what some of their challenges are. We've had folks that
6 have come back two and maybe even three times at this
7 point because the need has just extended because of long
8 covid or any number of challenges that folks are having
9 to navigate. And so we do kind of have that informal kind
10 of feedback. But I do think it's important to hear
11 directly from the community. So I think that's something
12 we can raise with the consultants. Maybe there's an
13 opportunity for a community listening session, or we can
14 even figure out if there's a way to administer surveys
15 through out five community action partnership centers for
16 folks to share some of that feedback around, around the
17 need. So thank you for raising that.

18 PRESIDENT DANIELS: Any other questions,
19 Commissioners?

20 COMMISSIONER HILL: Hi. This is Matt Hill.
21 And good to see you Deputy Mayor Leach and Ms. Whitaker,

1 and thank you. As always you've helped so many of our
2 clients to stay in their homes, and we really appreciate
3 the partnership that you all brought with legal services
4 to prevent evictions. So first saying that. And thank
5 you for the update. It's really important for us to
6 understand exactly where the money is, and where it's
7 going. And I think you probably know one of my
8 questions, which is around the maximum amount of rental
9 assistance that can be provided to a tenant. And I know
10 that the City has moved from 12 months to 15 months of
11 back rent. And now wondering if you have an update in
12 terms of the request to now move to up to 18 months of
13 back rent using federal funds or Trust Fund money or
14 whatever is needed?

15 MS. LEACH: Yes. So, Matt, that's -- we've
16 actually been leveraging Trust Fund dollars in those
17 situations, I think Angela mentioned this a little bit
18 earlier, when tenants have kind of maxed out their
19 support or the support that the City is able to give.
20 We've been tapping into those Trust Fund dollars to keep
21 individuals and families in their homes. What I'll say

1 is we are looking at it on a case-by-case basis. So you
2 know much like with directed tenant payment, you would
3 send us your list of folks who really needed that
4 support, and our team would escalate it, and we would
5 make sure that we would support them. And so similarly
6 we're doing this case-by-case approach as well versus
7 going to the maximum of 18 months. So we definitely will
8 administer 18 months if the, if the need exists. I think
9 one of the challenges we are trying to navigate, Angela
10 talked about that 4,000 applicants in the queue, and
11 we're going to be moving through those applicants pretty
12 quickly now that we have United Way processing, the City
13 processing, and Guidehouse processing. So we'll be able
14 to really move that number along more quickly. But when
15 we do the math on that number, it is more support that --
16 it is a lot of support that's needed, and it's more
17 dollars than we currently have, right? So we're even
18 having the hard conversation now of determining whether
19 or not we go to the federal government, and request to be
20 considered for reallocation, right? Of course we still
21 have dollars to move out the door and to spend. And

1 based on our spending patterns, we definitely believe
2 that we're going to be able to meet those deadlines, and
3 we do not believe we'll be able -- or that we will have
4 to return funds. But when we look at who is in that
5 backlog we don't necessarily have enough money to cover
6 everyone in the backlog based off of the analysis that
7 we've done.

8 And so that's been one of the reasons why we've
9 been taking -- we've been doing this case-by-case
10 approach on the 18 months because there are some folks
11 who haven't received any support while there are others
12 who now have come back three times. And so we are trying
13 to make sure that we're -- we have a balanced approach,
14 and we're helping as many folks as needed. But we will
15 do what is necessary to keep folks in their homes.

16 COMMISSIONER KIMBALL: What is your website,
17 and a phone number?

18 MS. LEACH: Angela, can you give the site? We
19 can drop it in the chat too and the phone number.

20 COMMISSIONER KIMBALL: Okay.

21 MS. WHITAKER: I'll give it, and then I'll also

1 put it in the chat. The website is bmore children.com,
2 and the telephone number is (410) 396 5555.

3 COMMISSIONER KIMBALL: Okay. Thank you.

4 MS. WHITAKER: Of course.

5 COMMISSIONER HILL: Just a quick follow-up on
6 that. I think -- and I understand what you're saying,
7 but there's limited funds, you have to -- trying to
8 stretch them to meet the need. I think there's a concern
9 because for instance people who don't have an attorney or
10 don't know about the potential 18-month possibility don't
11 know to ask for it. Don't know what the guideposts are
12 in order to get that additional six months.

13 So I don't know if there are guideposts that
14 could be put on the website or some, some indication that
15 this is a possibility. Because we've seen just folks who
16 have been told flat out, no, you've got your 12 months,
17 that's it. You should make arrangements to move. Even
18 though they really don't have a place to move to.

19 So I don't, I don't, yeah, I don't know how to
20 deal with that particular issue.

21 MS. LEACH: Yeah. So I think there are a

1 couple things that we can do. One, we can ensure that
2 all of our -- that all of our human service workers and
3 the folks that are processing the applications are aware
4 that we will provide 18 months on a case-by-case basis.
5 I know our escalation teams of Tammy and the folks that
6 you are familiar with working with, they know that, and
7 so they are able to based on a particular case offer
8 additional support even above and beyond the 18 months.
9 So we, like I said, Tammy and her team usually tap into
10 those Housing Trust Fund dollars. Our regular case
11 workers, our human services workers, don't necessarily
12 have the ability to tap into that, but we do have a team,
13 our Escalation Team that's able to determine that.

