

**AFFORDABLE HOUSING TRUST FUND COMMISSION  
MEETING SUMMARY  
DECEMBER 15, 2020**

Attending: David Bowers, Iletha Joynes, Matt Hill, Shannon Snow, Jalal Greene, Vernadine Kimball, Tiara Watkins, Tisha Guthrie

**1. Call to Order**

Commission President, David Bowers, called the meeting to order at 6:18 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 October 27, 2020 Meeting Synopsis**

Commission member, Shannon Snow, motioned that the meeting synopsis be accepted. Commission member, Matt Hill, seconded the motion.

**3. City Agency Updates**

Affordable Housing Trust Fund (AHTF) Program Manager, John Mobley, provided the following updates for the Department of Housing and Community Development (DHCD):

1. Through November 2020, the AHTF has collected roughly \$19 million, consisting of \$11.5 million in tax revenues and \$7.5 million in DHCD contributions. As of November 2020, AHTF operating expenditures total approximately \$455,000 plus \$5.4 million in funding commitments. Trust Fund revenues received in October 2020 and November 2020 totaled \$460,528 and \$934,079, respectively.
2. The Community Land Trust (CLT) Consultant RFP has been awarded to Grounded Solutions. The contract was approved by the Board of Estimates as of November 25, 2020. Grounded Solutions has begun the onboarding process with the Department. Trainings, CLT Single-Family Notice of Funding Availability (NOFA) applications review panel and CLT documentation reviews are underway.
3. Community Land Trust Single-Family NOFA applications are currently under consideration by the Department, with the assistance of Grounded Solutions. Six submissions have been received for a total funding request of \$3.5 million. A revised NOFA schedule will be posted to the Department website, pending onboarding with Grounded Solutions.

4. New Construction/Preservation of Existing Rental NOFA awards have been announced and kickoff meetings were conducted with the award recipients. The Department is working closely with awardees to get all the necessary documents and approvals in preparation for submission to the Board of Estimates.
5. The Inclusionary Housing Consultant RFP has been awarded to Enterprise Community Partners. The Department is working with Enterprise Community Partners to finalize a contract and meet all accounting requirements to proceed with the partnership.
6. John Mobley requested feedback from Commission members on a proposal to support Senior Homeownership Repair and Preservation, in accordance with the AHTF spending priorities. The proposed plan will transfer \$3 million in Trust Funds to the DHCD Division of Homeownership and Housing Preservation, to provide home repairs for senior homeowners that meet AHTF eligibility guidelines.

John Mobley introduced Division of Homeownership and Housing Preservation's Acting Deputy Commissioner, Nicole Hart and Assistant Commissioner, Jim Hicks, to provide general information on their department's programs and capacity to expedite home repairs to Senior homeowners in need.

Homeownership and Housing Preservation generally provides health and safety-related repair assistance to City homeowners. A backlog of over 500 senior homeowners have been identified in the Homeownership and Housing Preservation pipeline, that could benefit from making the Trust Funds available. Some of these residents have been on the waiting list for upwards of 3 years, due to budgetary constraints. It is projected that Trust Funds could serve roughly 1,000 senior homeowners throughout the City.

Commission members expressed support for the funds transfer to Senior Homeownership and Preservation and requested DHCD staff provide updates on the progress of this effort. Homeownership and Housing Preservation and AHTF staff will continue working on the technical details of this plan and will provide updates to the Commission as new information becomes available.

#### **4. Other Business**

1. Commission members are planning to invite speakers to the January 2021 Commission meeting to discuss creative ways of leveraging Trust Fund dollars. Speakers with a wide array of expertise will be invited to share their perspectives and experience in leveraging funds for the purpose of maximizing affordability outcomes.

2. Commission President, David Bowers, introduced a draft statement for Commission members' consideration. The statement requests the Mayor and City Council to quantify the key goals in addressing housing needs of City residents making at or below 50% Area Median Income (AMI) and establish benchmark appropriations to ensure that a percentage of that goal is met. Commission members held a formal vote on adding the statement to the public record. All Commission members were in favor, with Jay Greene abstaining. This statement will be added to the public record and sent to the Mayor and City Council on behalf of the Commission.

**5. Adjournment**

As there was no additional business, President David Bowers adjourned the meeting at 7:36 p.m.