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BALTIMORE CITY DEPARTMENT OF HOUSING
and COMMUNITY DEVELOPMENT

AFFORDABLE HOUSING TRUST FUND COMMISSION

(Webex)

Tuesday, November 16, 2021

BEFORE: CINDY TRUITT, Interim President

MEMBERS PRESENT:

- MATT HILL
- ILETHA JOYNES
- VERNADINE KIMBALL
- TISHA GUTHRIE
- SHANNON SNOW
- KATE EDWARDS

Electronically reported by:

Tom Bowen

1 Speakers:

2 Peter Sabonis

3 Sharon Hunt

4 Lorraine Arikat

5 Ty Hullinger

6 Also present:

7 JOHN MOBLEY, Program Manager, Affordable Housing Trust
8 Fund, DHCD

9 STACY FREED, Senior Advisor to Chief Operations Officer,
10 DHCD

11 STEPHANI ESTRADA, Project Coordinator, Affordable Housing
12 Trust Fund, DHCD

13 WENDY REDFERN, Director of Grants

14 EBONY RECTOR, Project Coordinator, Affordable Housing
15 Trust Fund, DHCD

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1 INTERIM PRESIDENT TRUITT: Vernadine Kimball.
2 I know Vernadine's here. Ms. Kimball? I'm going to mark
3 her present because I know that she is here.

4 COMMISSIONER KIMBALL: (indiscernible)

5 INTERIM PRESIDENT TRUITT: Okay. Thanks Ms.
6 Kimball.

7 COMMISSIONER KIMBALL: Thank you.

8 INTERIM PRESIDENT TRUITT: Tisha Guthrie.

9 COMMISSIONER GUTHRIE: Good evening. Present.

10 INTERIM PRESIDENT TRUITT: Thank you.

11 Shannon Snow. Okay.

12 Ernst Valery.

13 Kate Edwards.

14 COMMISSIONER EDWARDS: Here.

15 INTERIM PRESIDENT TRUITT: And Tiara Watkins.

16 Okay. So, I believe we have affirmed. Okay.

17 Wonderful. I'm going to turn it over to Ms. Guthrie.

18 COMMISSIONER GUTHRIE: Yes. Thank you so much
19 and good evening, everyone. I'm going to start the
20 meeting by allowing the Commissioners to review the
21 summary of the September meeting notes. And after which,

1 I invite the Commissioners to (indiscernible) approve the
2 minutes.

3 COMMISSIONER JOYNES: Excuse me, Madam Chair.
4 If you don't mind, but before we go into adopting the
5 agenda and approving the minutes, I wanted to make a
6 motion to the Commission to make a small amendment to the
7 agenda by placing the update around the nominations at
8 the beginning of the department update. So basically,
9 right after we approve the minutes and before Mr. Mobley
10 goes into his financial update, (indiscernible) last
11 month, I feel like we should -- it's really important for
12 us to spotlight that topic for tonight's meeting.

13 COMMISSIONER GUTHRIE: Okay. So you'd like to
14 move the update for the nominations to the beginning of
15 the meeting. Okay, do we have anyone to --

16 COMMISSIONER HILL: Second. Madam Chair, this
17 is Matt Hill. I'll second the motion.

18 COMMISSIONER GUTHRIE: Okay. We have Matt Hill
19 as seconding the motion. All in favor?

20 COMMISSION MEMBERS: Aye.

21 COMMISSIONER GUTHRIE: Any opposed? Okay. The

1 amendment has been adopted. We will be addressing the
2 nomination updates right after the approval of the
3 minutes.

4 So again, I'm just allowing time for the
5 Commissioners to review the summary of the minutes.
6 After such time, we will be motioning to adopt.

7 (Pause.)

8 COMMISSIONER JOYNES: I motion to approve the
9 minutes.

10 COMMISSIONER GUTHRIE: Okay. Commissioner
11 Joynes has motioned to adopt the minutes. Do we have a
12 second?

13 COMMISSIONER HILL: Second.

14 COMMISSIONER GUTHRIE: Okay. Matt Hill is
15 seconding the motion. All in favor?

16 COMMISSION MEMBERS: Aye.

17 COMMISSIONER GUTHRIE: Any opposed? Any
18 abstentions? Okay. Thank you. The September minutes
19 have been adopted. And with the amendment made to the
20 agenda, the next item is nomination updates for the
21 Affordable Housing Trust Fund Commission.

1 COMMISSIONER EDWARDS: Stacy, you're muted.

2 COMMISSIONER GUTHRIE: We still can't hear you.

3 MS. FREED: (indiscernible)

4 COMMISSIONER GUTHRIE: I can't hear you. Can

5 others? I just heard you just very faintly.

6 MS. ESTRADA: You're very low.

7 MS. FREED: Is this better? Can you hear me

8 now?

9 COMMISSIONER EDWARDS: It's a little better.

10 It's still low, but it's better.

11 MS. FREED: Can you hear me now?

12 COMMISSIONER EDWARDS: Yes.

13 MS. FREED: (indiscernible) the third time's a

14 charm. Good evening, everyone. My name is Stacy Freed.