14 So I think, one, we can do some education with
15 our team just to let them know that if there is --
16 someone indicates that they need the maximum, like the 18
17 months, that we will send it to the Escalation Team, and
18 that -- and have that Escalation Team review the case,
19 and make the determination.

20 So we can do that. That way we don't have
21 human service workers that are telling folks no at 12

1 months or no past 12 months or no past 15. So that is
2 one thing that we can definitely do.

3 And then I think we can look, and Angela and I
4 can work on some communications on the website about just
5 eligibility or speak to your case worker about 18 months.
6 So we can find some, some language that we can maybe
7 possibly put on the web that will let folks know that we
8 will consider 18 months on a case-by-case basis. And but
9 and I want everyone to be aware that while we are doing
10 15 months, we are also doing 3 months rent forward. So
11 if someone is, is behind or they have rental arrears
12 going all the way back to 15 months, we will cover
13 arrears for 15 months, and then pay their rent for 3
14 months forward as well.

15 So we are offering 18 months of support. It's
16 just not 18 months of arrears. It's 15 months of
17 arrears.

18 COMMISSIONER HILL: Okay. So that, yeah,
19 that's a difference because I think what I was urging you
20 all to adopt was the 18 months of arrears because that's
21 what I understand the fed guidelines allow for. You're

1 still saying that you're not willing to do the 18 months
2 of arrears.

3 MS. LEACH: So in the -- what I'm saying is on
4 a case-by-case basis --

5 COMMISSIONER HILL: Okay.

6 MS. LEACH: -- we will do the arrears. Now,
7 that could potentially impact rent forward. But the way
8 that we've been doing 18 months is 15 months arrears, 3
9 months rent forward. And for -- to make sure that folks
10 are current, and they have a bit of a cushion to help
11 them. And so that's how we've been offering 18 months,
12 and we have -- there have been plenty of folks that we've
13 provided 18 months to in that way. We have done less of
14 the 18 months in arrears except for when we've tapped
15 into those Housing Trust Fund dollars.

16 And I want to pause there, and turn it over to
17 Angela to make sure that I'm accurate in what I'm
18 sharing.

19 MS. WHITAKER: Yes, that is accurate. That's
20 how we've been providing support.

21 COMMISSIONER HILL: Great. Thank you. Yeah, I

1 think that will be helpful for caseworkers, and something
2 for the public to consider even -- that it is a
3 possibility to get 18 months in arrears. I still think
4 the federal guidelines allow for that, but happy to have
5 that conversation -- too.

6 MS. LEACH: Yeah, and we can -- we have our
7 consultants who, again, as Angela mentioned, they run
8 Philly, I think New York State, and does some pretty big
9 programs. So we've been leaning on them for, like,
10 policy advice, and they're literally going to be
11 processing applications beside us. So I do believe we're
12 going to be able to get to more and more families by the
13 end of the year. So and that's -- we've raised this with
14 them as well. They -- I'm pretty sure they felt it was
15 allowable, but they did have concerns about paying full
16 18 months arrears. But, Matt, you and I can talk about
17 this offline. But we will do whatever we can to keep
18 someone in their home.

19 COMMISSIONER HILL: Yeah. I appreciate that.
20 Thank you.

21 PRESIDENT DANIELS: Thank you Commissioners,

1 and also thank you to Deputy Mayor and also Ms. Whitaker
2 for coming here to share with us.

3 And now we're going to move to the DHCD
4 updates. Stephani, could you come to share with us?

5 MS. ESTRADA: Yes. Hi everyone. I'm Stephani.
6 I'm project coordinator for the Affordable Housing Trust
7 Fund. Share my (indiscernible). Okay. Can everybody
8 see it?

9 MS. FREED: Yes.

10 PRESIDENT DANIELS: Yes.

11 MS. ESTRADA: All right. So this is DHCD
12 updates. I'm going to go over the budget, fund revenue,
13 commitments, and expenditures, the project status
14 updates, NOFA information, inclusionary housing, and
15 Commission nominations.

16 So first, last month April 2022, we had 31
17 transactions. We recovered \$1,365,142. Out that the
18 Affordable Housing Trust Fund's portion is \$682,571; and
19 the same is for the City's General Fund. That's an
20 average of \$44,036 per transaction.

21 Next our total amount collected for FY '22, is\$

1 \$21,825,570, giving us a total to date \$47,632,181. This
2 is the year-by-year contribution showing the City's
3 contribution in FY '22, 4.25 million. The revenue
4 collected to date is \$17,575,570. Again, giving a total
5 of \$21,825,570.

6 This is a breakdown of the City's contribution
7 to date. There's been a total of \$11,750,005, and the
8 tax revenue collected to date is \$35,882,176.

9 Next is Affordable Housing Trust Fund surplus.
10 For this year, the FY '22, we are estimated to receive
11 \$13,616,000, and we recovered 21 million as
12 (indiscernible) surplus of 8.2

13 Next the surplus spending plan. There's a
14 couple changes that we had so far. So just giving a
15 recap of our first ones was 2.4 million went towards the
16 new construction for preservation -- and preservation of
17 existing rental. This is to fund up to 6 million -- to
18 fund up to -- our new NOFA is going to be for 6 million
19 to fund 6 projects with a maximum funding limit of a
20 million dollars per project.

