

**AFFORDABLE HOUSING TRUST FUND COMMISSION
MEETING SUMMARY
DECEMBER 14, 2021**

Attending: Cindy Truitt, Matt Hill, Iletha Joynes, Vernadine Kimball, Kate Edwards, Tisha Guthrie

1. Call to Order

Commission Co-Chair, Cindy Truitt, called the meeting to order at 6:00 p.m. It was determined that a Quorum was present, and therefore the Commission would be able to conduct official business, approve minutes, recommendations, etc.

2. Approval of the November 2021 Meeting Summary

Commission Co-Chair, Tisha Guthrie, initiated the approval of the November meeting summary. Commissioner Joynes, requested an edit to reflect the motion to amend the agenda. Including the requested change, Commissioner Truitt made a motion to approve the meeting summary. Commissioner Hill, seconded the motion. All Commission members were in favor of approving the November 2021 meeting summary.

3. City Agency Updates

Department of Housing and Community Development (DHCD) staff provided the following updates:

1. The Mayor presented a number of nominations for the Affordable Housing Trust Fund (AHTF) Commission positions at City Council meetings on December 6 and December 9. To date, nominees include Catherine Stokes, representing experience in housing, community development and planning; Ramsey Harris, representing the lending community with experience in affordable housing; Commissioner Matt Hill, was renominated as the fair housing advocate; Bishop Kevin Daniels, representing the social service provider; and Vernadine Kimball was renominated, representing a homeowner at 50% of the Area Median Income (AMI).

The Mayor's Office of Government Relations (MOGR) is working with other nominees to submit the information needed to move forward in the nomination process. Pending a hearing schedule announcement, the City Council will hold hearings for final confirmation of Commission nominees.

2. Beginning December 15, an open call for applications will be posted for three Commission positions: a representative of a City Realtor or Homebuilder Association, a renter who earns 30% or less of the AMI and will serve as part of the City's Right to Counsel program, and a renter who earns 30% or less of the AMI.
3. Through October 2021, the AHTF has collected revenues of \$36,577,899, consisting of \$24,077,894 in tax revenues and \$12.5 million in DHCD contributions. Revenues collected in October 2021 and September 2021 total \$3,114,206 and \$1,063,654, respectively. For FY 22, Trust Fund revenues of \$5,791,131 have been collected. AHTF operations expenditures total \$948,087 and \$17.3 million in funding has been committed as of October 2021.
4. DHCD continues to work with recipients of the Community Land Trust (CLT) Single Family Homeownership Notice of Funding Availability (NOFA) award, in structuring agreements for their respective projects. Award recipients, Charm City Land Trust, Northeast Housing Initiative (NEHI) and South Baltimore Community Land Trust, have each been awarded the maximum funding amount of \$750,000.
5. Round two of the CLT- Homeownership NOFA was released on September 1st with an application deadline of October 29th. The application period is now closed and applications received for this NOFA are currently under review. Award announcements are to be made by January 25, 2022.
6. The Department continues its efforts with the Inclusionary Housing Consultant, Enterprise Community Partners, to improve the effectiveness of the City's Inclusionary Housing policy. The Inclusionary Housing Advisory Board meets every third Wednesday of the month from 3:00 p.m. – 4:00 p.m.
7. Award recipients for rounds one and two of the New Construction/Preservation of Existing Rental Housing NOFA continue working with DHCD staff to structure agreements in preparation of Board of Estimates (BOE) approval and funding disbursement.
8. DHCD staff is making preparations for an awardee orientation presentation to Commission members at the January 2022 Commission meeting. Commissioners will be notified of details as information becomes available.
9. The AHTF FY 21 annual report draft has been developed and distributed to Commissioners for feedback and input. Commissioners are asked to provide feedback by the first week of January, in preparation for the January 2022 Commission meeting.

4. Other Business

1. Commissioner Matt Hill introduced a motion to select candidates to fill vacant Commission positions, if The Mayor has not submitted replacement nominations to the City Council within 120 days of a seat vacancy pursuant to Article 4, Section 6(g) of the City Charter. Commissioner Hill, motioned for the following persons to be certified and submitted to the City Council for confirmation as members of the AHTF Commission: Anthony Smith, a current member of the City's Continuum of Care Board for the representative of homeless services board and Commissioner Guthrie, to represent a renter who lives in an extremely low-income household. Commissioner Kimball seconded the motion. Commissioner Edwards abstained. All other Commission members voted in favor of the motion, which will be sent to the City Council for consideration.

5. Adjournment

As there was no additional business, Co-Chair Cindy Truitt adjourned the meeting at 6:55 p.m.