15 I'm with the Department of Housing and Community

16 Development, providing an update on the nomination of a

17 new Commission. It's our understanding that the Mayor's

18 Office is drafting nomination letters and they are going

19 through the Mayor's Office process for final review and

20 signature. We talked with the Mayor's Office today.

21 This is still a priority. They're making every effort to

1 get them out as soon as they can, of which will be
2 followed by a City Council, a formal City Council
3 nomination. And I'm happy to answer any questions that
4 members may have.

5 COMMISSIONER GUTHRIE: Thank you, Stacy. Are
6 there any questions that we have for Ms. Freed?

7 So, Ms. Freed, as I understand it, we are still
8 waiting for a slate of new nominations?

9 MS. FREED: That is correct.

10 COMMISSIONER JOYNES: This is Commissioner
11 Joynes. So I don't have a question, but according to the
12 City Charter under Article 4, Section C, if the Mayor has
13 yet to submit nominations within 120 days of the
14 Commission vacancies, then the power of appointment shall
15 rest and be held by the Board of the Commission to which
16 the vacancy applies, and that the Board of Commissions
17 shall certify the names to the City Council for
18 confirmation. And so, what I would like to do, is make a
19 motion that the following names be certified by the
20 Commission to the City Council for confirmation.
21 (indiscernible) I'm sorry?

1 COMMISSIONER GUTHRIE: So, Ms. Joynes, you're
2 motioning to submit a slate of names?

3 COMMISSIONER JOYNES: That is correct. Yes.

4 COMMISSIONER GUTHRIE: Okay. Do we have any
5 debate? Any --

6 COMMISSIONER SNOW: Hi. This is Shannon Snow.
7 So I guess -- is that a slate that is going to be
8 presented and we can see tonight?

9 COMMISSIONER JOYNES: So, yeah. I do have a
10 list of people to fill this slate that I can present now.

11 COMMISSIONER SNOW: And so, just to clarify
12 those, and since the Charter specifically outlines
13 different categories of people, you have that tied in to
14 show how it's tying into the Charter?

15 COMMISSIONER GUTHRIE: Yes. Yes. Commissioner
16 Snow, why don't we allow Commissioner Joynes to follow
17 through with her motion and then there can be questions
18 asked. I think that should be probably the protocol
19 right now.

20 COMMISSIONER JOYNES: Okay. So you want me to
21 go right now, Commissioner Guthrie?

1 COMMISSIONER GUTHRIE: Please. (indiscernible).

2 COMMISSIONER JOYNES: So there's a Danise
3 Jones-Dorsey, which will be -- which will fill the spot
4 of a member with experience in the fields of housing and
5 community development; Franklin McNeil, he's from PNC
6 Bank, which will be a member of the lending community
7 that has experience in community development and
8 affordable housing; of course, Alice Kennedy, as the
9 Baltimore City Housing Commissioner; myself, as a
10 resident who represents a renter, an extremely low income
11 renter; Commissioner Kimball, who's a resident who owns
12 their home that has an extremely low income; Marian
13 Massenberg (phonetic), as a homeowner who receives
14 assistance through an affordable housing and home
15 ownership program; Commissioner Guthrie, as a resident
16 who received rental assistance; Mary Swiker (phonetic),
17 from Project PLASE, who is a social service provider;
18 Anthony Williams, as a representative of the Homeless
19 Services Board; Commissioner Hill, as a low-income
20 housing and inferior housing advocate; Minister Glen
21 Smith, with Coppin Heights CDC, as the nonprofit

1 affordable housing developer; Ernst Valery, as
2 representative of the home builders or relative
3 association, and lastly, Terrell Askew, as the member to
4 the Commission created by the Right to Counsel Ordinance.

5 So that's the slate that covers the different
6 categories.

7 COMMISSIONER HILL: This is Matt Hill. I'll
8 second the motion.

9 COMMISSIONER GUTHRIE: Okay.

10 COMMISSIONER SNOW: So excuse me, Commissioner.
11 Commissioners, this is Shannon Snow. Since this is the
12 first time that I'm hearing anything about --

13 COMMISSIONER GUTHRIE: Sorry. Commissioner
14 Snow, can (indiscernible) just follow the protocol. Is
15 there any debate?

16 COMMISSIONER SNOW: Yeah. Hold on. Let me
17 mute this.

18 COMMISSIONER GUTHRIE: That's what I'm trying
19 to --

20 COMMISSIONER SNOW: I just wanted to --

21 COMMISSIONER GUTHRIE: (indiscernible) answer

1 the question.

2 COMMISSIONER SNOW: Yeah. I just wanted to
3 invite the Commission officially, (indiscernible)

4 COMMISSIONER GUTHRIE: So the Chair
5 acknowledges Commissioner Snow.

6 COMMISSIONER SNOW: Yes. So I would ask that
7 as a Commissioner, this being the first time that I have
8 heard of the motion, that we have this information be
9 disseminated to us via email. We have time to consider
10 it, think about it before we would vote at this meeting.
11 So I would request that we table a vote and be
12 considered, and then discuss, perhaps at a future
13 meeting.