21 We did add a million dollars towards the

1 upcoming -- towards the CLT bucket, and that's to cover
2 the upcoming CLT NOFAs to launch for the 1.5 for CLT
3 rental, and 4 million for the homeownership, and 500,000
4 for the operating cost NOFA. So that's going to be a
5 total of \$6 million worth of NOFAs that we will launch in
6 July.

7 There's also -- we increased the construction
8 -- increased costs for rental projects. We increased
9 that to a million dollars from 600,000. Again, 500,000
10 goes to -- an additional 500,000 goes towards
11 construction increased costs CLT project. So that's
12 outside of the \$6 million in the CLT bucket.

13 One million dollars towards senior
14 homeownership repairs, that's the same. 500,000 for
15 rental assistance, that's the same. The administrative
16 costs is capped at the 5 percent. The difference in that
17 is \$410,718 that was added to that bucket. The remaining
18 balance of surplus in physical (verbatim) '22 is
19 \$1,398,182.

20 This is the commitments and expenditures. I
21 broke it down a little further to equal out to the total

1 amount. The CLT project commitments, the total amount
2 that was allocated to them 12 million -- 12.5. Amount
3 awarded or transferred is 6.3. Expended to date for
4 those projects has been 900,000. The new construction
5 and preservation of rental, the amount allocated to that
6 bucket is 10 million -- 10.8 million. Amount awarded is
7 4.8. 350,000 has been expended out of that.

8 Senior homeownership, the amount allocated is
9 5.2. The amount transferred to that account is 5.2
10 million. This is -- these numbers from last month good
11 through March was the 659,761. We had presentation today
12 is a little different.

13 Choice neighborhoods, amount allocated for
14 choice neighborhoods is 4.5. 500,000 has been expended
15 out of that.

16 Rent supplement amount allocated is 2.9.
17 Again, we got a detailed presentation today on that, and
18 they should give us updated numbers coming forward.

19 Inclusionary housing, the allocated amount is
20 302,000. We spent 100 and -- 100,000 for the
21 inclusionary housing consultant.

1 Pandemic homelessness response is for 2.7.
2 That's also a part of the rent supplement.

3 Community Land Trust's consultant's share, we
4 allocated 400,000. 200,000 was expended, and that was
5 just approved for BOE. So they can start drawing down on
6 that.

7 The administrative cost that's allocated is
8 2.1, and that includes salaries and expenses to date. So
9 that's \$1 million was expended out of that. Net
10 available is 5.8.

11 These are just a list of the projects and the
12 money that has been committed.

13 This is -- because the Commissioner -- I sent
14 you all out a detailed chart of the project status that
15 show you how far each project has gotten. This is just
16 an overview to include in this, and this is a breakdown
17 of pretty much all of the categories that's on that
18 chart. That was sent to you in your commission
19 documents. So the categories of projects awarded is 19.
20 All 19 projects have been -- due diligence has been done
21 on them. Grant agreement drafts that have been sent is

1 11 out of those 19. Audit -- 7 of those have went to
2 audit review, 6 have been approved by audit, 6 have
3 requested BOE requested BOE approved, 6 have been
4 approved, 3 have been disbursed, and two are pending, 3
5 are in compliance as of today.

6 Next is the NOFA information. So new
7 construction, preservation of existing rental, that NOFA
8 was launched on April the 27th. There is a link to apply
9 online that is on DHCD's website. The application
10 deadline is June 10, 2022, at 4 p.m.

11 Community Land Trust NOFAs, they will launch in
12 July. From here on out FY '23 NOFAs for Community Land
13 Trust will get posted in July, in July of each year. The
14 date will be set. The Community Land Trust rental and
15 homeownership is going to be launched at the same time in
16 July. The Community Land Trust rental will be for 1.5
17 million, and the Community Land Trust homeownership will
18 be for 4 million. The Community Land Trust operating
19 NOFA, that date has not been set yet. It is possible for
20 it to come out on the same time -- to come out at the
21 same time as the rental and homeownership; but, if not,

1 it will be a month later. You guys got to help me out
2 here. I'm going to try to get it all done for you.

3 And next is the Inclusionary Housing Advisory
4 Board. They meet every month, every third Wednesday of
5 the month at 3 p.m.

6 Last is the Commission nominations and update.
7 And Stacy Freed, can you help us out with that?

8 MS. FREED: I can indeed. Good evening
9 everyone. I'm Stacy Freed with the Department of Housing
10 and Community Development. I'm pleased to say we are
11 almost at the end of the nomination and confirmation
12 process for a new commission. Cynise Riley was confirmed
13 by the Council. Her swearing in date is being organized
14 now by the Mayor's Officer. She will fill the position
15 of low income tenant.

16 Amy McClain, who is an attorney, was nominated
17 at the last City Council meeting. She will -- she will
18 serve as a representative of a homebuilder's organization
19 that is based here in Baltimore City.

20 Happy to answer any questions anyone may have.

21 MS. ESTRADA: Okay. Any questions?

1 COMMISSIONER HILL: I'll start unless somebody
2 else wants to go first. First, thank you for that
3 update. I really appreciate it.

4 Just as a point of order, Stephani, the
5 PowerPoint, you used to send those usually like a day or
6 so in advance or something. That was really helpful.
7 It's just so hard for me to take in all this information
8 as you're moving. Could we do that next time too, submit
9 that in advance?

10 MS. ESTRADA: Yes.

11 COMMISSIONER HILL: Okay.

12 MS. ESTRADA: And it's not a day in advance
13 because I'm moving, and a lot of this stuff almost like
14 the minute. So it's moving right before the meeting. So
15 it will come in at probably about five o'clock. But,
16 yes, I'm sorry. I was busy.

17 COMMISSIONER HILL: Great. Thank you. And
18 then the chart you did send us, we got that. Thank you.
19 Is that stuff that you'll put on the website for the --
20 as the report for the archives?

21 MS. ESTRADA: Yes. Yes. Well, the PowerPoint

1 presentation actually goes on the website.

2 COMMISSIONER HILL: Right. Yes, that -- and
3 that's great, but the chart you referenced is separate,
4 and I just want to make sure that's --

5 MS. ESTRADA: Part of the commission documents,
6 oh, yes.

7 COMMISSIONER HILL: Okay.

8 MS. ESTRADA: Yes, we --

9 COMMISSIONER HILL: Great. And then the other,
10 the other kind of bucket of money that we haven't looked
11 at in terms of, like, an update on where it is, is the
12 rent supplement. And I would -- so, yeah, I don't know
13 if there was a plan for when we could get an update in
14 terms of what the plan is. So that's about \$2.9 million
15 that I just don't know what exactly is the plan there.

16 COMMISSIONER EDWARDS: Yeah. I was just
17 looking at that. I think that it came off the agenda
18 somehow or -- I don't know. I think something happened
19 with the agenda. But Alice is here to talk about that.
20 That's why the Commissioner is here.

21 COMMISSIONER HILL: Okay.

1 COMMISSIONER EDWARDS: So I think it just --
2 fell off the agenda somehow but --

3 COMMISSIONER HILL: But that's next after that?

4 COMMISSIONER EDWARDS: I think it's right after
5 the --

6 COMMISSIONER HILL: Okay.

7 COMMISSIONER EDWARDS: -- instead of doing --
8 okay.

9 COMMISSIONER HILL: And then so just to
10 summarize, it looks like there's, like, \$18 million from
11 FY '21 and '22 that's not committed yet. Is that
12 accurate?

13 MS. ESTRADA: Well, no. It's really just the
14 5.8 that's not fully committed. So for instance,
15 6 million is coming out of the Community Land Trust, and
16 there's another 6 million that's coming out, but that's
17 going to be in the NOFAs that's coming out in July. And
18 then the new construction that middle part where it says
19 -- the 6 million NOFA, that hasn't been awarded yet. So
20 that -- so it's basically another 12 million that is
21 committed towards the NOFAs.

1 COMMISSIONER HILL: I see. So 6 million from
2 the rental housing NOFAs that are going to be awarded
3 soon, and then another 6 that you're counting
4 (indiscernible) NOFA for CLTs as part of that. And so
5 it's really 6 million that hasn't been committed to some
6 specific purpose; is that right?

7 MS. ESTRADA: Yeah.

8 COMMISSIONER HILL: Okay. And then is the plan
9 with the 1.4 million that's not been allocated for FY --
10 well, is it 1.4 million that hasn't been allocated in
11 some way or is it 6 million? You know what I'm saying?
12 Like --

13 MS. ESTRADA: Yes. So out of the net available
14 -- this is over the entire (indiscernible). So the 1.3
15 that is for the -- that's the surplus that is just for
16 the physical (verbatim) year 2010. But in the additional
17 year FY '20 -- FY -- so remember we merged FY '20 and FY
18 '21. That actually had a surplus as well that there was
19 nothing established on where that goes. So for the
20 surplus amount of 5.8, we're actually going to apply that
21 to the physical (verbatim) year FY '23, and we're going

1 to put that into the bucket. So that will be -- we're
2 working now to establish the budget for FY '23. That
3 will be included in that budget.

4 COMMISSIONER HILL: That was my question.

5 Thank you.

6 PRESIDENT DANIELS: Any other Commissioners you
7 want to add any questions, comments?

8 COMMISSIONER GUTHRIE: Yes. This is Tisha. I
9 do have a question. I could just be -- I could have just
10 something or misunderstood. I thought that the CLT
11 rental NOFA was going to be separate from the larger CLT
12 bucket. Am I missing something? Did I misconstrue that?

13 MS. ESTRADA: You're saying it -- what?

14 COMMISSIONER EDWARDS: It's a separate pot of
15 money. So there's 1.5 million for CLT rental, and 4 --

16 MS. ESTRADA: For homeownership.

17 COMMISSIONER EDWARDS: For homeownership.

18 COMMISSIONER GUTHRIE: Okay.

19 (Simultaneous comments.)

20 COMMISSIONER GUTHRIE: -- go out at the same
21 time?

1 MS. ESTRADA: Yeah. They're going to be two,
2 two separate NOFAs.

3 COMMISSIONER EDWARDS: It will be, yeah, two
4 applications. So they'll be --

5 MS. ESTRADA: It's actually going to be three
6 NOFAs for Community Land Trust because it's going to be a
7 rental NOFA, a homeownership NOFA, and an operating cost
8 NOFA.

9 COMMISSIONER GUTHRIE: I think I'm just hungry.

10 MS. ESTRADA: Me too.

11 COMMISSIONER EDWARDS: We are -- I just wanted
12 to add because we're not sure what the demand is going to
13 be for that CLT rental NOFA. So if the money, I mean, if
14 we don't get enough applicants for that, then that money
15 could go to the homeownership portion if, if we have more
16 applicants on that side.