14 COMMISSIONER GUTHRIE: Okay. Thank you,
15 Commissioner Snow. So we have a motion to table this
16 matter until a date to be set, hopefully, next month.
17 And we actually considered prior to the beginning of this
18 meeting, the December 14th date. This was mentioned by
19 Commissioner Kate Edwards and Commissioner Cindy Truitt.
20 So can we put both of those motions on the table?

21 COMMISSIONER EDWARDS: I hadn't proposed the

1 December 14th date. I think that was your proposal,
2 Commissioner --

3 COMMISSIONER GUTHRIE: -- it was mentioned.
4 Yes. Uh-hmm. We did mention that. I was just bringing
5 that up. So both of those on the table as we speak.
6 So --

7 COMMISSIONER EDWARDS: So both of the motions
8 -- so the motion to table it to the next meeting and then
9 also a motion to have the next meeting on December 14th,
10 are those the two motions?

11 COMMISSIONER GUTHRIE: Yes.

12 COMMISSIONER HILL: I think the motion to table
13 the motion gets a vote first if I'm understanding right.
14 And I'll second the motion to table the motion providing
15 that we have a meeting December 14th, or if there's
16 another date that works for others, we should come to
17 that. But I'll second that motion.

18 COMMISSIONER GUTHRIE: Okay. So all in favor
19 of tabling this matter for a -- can be taken into
20 consideration at a December meeting which we'll vote on
21 in a minute.

1 COMMISSION MEMBER: Aye.

2 COMMISSIONER GUTHRIE: All in favor.

3 COMMISSION MEMBERS: Aye.

4 COMMISSIONER GUTHRIE: Any opposed? Any
5 abstentions? Okay. So this matter will be tabled until
6 the next meeting. And it appears we have another motion
7 for the scheduling of a December meeting to take place
8 December 14th, which is Tuesday at 6 p.m. Any seconds?

9 COMMISSIONER JOYNES: I second that motion.
10 All in favor?

11 COMMISSION MEMBERS: Aye.

12 COMMISSIONER GUTHRIE: Any opposition? Any
13 abstentions? Okay.

14 INTERIM PRESIDENT TRUITT: Ms. Guthrie.

15 COMMISSIONER GUTHRIE: Yes.

16 INTERIM PRESIDENT TRUITT: This is Cindy. I'm
17 not sure if this is an appropriate time in the agenda. I
18 just wanted to ask a question. Now that there's a slate
19 that was proposed and the Mayor has a slate as well, I'm
20 unclear of the appropriate protocol that's to be followed
21 in the event that it's a dissimilar slate. I understand

1 the articles that you read, (indiscernible) I'm just -- I
2 don't know what the protocol is. Is that something that
3 should be discussed? Is it something that we should seek
4 guidance on, or -- I'm in unfamiliar territory right now.

5 COMMISSIONER GUTHRIE: So as I understand it,
6 this slate would need to be submitted to the Baltimore
7 City Council if there is -- I think, possibly Matt Hill
8 may have a little bit of --

9 (Audio interruption)

10 COMMISSIONER GUTHRIE: -- sorry -- as to the
11 next steps. But as Commissioner Snow indicated, this
12 list can be emailed to the Commission as was requested.
13 But as it's indicated by the Charter, this would have to
14 go to -- the next step would be submitting this slate to
15 the City Council for their review.

16 COMMISSIONER HILL: I say yes. We should take
17 up those questions when we reconvene December 14th.

18 COMMISSIONER GUTHRIE: That's fine. Thank you,
19 Matt.

20 INTERIM PRESIDENT TRUITT: Thank you,
21 Commissioner Hill. (indiscernible)

1 COMMISSIONER GUTHRIE: Okay. So the next
2 agenda item, it is the Department updates.

3 MR. MOBLEY: Let's see. Can everybody hear me?

4 COMMISSIONER GUTHRIE: Yes, thank you.

5 MR. MOBLEY: I was hoping everyone will see me
6 in just a second. Oh, there we go. All right. Hello
7 everybody. Welcome to another Commission meeting. It's
8 good to see you all. We're going to talk about the
9 September, we're going to talk about September 2021
10 financial data. Yes, I know it is November. But because
11 we've moved the meeting up so close, I just got the
12 expenditure data and haven't really had time to vet it
13 because it takes time for the books to close, so bear
14 with me. But we got the revenues, the tax revenue. So
15 all the Commissioners have seen the tax revenue through
16 October.

17 This is going to go give a picture through
18 September 30th of the year for the Affordable Housing
19 Trust Fund. All right. So, I'm going to go over the
20 budget. I'm going to go over revenue and expenditures.
21 We're going to talk about Community Land Trust and what's

1 all the exciting things that are happening there. We're
2 going to talk about inclusionary housing and
3 infrastructure NOFAs. And then we're going to talk about
4 the Trust Fund orientation meeting. And we've already
5 talked about the Commission nominations, et cetera, and
6 what's going on with that. So we're not going to go over
7 that part. So let's go ahead and get started.