17 COMMISSIONER HILL: And I apologize. I did
18 leave off one question. We talked -- I don't remember
19 when the conversation was, but a comment period for the
20 CLT NOFA. So throw that out for public debate, comments
21 -- in the hopper.

1 MS. ESTRADA: So and you wanted to ask what was
2 the CLT rental?

3 COMMISSIONER HILL: Well, I think both really
4 is -- yeah, are there -- go ahead.

5 MS. ESTRADA: Okay. So that is possible, but
6 the only problem I'm going to have with that because
7 right now I'm building out the database in Neighborly.
8 Kind of like what the LIGHT program does. Neighborly is
9 a wonderful program that is making it very easy for
10 applications to be submitted. But the problem with it
11 is, is that it's not like an overnight type of thing. I
12 have to do a lot of work to establish these applications.
13 Each NOFA is a separate application. So I would have to
14 be a superhero to get this done by mid -- I'm going to
15 say probably like mid-June so that you can have two weeks
16 to do a public comment session. And then -- well,
17 actually, I need to have it done so that you can give me
18 your feedback by June commission meeting so I can have
19 this out to you by July. And that's where my issue --
20 because I would have to be a superhero. And I think I am
21 but --

1 COMMISSIONER HILL: I was going to say don't
2 underestimate yourself.

3 MS. ESTRADA: But I can try. That's all I can
4 give you is that I can try. But it could delay the time
5 coming out.

6 COMMISSIONER EDWARDS: One thing, Stephani. I
7 was just thinking that potentially we could have people
8 comment on the previous homeownership NOFA just so that
9 we know from that round. Because we'll be really
10 building the application pretty much off of what we had
11 done before. There might be some tweaks. But then
12 people could give us that feedback. So that might be a
13 way that we could do it.

14 MS. ESTRADA: Definitely. We can definitely do
15 that.

16 COMMISSIONER EDWARDS: Okay.

17 COMMISSIONER HILL: That would be great, yeah.

18 MS. ESTRADA: Yeah.

19 COMMISSIONER HILL: And then just one more
20 quick thing. At some point maybe into the summer if we
21 could get an update in terms of the spending on 30

1 percent AMI versus 50 percent AMI. I know the Trust Fund
2 calls for a balance. I think it's 50/50. So if we can
3 -- if we could get an update on that, that would be very
4 helpful. Thank you.

5 MS. ESTRADA: Okay.

6 PRESIDENT DANIELS: Thank you, Stephani.

7 Any other superhero questions for Stephani?

8 COMMISSIONER KIMBALL: I have a question. When
9 are they going to -- when are we going back to the
10 neighborhoods to have our commission meetings?

11 MS. ESTRADA: Oh, that's (indiscernible). So
12 we are actually thinking about doing it for June's
13 meeting.

14 COMMISSIONER KIMBALL: Great.

15 MS. ESTRADA: So that we -- because we're --
16 what we want to do is, is start talking about the
17 spending plan for --

18 COMMISSIONER KIMBALL: Yes.

19 MS. ESTRADA: -- FY '23. And that's going to
20 be a part of this work, our commission workgroup meeting
21 that we're having next week that we're going to talk

1 about how we can do that, and then put it back into the
2 community. It's probably not going to be every month yet
3 but --

4 COMMISSIONER KIMBALL: Okay.

5 MS. ESTRADA: -- we want to do it for June, and
6 talk about the spending plan at the June meeting.

7 COMMISSIONER EDWARDS: I just want to add
8 something in too that one complication is that we don't
9 have the technology yet to do hybrid meetings. So it's
10 like either you do in-person or you do virtual, and so
11 that's a balancing act. Because we have gotten a lot
12 more participation from some people who are enjoying
13 being able to join virtually, and so we have to figure
14 that piece out. I just wanted to add that in.

15 COMMISSIONER KIMBALL: Okay. Sounds good.
16 Whenever we -- the sooner we can get it back to the
17 neighborhoods, I think we are able to get the citizens of
18 Baltimore to chime in on some of their ideas, and what
19 they want to see the Affordable Trust Fund Commission to
20 do. And it's important that the citizens of Baltimore
21 are included with this. We don't -- we shouldn't leave

1 them out. They need to be there. They need to feel what
2 we are going through as commissioners, and I would really
3 appreciate that. Thank you.

4 PRESIDENT DANIELS: Thank you, Commissioner.
5 Any other questions or comments Commissioners?

6 Thank you, Stephani, for the update and also
7 the dialog. We want to open up the agenda for public
8 comment.

9 MS. ESTRADA: Well, first, Commissioner Kennedy
10 wants to speak about the supplement. That wasn't on the
11 agenda.

12 PRESIDENT DANIELS: Oh, okay.

13 MS. ESTRADA: Because I actually thought that
14 that was merged with Mayor Leach.

15 PRESIDENT DANIELS: Okay. Great. Okay.
16 Commissioner.

17 COMMISSIONER EDWARDS: Hi. Good evening
18 everyone. Glad to be here, and happy to be able to
19 provide this update on the rental supplement line item.
20 I'm actually really excited. Myself and Deputy
21 Commissioner Nicole Hart, we've had several meetings with