8 So this is the beginning of the original
9 projection that was made by the Department. With the
10 (indiscernible) we had last year, we came up with a
11 projection that we're going to get about \$8.6 million in
12 tax revenue. On top of this \$8.6 million, we have a \$5
13 million City of Baltimore contribution that will be
14 coming into the Affordable Housing Trust Fund. And with
15 everything that we had, looking at the initial
16 projections, we decided to go with the \$8.6 million
17 number for our projection (indiscernible) budget to start
18 our budget.

19 It turns out, we actually have been giving a
20 little bit higher than what we've expected, which is a
21 good problem to have. So as of right now, we're a little

1 bit ahead of our curve, and we're working through it.

2 Next slide, please.

3 So this is the way that things are currently
4 set. To break down from what the original percentages
5 were, going back for TFY '20 and '21, you can see the
6 adjustments that have been made to each of the particular
7 line items to see what's happening in, or what we expect
8 budget line item-wise have been in just Year '22, which
9 started July 1st and continues now to June 30th of next
10 year. Next slide.

11 But right now, revenue collected to date just
12 in Year '22, we collected, well, almost \$33.5 million.
13 We have had \$7.6 million in this year. We are looking
14 good. We are looking good. Now this does include the
15 \$5 million contribution from the City of Baltimore
16 (indiscernible), so this isn't just pre-tax revenue.

17 Next slide, please.

18 All right. We can see the total breakdowns of
19 how everything's going. We can see the tax revenue, and
20 we can see the City of Baltimore contribution. If we
21 look at it through September '21, this is what we've got:

1 \$5 million.

2 For example, of the City of Baltimore
3 contribution, we have \$2.6 million of tax revenue that's
4 coming in through September. Now, everybody I know is
5 looking at this that's seen the October number is smiling
6 right now. Yes, I realize that.

7 So the tech slides will actually be put on the
8 website, and they are the following months. So these
9 slides may get on to the website (indiscernible) is
10 smiling right now. Everyone's smiling right now. I get
11 it because who knows that next month, October, is a
12 record month. It's (indiscernible) fantastic, so very
13 excited about that. Next slide, please.

14 All right. We can see the breakdown now, see
15 the percentages. This is your Baltimore contribution
16 tax. Compare contribution revenue as opposed to tax
17 revenue. Interesting split. The City of Baltimore had
18 started out having a large share of the tax revenue.
19 Now, the tax revenue -- I mean, of the Affordable Housing
20 Trust Fund. Now, the tax revenue is really starting to
21 creep up, which is fantastic. This is a good place where

1 we want to be. But the year's not over yet. We have no
2 idea what's going to happen, but it (indiscernible) at
3 this point. So this is really good. The next slide,
4 please.

5 All right. So for July, there were 18
6 transactions. In August, there were 29 transactions. In
7 September, there were 21 transactions. Split. But the
8 amount of recovered per transaction, if we were to
9 average the amount, like, it seems a million dollars one
10 way, \$63,000 in September, \$1.1 million in August, you
11 can see that the averages of the transactions make it so
12 that, even though there were less transactions in August,
13 the numbers are pretty, pretty close. It's because there
14 was a bigger chunk or average per transaction.

15 So we can see that the amount that we had --
16 we're going to go ahead and go -- we get past this
17 October bit. If I'd had a couple more days, would've had
18 October and there would've been a lot more smiles and
19 that's good. But we don't have that right now. Next
20 slide, please.

21 All right. We've seen how it compares year

1 over year since FY getting the fiscal Year '20. In July,
2 it started out a little rocky. August, all of a sudden
3 it shoots up. September, we're up where we thought we
4 would be in FY '20. So this is good. We are looking
5 good, comparatively even. Next slide, please.

6 If we were to look at our projected amounts --
7 so if every month, we were expecting to get about
8 \$717,000, that's fantastic. However, this month we got
9 one point, you know, a little over \$1 million in this
10 transaction. That's great. At this point in the year,
11 we thought that we would have about \$2.1 million in the
12 projection. Turns out, we've got 2.6. That's just the
13 way that it is. Right now, we're ahead of the curve and
14 this is just for September, not even we're going to move
15 into October. Next slide, please.

16 All right. Well, here's something very
17 interesting. Last year, the number of actual net
18 expenditures over the last months, the number of net
19 expenditures was smaller. Some of the transactions have
20 actually been coming through. Some money is creeping out
21 the door. We want this number to be a lot bigger, and we

1 are working to make sure that that happens. The
2 commitments are so large and the revenue that we have in
3 order to, like, make commitments, is growing. So this is
4 good. We have money in order to make (indiscernible) and
5 we're moving toward it. Next slide, please.

6 All right. So this is something new for us.
7 Put this one in, hopefully it'll help -- gave a slide
8 showing the actual awards that have been granted. And
9 commitments have been granted by the Affordable Housing
10 Trust Fund. And we can see in places, as a map, visual
11 representation as to where the projects are starting to
12 go. We can see the buildings. We can see the areas
13 where all of a sudden -- the pockets where our funds are
14 starting to make an impact in going into projects.
15 Whether it be commitment or actual dollars having moved,
16 we're working on seeing how exactly we're bringing to
17 play this to make it more fun and interactive for -- in
18 all interested parties. But that's a little something
19 that we're working on for later.