1 some of our agency partners, and we're putting together
2 some of the final components on some of the different
3 criteria and different things. But I wanted to give you
4 an update that we should have the kind of application
5 portal in this amazing Neighborly software that David and
6 Stephani keep talking about. It's a great tool that we
7 use to handle applications across a number of our
8 different programs that help us track. It helps us track
9 expenditures, grant agreements, et cetera. But that is
10 the key application tool that we use for different
11 programs of ours. So what I've been doing, and what
12 Deputy Hart has been doing, we've had conversations, and
13 been working on criteria with the Mayor's Office of
14 Neighborhood Safety and Engagement, the Mayor's Office of
15 Homeless Services, Mayor's Office of Employment
16 Development, as well as some division of emergency
17 response within our Department of Housing and Community
18 Development. And each of those agencies have been
19 creating criteria specific to the agency, and specific to
20 the population that they serve where they see the
21 greatest need for kind of rental supplement and emergency

1 kind of rental support.

2 We have with MONSE, Mayor's Office,
3 Neighborhood Safety and Engagement, the program will help
4 stabilize and provide rent support to different community
5 members and residents that are coming through their other
6 programs for violence reduction and other items.

7 The Mayor's Office of Employment Development
8 program wound up being able to support residents who are
9 in one of their employment development programs or just
10 received a job, but housing is instable, and there isn't
11 another option for them. The program is being designed
12 to support rent up to \$1500 a month, and for a maximum of
13 12 months. We think that some people might only need
14 rental supplement for six months, but we're not going to
15 go any further than 12 months.

16 Within DHCD we often when we have a situation
17 where we have to do an emergency vacate of a property, we
18 often find that it is very difficult sometimes without
19 family to end up being able to rent a new place, or
20 they're either not paying rent right now, or it's an
21 illegal rental, and some other things. So the DHCD

1 program will be focused on those emergency pieces, and
2 where the families are going to be housing unstable to be
3 able to support them. Also to see what the Mayor's
4 Office of Homeless Services, which is another agency that
5 will be partnering on with this.

6 So in order to apply for the program, the idea
7 is, is that you have to apply through one of our other
8 partner agencies. So they have a pipeline. And that's
9 just one thing where the need is, is great, and we know
10 that this rental supplement will help being able to
11 support people in terms of stabilizing their lives in a
12 lot of ways, and then moving on to the next stage.

13 A lot of the programs that we're talking about
14 also have wrap-around services and case management
15 services associated with them. So the case managers will
16 be helping residents to be able to apply for the program.

17 We also know that -- sorry. I'm -- tonight is
18 one of the nights I am getting over a lingering Covid
19 cough that's been around for a couple weeks now. So my
20 apologies for the coughing.

21 So we're excited about the partnership. And

1 like I said, we're going to be having the applications
2 centralized at DHCD. Applications will come in in
3 partnership with the other agencies through their -- with
4 their case managers, et cetera. The rental payments will
5 be paid directly to the landlords. The payments will not
6 be made to the applicants, but we'll directly making
7 payments to the rental -- to the landlords, and to help
8 support in terms of that rental need that they have.

9 And this is definitely when thinking about some
10 of the programs. The other program under DHCD not only
11 with the emergency, but we have another program that
12 we're working on that is around providing stable housing
13 and rental support for homeless families and children
14 that are identified through partnerships with our
15 schools, and our community school coordinators. That's a
16 program that we've been working on for about a year now
17 putting together some of the design components of that,
18 and looking at the support services and wraparound
19 services that will be part of that program. So within
20 DHCD it's kind of an emergency component as well as the
21 school-centered rehousing effort as well.

1 With that, I will answer any questions. And we
2 anticipate that if everything keeps moving as it is, and
3 we're finalizing and tweaking some of this, that we
4 should be looking to formally be able to accept
5 applications at the beginning of the fiscal year.

6 And with that, I'll take any questions.

7 COMMISSIONER HILL: I don't mean to dominate
8 the conversation, but so I appreciate that. Thank you
9 for the update, Commissioner Kennedy. I'm sorry to hear
10 that you're still struggling with the Covid. That's
11 terrible.

12 On the plan you just outlined, A, I really hope
13 that plan will target folks below 30 percent of area
14 median income because that's where we all know the
15 greatest need is and --

16 COMMISSIONER EDWARDS: And I did forget to
17 mention that in my notes, and it's written right there --
18 I was looking over, and I forgot to say that. It is 30
19 -- the target population for this specific is the 30
20 percent and below. That is 100 percent the target
21 population.

1 COMMISSIONER HILL: That's great. I appreciate
2 that. And I think that -- honestly, though, my initial
3 reaction was, wow, they need, like, \$20 million to do
4 what Commissioner Kennedy is talking about not \$1.6
5 million. And so I'm just -- I'm a little concerned that
6 you're talking about a project that seems to have a lot
7 of tentacles in a lot of different areas, and just having
8 worked with a lot of subsidy programs with my clients,
9 there's always a dispute. There's always a landlord who
10 is not fixing the roof, or a question about how much rent
11 has been paid, or how much was promised. And I'm just a
12 little concerned that without some tighter regulation and
13 program dynamics that that -- the impact might get a
14 little lost in the sauce of messiness that is housing and
15 providing supplements in Baltimore. And so that's my
16 initial thought. And I guess the other -- to go along
17 with that we've -- I hope that the DHCD (indiscernible)
18 as kind of the rapid re-housing model. Because one thing
19 I think we've learned from that is that when you provide
20 a deep subsidy for a limited period of time unless
21 there's a plan to help families with real serious support

1 transition off, sometimes that rapid re-housing cannot be
2 very -- is not very successful on the whole.