20 As of right now, that is a static bit where we
21 can just kind of see on a map where the money is headed

1 to. Sides of the doc talks about how much money is going
2 to one particular, like, unit, or structure, or address.
3 The (indiscernible) smaller dots -- smaller dollars. But
4 you can start to see this is where it's going. All
5 right. Next slide.

6 All right. So Community Land Trust, Single-
7 Family Homeownership NOFA, No. 1, still doing deal
8 structuring. There's lots of contracts that are being
9 created in order to make sure that people who are ready
10 are getting their money, getting the deal structured,
11 making sure their financing is right. That way, we're
12 able to take money and watch, make sure that the funds go
13 out and get to the projects that (indiscernible) well,
14 and are ready to break ground, getting it to -- the funds
15 to them as the (indiscernible). We're making deals,
16 trying to do our best to -- diligent -- I will say due
17 diligence, but trying to see that it's doing the right
18 thing.

19 Everyone knew people who have won awards.
20 Contracts are moving. They are seeing that it's
21 happening. We're requesting more data, working with the

1 legal team, and it's happening. So -- and they're
2 continually being pushed by our team out to the Board of
3 Estimates for approval. It's happening in increasing
4 volume. Next slide.

5 All right. So Community Land Trust, Single-
6 Family Homeownership NOFA, No. 2. This is the one that
7 has just closed on the website. We had a NOFA posting
8 date of September 1st. We had two pre-proposal
9 conferences. We had the applications that were due on
10 June 29th, which happened. We just closed. And
11 originally, we had an award date, award announcement date
12 of 1/25. I may have one from January 14th. And now,
13 we're going to list the input of the Department. We're
14 going to have the award update it's announcement on the
15 week of January 25th.

16 I think originally there was a request to have
17 the meeting for December skipped, and then there would be
18 a meeting in January on the 25th. I'm not exactly sure
19 what's happening with that, but whenever the January
20 25th, if we have one -- that meeting on January 25th, if
21 we had won that meeting on January 25th, that's when I

1 think that this was proposed to have an award
2 announcement of who are the awardees for this particular
3 member. When we figure out what exactly the newbie's
4 going to be, I'll have a better idea about when the
5 announcement's going to be made. But, we're assuming,
6 like, around that week.

7 So we pushed it back a couple of weeks because
8 of the holidays, and so that way, enough time to
9 deliberate it. So, yep. So the NOFA's closed,
10 applications are under review. We have panel members
11 from the planning department, stability, project
12 development, project finance. We're going to go -- we're
13 going to have three meetings and are to discuss who of
14 the seven applicants that applied, who is going to be
15 receiving the funds. And we're working really hard with
16 our consultant in order to do the best we can with the
17 funds that are available. I look forward to this. All
18 right. Next slide.

19 All right. So the inclusionary housing, the
20 inclusionary housing still meets monthly, third Wednesday
21 of the month. Please attend, so that way you can

1 understand what's going on. There's a website near the
2 intake sheets. You just check in to it as your interest
3 allows. Next slide.

4 New construction, preservation of existing
5 rental housing, round one, we're still structuring deals
6 for those who are available and ready to go around June.
7 The contracts have been created. We're moving forward.
8 Moving forward. So, next slide.

9 And now we're going to move on to the
10 Affordable Housing Trust Fund orientation
11 (indiscernible), which will be coming, I think there's a
12 proposal that's supposed to have it on the 25th of '22.
13 It'll talk about how exactly we get, how exactly we get
14 commitments across the line and the process for that
15 application goes through. I think someone else can
16 discuss a little bit more about this, but that is the
17 end, I believe, of the update for now.

18 COMMISSIONER GUTHRIE: As always, thank you Mr.
19 Mobley. I'm sure there are probably some questions, but
20 I just wanted to thank you in advance for the
21 presentation.

1 MR. MOBLEY: Sure, sure, sure. What questions?
2 I'm ready.

3 COMMISSIONER EDWARDS or COMMISSIONER SNOW:
4 Thanks, John. I just wanted -- this is great. I really
5 like the changes that you've made to the presentation and
6 adding the list of awardees and the map is really great.
7 So, thank you.

8 MR. MOBLEY: Well, you're welcome. Thought it
9 would be helpful.

10 COMMISSIONER HILL: I appreciate that too. And
11 so, thank you again. And just a couple quick questions,
12 last time the Department presented a flowchart to
13 summarize this some, if these bullets bore us some kind
14 of (indiscernible) -- I haven't looked at the website
15 yet. Has that been posted to the Department's website?

16 MR. MOBLEY: I'm not exactly -- I'm not so sure
17 on that.

18 COMMISSIONER EDWARDS: It should have been.
19 Wasn't it part of the presentation, in as in the
20 presentation (indiscernible) posted?

21 MR. MOBLEY: Was not part of the presentation,

1 but I will get to it and make sure that it gets posted if
2 it hasn't already.

3 COMMISSIONER HILL: Great. Thank you. And
4 then, kind of following up on that too, we had the
5 smaller agenda setting Committee discuss an idea of
6 having that flowchart being kind of the basis for
7 plotting projects on the flowcharts so that we could
8 understand how much progress those projects are making
9 toward actual, you know, disbursement of the funds.
10 Because I think that, you know, some people could look at
11 the amount of revenue and the amount of money that's in
12 the Trust Fund, and say, well, wait a second, you know,
13 you guys have been in operation for over two years and
14 almost no money's gone out the door.

15 And so, I think it's important to address that
16 issue and to show the progress that's being made in the
17 all-over concrete way. So I don't know if the Department
18 had any further thoughts on how we could operationalize
19 that.

20 MR. MOBLEY: Well, there's been a couple of
21 chinks that day at drafts. Like how to, like, show the

1 progress. I'm not exactly sure where we're at about,
2 like, displaying that. I have to say that I wasn't -

3 COMMISSIONER EDWARDS: Yeah, I think that
4 Wendy --

5 MR. MOBLEY: (indiscernible).

6 COMMISSIONER EDWARDS: -- Wendy has worked on
7 putting together that graph for us. And I think we're
8 planning on incorporating that into the 25th meeting when
9 we did this orientation. So the idea of the orientation
10 was to really give the background and give the
11 Commissioners more details. We were going to invite,
12 actually, our partners with the MWBOO Office as well as
13 the Law Department to present to the Commission -- talk
14 about the process. It'll be a similar orientation that
15 we would be giving the awardees. We did something like
16 this for our community catalyst grants.

17 So that idea was to give the Commissioners that
18 presentation before the awardee orientation. And I think
19 at that time, Wendy does have a draft where she's putting
20 together that information on where each of the projects
21 is, and we could share it at that meeting.

1 UNIDENTIFIED SPEAKER: That'd be great.

2 UNIDENTIFIED SPEAKER: That would be --

3 INTERIM PRESIDENT TRUITT: Sorry. I second
4 that. That would be great. And it'd be interesting to
5 see where the deals get hung up for some reason. So
6 whether that's a process issue or a readiness issue, or,
7 you know, it'd be helpful to know that. Thank you. That
8 would be wonderful.

9 UNIDENTIFIED SPEAKER: Yeah.

10 MR. MOBLEY: Okay. So -

11 COMMISSIONER EDWARDS: Oh, wait. I don't know
12 if Wendy is talking now to us.

13 UNIDENTIFIED SPEAKER: She's muted.

14 MR. MOBLEY: Okay. So, thank you so much. I'm
15 here all night. So go ahead. Let me know if there's
16 anything else that you need. If a question comes up,
17 I'll be around.

18 INTERIM PRESIDENT TRUITT: Yes, thank you
19 again, John. We really appreciate all your hard work.
20 You know it's not easy.

21 UNIDENTIFIED SPEAKER: (indiscernible).

1 COMMISSIONER GUTHRIE: Okay. So I think at
2 this time, we are opening up the forum to any community
3 questions or comments. Is that right, Stephanie?

4 MS. ESTRADA: Yes. Hold on one second. Okay.
5 I will probably open up the mic for a couple, but the
6 first question, Sharon Hunt, on page 12, how much of this
7 money has been disbursed? But I think she, John, she's
8 talking in reference to the list of awardees and how much
9 they was awarded and how much actually went out the door.

10 MR. MOBLEY: Okay. Let's see, actual money out
11 the door, \$713,646 at the end of September. That
12 included for -- I included it for -- I could do a breakup
13 of, like, whose money (indiscernible) included Charm City
14 Grant Trusts and expenses from consultants, but with
15 labor, everything in this point at the end of September,
16 \$713,646. I could round out. I could get specific cents
17 but I bumped it up that much.

18 MS. ESTRADA: Okay. To Silvia Gonzalez
19 (phonetic) -- this is just a statement. I think it would
20 be good to see the progress, not only in terms of
21 disbursement of funds, but also in terms of actual work

1 being done (indiscernible).

2 MR. MOBLEY: I think that's right in line with
3 what, with what has been said before. And I think that
4 that's, a lot of that's going to come up with what is
5 developed in and presented on the 25th. I, like I said,
6 that's, you know, if I'm running on the building in that
7 one, then I will know exactly how to get a response. But
8 from what I understand of that, of the 25th meeting, that
9 shouldn't (indiscernible).

10 MS. ESTRADA: Sharon Hunt, again.
11 (indiscernible), too. Question: very small amount of
12 money -- why? And did you have any ideas on how to
13 expedite this process?

14 MR. MOBLEY: Any ideas. A lot of process,
15 pandemic, internal changes, external process and changes.
16 A lot of the changes -- a lot of things that we can
17 change, probably should be talking about, like
18 specifically, I could talk to you offline about, or, you
19 know. And that would probably shed a lot more light as
20 to, like, what has happened so far. But there're more
21 detail, or intricate details that could really be

1 presented right here. But it makes a lot of sense.

2 MS. ESTRADA: Okay. I want to -- just let me -
3 - her last name's Lorraine Arikat. I'm sorry if I said
4 that wrong. Is there any discussion of expanding revenue
5 sources to the AHTF such as developer awarded with TIF
6 and also anchor institutions paying into the fund?