3 COMMISSIONER EDWARDS: So I think I'll address
4 the most recent things around the kind of that is one
5 reason why we're doing this in partnership with the
6 agencies in terms of because there are the case managers
7 and the wraparound components to helping to stabilize and
8 move them with the understanding of being able to support
9 the rent and so forth when the supplement is over. So
10 that's a key part of this is that support from Mayor's
11 Office of Homeless Services, MONSE, et cetera. And
12 that's why they're coming in with -- through the programs
13 where they're coming in through.

14 So, like, with MOED we're having people that
15 come in that have jobs. I mean, some of them have gotten
16 jobs through MOED's programs. They might be three months
17 into their job, like, they're putting together part of
18 those parameters so that we can ensure. And that's why
19 working with the different agencies on what makes sense
20 for them knowing that we want to see as much success as
21 possible in terms of future stabilization, right, for

1 these families so that they don't end up falling through
2 the cracks, or 12 months is over, and now they don't know
3 what to do, and can't pay. The whole point of this and
4 the partnerships is to set them up for success so that
5 they can continue to pay.

6 This is (indiscernible) that they might already
7 have the job. They've been working at the job for two
8 months, but they're still kind of couch surfing. They're
9 trying to pay off back child support. There's a lot of
10 different things in there that sometimes they need that
11 extra step, and that's what we're looking to do.

12 I agree with you in terms of looking at -- and
13 this has come up -- about how to really strengthen the
14 agreements that we have, and how we're doing this with
15 the landlords that are -- we'll be working with and
16 participating in the program so that if and when there
17 could be a dispute around either this isn't being fixed,
18 or something needs to happen, an understanding of that
19 based on things. So I'd be also happy to just meet with
20 you offline from this meeting to get some of your
21 comments and feedbacks on the experiences that you have

1 had with your clients so that whatever agreements we end
2 up putting into place around the money that it has some
3 of those components in there that we know can strengthen
4 that for the future.

5 COMMISSIONER HILL: Yeah. That would be
6 great. Thank you.

7 COMMISSIONER EDWARDS: And I will also say
8 that, yes, the need is great. And where there is -- I
9 think in this line item there's just under \$3 million in
10 Trust Fund between all of the spending plan years
11 available to spend on the program. So we will see how
12 that pipeline happens, kind of where the need is the
13 greatest, how things are happening. And we're also kind
14 of -- I'm looking at this as well as being nimble as we
15 work through it so that we can make sure that we're
16 having the greatest impact as possible. And then also
17 really getting a sense of what the need is. How many
18 clients do they have coming in? So we can quantify it
19 even more.

20 COMMISSIONER HILL: I appreciate that. Just
21 one more thing. We don't really have a dedicated

1 allocation in the Trust Fund right now specifically
2 directed for folks who are homeless, who really are in
3 the most need. And we have 2,000 folks a year actually
4 sleeping in a -- who are homeless. And that's a vast
5 undercount we know because it doesn't count all the folks
6 doubled up and everything. So I thought this money
7 originally was going to be dedicated to that specific
8 population of folks who are homeless. I don't --
9 anything that can be done to increase that target for
10 folks who are homeless given the lack of other resources
11 from the Trust Fund is -- I support that.

12 COMMISSIONER EDWARDS: Yeah, and a lot of these
13 folks, like, if you're couch surfing you might have a
14 place to put your head one night or two nights or three
15 nights a week. So I don't consider that to be stable
16 housing, like -- and how that kind of plays, and what it
17 looks like. So there are a number of people that within
18 this program do not have stable housing that are going to
19 be coming through. So and that's why MOHS is part of,
20 and one of the agencies as well because we will be
21 working directly with them to serve the population that

1 they feel best -- that they'll guide to this source to
2 provide assistance for them. So it's, like, MOED,
3 Mayor's Office of Homeless Services, Mayor's Office of
4 Neighborhood Safety Engagement, and DHCD. So we are
5 absolutely capturing that homeless population and the
6 housing unstable.

7 PRESIDENT DANIELS: Okay. Thank you,
8 Commissioner, for the update.

9 We do want to open the agenda to public
10 comment.

11 COMMISSIONER GUTHRIE: I'm sorry. Before we go
12 to the public comment, I just wanted to ask about how
13 the, the investigative hearing that was just held
14 recently, the Affordable Housing Trust Fund investigative
15 hearing that City Council held, if there was any report
16 back from the Department around that?

17 COMMISSIONER EDWARDS: I'm sorry, Tisha. Any
18 update on what happened at the hearing; is that what you
19 said?

20 COMMISSIONER GUTHRIE: Yes, um-hmm.

21 MS. ESTRADA: Well, we gave an overview of kind

1 of where the funding sits now. So all the information
2 that we could give you guys on a regular monthly basis.
3 We went over that with the Council. And then there were
4 several people who testified, and gave some --
5 Commissioner Hill was there and testified. And then
6 there were several questions from the Council people that
7 we addressed, and they -- they have moved it on out of --
8 whatever the next, the process is. It was voted out of
9 committee, and that's kind of where we sit now. I don't
10 know if you had specific questions about it but --

11 COMMISSIONER GUTHRIE: No. I really just --
12 unfortunately, I had a scheduling conflict, and I thought
13 it would just be important to -- just to have a quick
14 update or debrief on the record.