7 MR. MOBLEY: So I know that there's been some
8 discussion about that. And there's been some effort by
9 Commissioner Kin (phonetic) to (indiscernible), for like,
10 external matching funds in order to supplement, like,
11 what's been going on to leverage our funds. With the
12 AHTF, as far as specifics, I mean, that, though I haven't
13 been included in those discussions, but I know of at
14 least, initially about, like additional leveraging and
15 external partnership. And the specifics of them, I just
16 -- our conversations haven't at best -- I haven't been
17 included.

18 So I know that it's starting to happen. It has
19 been discussed and are part of the plans going forward.
20 But as to what is sent, right now, I don't
21 (indiscernible).

1 MS. ESTRADA: Okay. Another question by
2 Lorraine Arikat: how can community members access
3 funding to rehab historical homes in (indiscernible) that
4 are currently owned by the City?

5 MR. MOBLEY: Well -- so these funds are meant
6 to aid in housing and development and living conditions
7 for people at and below a certain revenue of income
8 level. So it's not necessarily a focus on rehabbing
9 historic homes in any particular area. It's more meant
10 to benefit a, I don't want to say target population, but
11 a population above a certain threshold -- how about that
12 -- that in order to help them with affordable housing.
13 So I'm not sure that this is quite the fund that is meant
14 to target what exactly that you're (indiscernible) that
15 in a sense sounds like. But we're headed for -- but if
16 it's helping to promote affordable housing for the people
17 then I'm sure there's something that we could help them
18 talk about.

19 MS. ESTRADA: I have a couple of people who
20 have raised their hand. Peter Sabonis, your mic is
21 unmuted. Did you have a question?

1 MR. SABONIS: No, I did not.

2 MS. ESTRADA: (indiscernible) Let me unmute her
3 mic. Ms. Hunt, your mic is unmuted.

4 MS. HUNT: Oh, yes. I have a further to
5 statements I've made before. I know that you have
6 mentioned that there are a lot of circumstances, the
7 cold, and et cetera, about slowness of payment that this
8 disbursal from the fund, but since you're on that, page
9 17 had a number of organizations listed, I'm not quite
10 sure if I understand how so many different organizations
11 have managed to all bog down in this payment process.
12 Can you enlighten?

13 COMMISSIONER EDWARDS: Well, it's not just --
14 it's thin contracts put together with all of the
15 different organizations and all of them are in different
16 phases and different places. So some of them have gotten
17 further along and some are still being worked out.
18 Another issue, I mean, a lot of the issues he spoke to
19 were COVID and some of the internal things in the
20 Department and the change over in the Department. So
21 some of those things are related to -- not related to

1 each individual organization.

2 Additionally, some of the problems are that
3 some of the programs don't have the other funding that
4 lined up yet, so we're working through that too. So that
5 it's just that each one has different things. It's not
6 all the same but there's different issues with each one.

7 MS. HUNT: But who is dedicated to seeing that
8 this money, which is still needed in the community, is
9 actually getting out the door? I hear a lot of what
10 isn't happening, but I don't hear a lot about what is
11 being done to help organizations and people, because
12 organizations represent people, to cut this process now
13 from nine months or a year to something reasonable, like
14 60 to 90 days. Circumstances are going to always be
15 there but I'm trying to understand if there is a
16 acceptance of slowdown or a (indiscernible) and speed up.

17 COMMISSIONER EDWARDS: We're definitely working
18 to speed up the process.

19 MS. HUNT: And that's good.

20 COMMISSIONER EDWARDS: Systems in place to make
21 sure that things move quicker.

1 MS. HUNT: It does seem unfortunate that awards
2 that are made in April of a year have yet to be dispersed
3 in December of the same year.

4 MR. MOBLEY: Well, I can tell you, Ms. Hunt, it
5 would make me happy, most happy, to have the funds out on
6 the street. I understand anyone's frustration in this,
7 but I know our team's working as hard as we can in trying
8 to get it to speed up. So --

9 MS. HUNT: Let me make one last statement.

10 MR. MOBLEY: Yes, ma'am.

11 MS. HUNT: There are people waiting at the end
12 of this tunnel. People who want housing, deserve
13 housing, need housing and have been -- historically, we
14 all know that, that line. We need to do better. And
15 with that, I'm done.

16 MR. MOBLEY: Thank you.

17 UNIDENTIFIED SPEAKER: You're welcome.

18 MS. ESTRADA: Ms. Lorraine, I unmuted your mic.
19 I didn't want to mess up your last name. I hope I said
20 it right first. Did you have another question?

21 MS. ARIKAT: No, I don't.

1 MS. ESTRADA: Ty Hullinger. I hope I did not
2 mess up your name but pronounce it for me. Your mic is
3 unmuted --

4 MR. HULLINGER: Oh, thank you. It's Hullinger
5 (indiscernible). I just really had a question. Don't
6 read too much into this. I'm just observing from the
7 cheap seats up in the balcony, but mention was made in
8 the October revenues and something, and (indiscernible)
9 that some people's faces would be smiling. Of course,
10 it's hard to see faces through these platforms, but my
11 question is, you know, it's been a question I've had
12 before: do all the Commissioners get the same
13 information, financial and otherwise, at the same time?

14 And relaying in to about the October
15 (indiscernible), can those revenues be stated tonight,
16 even if it's just like an estimate, it's not a final
17 number? It sounds like it was a really record month.
18 That would be good news to share across the City and we
19 know that increasing this Affordable Housing Trust Fund
20 is like -- in addition to -- what -- I just want to lift
21 up what Sharon just mentioned, but these funds need to be

1 getting out to the organizations that are doing the work.
2 But raising the fund also is such a critical thing
3 because we're still -- we know the need and end up
4 (indiscernible) spending amount of money is going to try
5 to meet the needs for permanence for affordable housing.
6 It's very vast.

7 MR. MOBLEY: Sure.

8 MR. HULLINGER: Thank you.

9 MR. MOBLEY: Well, I mean, like I said, it's
10 not finalized yet. It turns out we do try to make sure
11 that all of the Commission members do get info at the
12 same time. We do our best in order to make sure that
13 information's disseminated around to the Commission as a
14 whole. So we try. Sometimes there's other things that
15 come up where someone might get left off for whatever
16 reason, but we do our best and make sure everyone's
17 included on the Commission. As far as the number for
18 October, the revenue number that we have is, like at
19 least showing, is a little over \$3.1 million for October.

20 Now, the thing is, we have to balance out
21 against the expenditures that come across and that is,

1 you know, three times what we had here in this month, so,
2 would you to look it up. And we're doing our best. I
3 haven't had a lot of time to review it because the month
4 actually just closed. So, I mean, like the financial
5 statements, the financial books just closed. So that's
6 why -- so the revenue seems extremely high -- a record
7 month. Only one month has ever been even close to this
8 month -- that month. And actually, it was May 2021,
9 where there was about \$40,000 worth of difference. And
10 May would've been the all-time record.

11 So that's where we're at, what we expect to see
12 coming up for next month. So that'll be the smile.

13 MR. HULLINGER: Thank you.

14 INTERIM PRESIDENT TRUITT: Can I just address
15 one quick issue? The one question that you had, Ty, was,
16 do we get the same information at the same time. And
17 that answer is yes. We do all get the same information.

18 COMMISSIONER GUTHRIE: Do we have any more
19 questions in the cue?

20 So, I for one, would like to go on the record
21 and formally, hopefully, speaking for the Commission,

1 formally congratulate now, Official Commissioner Alice
2 Kennedy for her appointment as the Commissioner and
3 Director of DHCD. Hopefully, again speaking for the
4 Commission, we are very happy that she has been appointed
5 and have the best of hopes, and am quite sure that she
6 will flourish in the position.

7 And I would also like to speak to Ms. Sharon's
8 comments. You know, Baltimore City has a legacy,
9 unfortunately, of lack of transparency when it comes to
10 city functioning and procedures. And I really -- I think
11 that the frustration is magnified in the reality that we
12 do -- the City does have -- has had issues with
13 transparency as far as procedures and protocol. And I
14 can only speak for myself in this regard. But as a
15 Commissioner, really do take it as a responsibility to
16 reflect and to vocalize and stand with the community in
17 such frustrations. And, you know, in my role here,
18 hopefully represent them in a satisfactory manner.

19 So I'm really hoping that we can do better with
20 addressing these matters when it comes to being --
21 actually getting the money out the door. You know, we

1 have seen during these unprecedented times, when it comes
2 to rental assistance, the fact that we haven't got, we've
3 never had real infrastructure to address. Again, the
4 legacy issue of evictions and lack of mechanisms to
5 address house affordability that we've had to build
6 infrastructure as we're in the midst of a crisis. And I
7 think that's one of things that we're having to address
8 now, the fact that we don't really have great
9 infrastructure for getting these monies out the door in a
10 manner that actually addresses the crisis of affordable
11 housing that we're living in.

12 It is a crisis, and unfortunately, it's not
13 being addressed as such. A lot of people don't have the
14 luxury of waiting a year for the hope of more affordable
15 housing. So I'm hoping that we can really start
16 addressing the matter in an urgent way and really
17 consider it. Consider the urgency of the matter because
18 it really is a matter of life and death for a lot of
19 people.

20 I'm seeing that we don't have any more
21 questions in the cue. I'm going to turn it back over to

1 Commissioner Truitt.

2 INTERIM PRESIDENT TRUITT: Thank you so much.
3 If there is any other business that we didn't attend to
4 from the Commissioners? Okay. I don't believe so. So
5 in that case then, we are officially adjourned. Thank
6 you everyone for your wonderful comments and
7 participation. It's much appreciated. 7:53, we are now
8 formally adjourned.

9 COMMISSIONER GUTHRIE: All right. Have a great
10 weekend. We want to thank you so much.

11 INTERIM PRESIDENT TRUITT: Happy Holidays,
12 everyone. Bye.

13 (Whereupon, the meeting adjourned at 7:53 p.m.,
14 on November 16, 2021.)

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