15 PRESIDENT DANIELS: Thank you. Tisha.

16 Want to open it up for -- open the agenda to
17 public comment.

18 COMMISSIONER KIMBALL: Before that. Iletha
19 Joynes apologized for not being here today. So she
20 wanted me to pass that on. Sorry.

21 PRESIDENT DANIELS: Thank you.

1 MS. ESTRADA: Okay. Shirley Mills Dower, your
2 mic is unmuted. You can speak.

3 MS. DOWER: Yes. Good evening. This is my
4 first attendance of your, your forum, and I have a
5 question. Because I work with a senior group, and I also
6 collaborate with different community association leaders.
7 So I just want to get a summary of what I, I thought I
8 heard. For people to apply for senior repair, home
9 repairs, they are to either go on the website or LIGHT or
10 to call the (410) 396-3023 number, and actually put in an
11 application; is that correct? Is that the gist of for
12 them to find out about a senior who needs home
13 improvement or home repairs?

14 MR. FIELDER: Sure. That is correct. That
15 would be the most direct way to access the assistance.

16 MS. DOWER: Okay. And what is the -- as I
17 relate this information, what is the average processing
18 time? Let's say put in a application or make a phone
19 call, it's processed in terms of, yeah, you qualify, or
20 notification no, you don't qualify. So if you qualify,
21 what is the -- I'll say the average processing time?

1 Once they qualify somebody comes out, and see what it is
2 that they need, and come up with a cost, and what is the
3 average in, in such a time as this? What is the average
4 processing time?

5 MR. FIELDER: That is a very difficult question
6 because everyone is different, as we all know. To start
7 off, it depends if the applicant has the documents that
8 they need for the application at hand, and they can -- we
9 can get those quickly. From there, if that's all good,
10 and they have everything they need, maybe a week or two
11 to get through the processing, and get assigned -- to get
12 over to my shop, and then be assigned to a rehabilitation
13 technician, which is a field staff person that would come
14 out, and take a look at the repairs that they need. It
15 can take a week or so to develop the scope of work, which
16 would then go a contract. It would need several bids
17 from contractors. That could take several weeks to get
18 those bids back.

19 So I would say at a, at a minimum at the best
20 case scenario you're looking at 6 to 8 weeks at the best
21 turnaround time to start receiving service.

1 MS. DOWER: To receive services on the average
2 once it's -- everything's processed?

3 MR. FIELDER: Right.

4 MS. DOWER: Okay. Thank you. That was the
5 only question that I had to get clarity on what I heard
6 in terms of the overall process. Thank you.

7 MS. ESTRADA: Okay. Next is Jimmy Robinson.
8 Jimmy Robinson --

9 MR. ROBINSON: Yes.

10 MS. ESTRADA: -- your mic is unmuted.

11 MR. ROBINSON: Yes. How are you guys doing?
12 How's everyone doing? And thank you all for allowing us
13 to sit in on the conference. My question is with regards
14 to the -- I think I talked to Stephani Estrada like last
15 week in regards to the new construction funding. And you
16 all mentioned some of the chief priorities. I heard a
17 lot about the 30 percent AMI priority as well. Could you
18 guys just touch -- you all, rather, touch bases on some
19 of the key priorities that you all be looking for? Is 30
20 percent AMI one of the key highest priorities in terms of
21 new construction funding?

1 MS. ESTRADA: Yes. So for the rental NOFAs,
2 you have to have units for 50 percent and below. So,
3 yes, 30 percent are more favored because they serve a
4 lower income resident but, yes, it is a requirement to
5 receive funds to have units for 50 percent and below your
6 medium (verbatim) income revenue. Did that answer your
7 question? Hello? Mr. Robinson?

8 PRESIDENT DANIELS: His line dropped.

9 MS. ESTRADA: Oh, it -- okay, okay.

10 PRESIDENT DANIELS: Any other?

11 MS. ESTRADA: No. I do not see --

12 PRESIDENT DANIELS: Okay. Do we have --
13 Commissioners, do we have any other business for the
14 agenda?

15 If that be no, can we get a motion to adjourn?

16 COMMISSIONER EDWARDS: So moved. This is
17 Commissioner Edwards.

18 COMMISSIONER HILL: Second, Matt Hill.

19 PRESIDENT DANIELS: All right.

20 COMMISSIONER KIMBALL: All right now.

21 MS. ESTRADA: Thanks everybody.

1 COMMISSIONER KIMBALL: Thank you. Thank
2 everybody.

3 PRESIDENT DANIELS: Thank you everybody.
4 Please take care.

5 (Whereupon, at 7:33 p.m., on May 24, 2022, the
6 meeting was adjourned.)

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C E R T I F I C A T E

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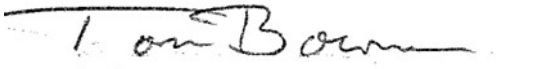
AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

BEFORE: Kevin Daniels, President

DATE: May 24, 2022

PLACE: (Webex)

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



Tom Bowman
Official Reporter