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BALTIMORE CITY DEPARTMENT OF HOUSING  
AND COMMUNITY DEVELOPMENT

AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

(Webex)

Tuesday, February 23, 2021

BEFORE: DAVID BOWERS, President

MEMBERS PRESENT:

- SHANNON SNOW
- ILETHA JOYNES
- TISHA GUTHRIE
- MATT HILL
- CINDY TRUITT

Reported by:

Roland Thomas Bowman, III

1 Also Present:

2 STEPHANI ESTRADA, Project Coordinator, Affordable Housing  
Trust Fund, DHCD

3 JOHN MOBLEY, Program Manager, Affordable Housing Trust  
4 Fund, DHCD

5 EBONY RECTOR, Project coordinator, Affordable Housing  
Trust Fund, DHCD

6 CAROLYN WATSON, Community Aide/Administration, Affordable  
7 Housing Trust fund, DHCD

8 ANGELA WHITAKER, Community Action Partnership

9 KEVIN NASH, Public Information Officer, DHCD

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

11 STEPHANIE MURDOCK, Legislative Liaison, DHCD

12 KATE EDWARDS

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INDEX

	<u>Page</u>
Meeting Called to Order by Chairman Bowers	4
Roll Call	4
Approval of January Minutes	6
Departmental Updates	7
Other Business	40
Public Comment	40
Adjournment	45

P R O C E E D I N G S

(6:05 p.m.)

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3           PRESIDENT BOWERS: Good evening everybody. It  
4 is 6:05 p.m., on February 23, 2021. My name is David  
5 Bowers. I'm the President of the Baltimore City  
6 Affordable Housing Trust Fund Commission calling this  
7 meeting to order. Want to welcome everybody who is  
8 joining us online, and thank the Commission Members for  
9 being here, and departmental staff and guests for your  
10 presence here.

11           So why don't we do a roll call, ensure that we  
12 have presence of a quorum. When I call your name, if you  
13 don't mind coming off mute, and indicating that you are  
14 here, if you are.

15           Cindy Truitt.

16           MS. TRUITT: Present.

17           PRESIDENT BOWERS: Cindy Truitt is present.

18           Shannon Snow.

19           MS. SNOW: Here.

20           PRESIDENT BOWERS: Shannon Snow is present.

21           Matt Hill.

1 MR. HILL: Present.

2 PRESIDENT BOWERS: Matt Hill is present.

3 Iletha Jones -- Joynes.

4 MS. JOYNES: Present.

5 PRESIDENT BOWERS: I apologize. Ms. Joynes is  
6 present.

7 Ms. Vernadine Kimball is not with us this  
8 evening, and we wish her well.

9 David Bowers is present.

10 Tisha Guthrie.

11 MS. GUTHRIE: I'm here.

12 PRESIDENT BOWERS: Ms. Guthrie is present.

13 Ernest Valery. Ernest Valery is not present.

14 And Tiara Watkins. Okay. Ms. Watkins is not  
15 present.

16 So looks like 1, 2, 3 -- so we do have majority  
17 of members present. So we do have a quorum that's been  
18 established.

19 We will move on to our next item on the agenda,  
20 which is a review of the summary write-up from last  
21 month's meeting. I would ask if Commission Members would

1 take a look, if you haven't already, at those notes. And  
2 if there are any edits that need to be made, we ask you  
3 would indicate that. And, if not, at such point we'll  
4 entertain a motion to accept them once folks have had a  
5 chance to review.

6 (Pause.)

7 MS. SNOW: I move to accept the synopsis.

8 PRESIDENT BOWERS: Shannon Snow has moved. Is  
9 there a second?

10 MS. TRUITT: I'll second it, Cindy Truitt.

11 PRESIDENT BOWERS: It's been moved by Ms. Snow.  
12 It's been seconded by Ms. Truitt.

13 Any questions?

14 All in favor say aye.

15 COMMISSION MEMBERS: Aye.

16 PRESIDENT BOWERS: Any opposed nay.

17 Any abstentions?

18 All right. The summary of the notes are  
19 accepted. Thank you so much.

20 All right. We will move on now to our  
21 departmental updates for the bulk of our meeting this

1 evening. I think I'm going to turn it over to John  
2 Mobley, and allow him to kind of guide the departmental  
3 conversation there, and would ask when any of our  
4 speakers come forward, if you would -- when you begin  
5 speaking, identify yourself just for the -- so the record  
6 can capture it.

7 Mr. Mobley, turn it over to you.

8 MR. MOBLEY: Okay. We'll go ahead and start by  
9 pulling up the monthly presentation.

10 All right everybody. Welcome to your  
11 Affordable Housing Trust Fund revenue update for January.  
12 This is February meeting, but we're going to be covering  
13 financial information and operational information going  
14 through January 2021.

15 Next slide. First, we're going to cover Trust  
16 Fund revenue. Want to go over Trust Fund expenditures.  
17 Want to talk a little bit about Community Land Trust, and  
18 the Affordable Housing Trust Fund.

19 Today, we're going to hear a little bit about  
20 what's going on with the homeless prevention,  
21 homelessness prevention, the annual report, and the

1 investigative hearing that happened a week ago. So this  
2 one is a little bit different from ones in the past, but  
3 we're going to move forward.

4 Revenue collected to date for January 2021  
5 through January 2021, we've collected \$20,894,778. You  
6 can see the breakdown by year, in year-to-date, as  
7 indicated by the different colors and the legends on the  
8 right-hand side.

9 Next slide, please. Here's a breakdown of how  
10 the type of money or color of money is by year-to-date.  
11 So you can see that in 2019, \$2 million was deposited by  
12 the City of Baltimore. Same thing in FY '20. And in  
13 FY 21, three and a half million dollars was deposited by  
14 the City of Baltimore. And to date, the Affordable  
15 Housing Trust Fund, the tax revenue has recovered 4.7,  
16 4.7, almost 4.8 million dollars year-to-date through  
17 January 2021.

18 You can see the total breakdown as indicated  
19 here, \$13,394.773 as the total tax revenue recovered, and  
20 the Baltimore contribution live to date, and the  
21 percentage split between the two through year 2021.



1           Next slide. And here's the breakdown of  
2 revenue by each of the last three months. For January  
3 2021, we had 25 transactions, which gave \$1.34 million,  
4 and that's an average of \$53,000 per transaction, which  
5 is a lot different from December of 2020, which only had  
6 15 transactions, and added a lot less. It was more on  
7 track with the number of transactions that happened in  
8 November 2020, which gave us \$934,000. But the average  
9 between -- the average amount recovered between the two  
10 transactions was vastly different in January 2021, which  
11 allowed for the spike, the increased monthly recovery for  
12 January 2021, which is why it's higher than the last  
13 three months.

14           Next slide. So, like I said, in January '21,  
15 the actual revenue was \$1.3 million. What we generally  
16 expected, once we'd done the revisions, that we would get  
17 on average about \$433,000 a month. So last month in  
18 December we \$458,000 recovered in December. And in  
19 January, this was a record month as far as total recovery  
20 for the Trust Fund with \$1.34 million.

21           Now, all of what we recovered, \$4.7 million, is

1 \$1.7 million more than what we expected to have with all  
2 the revisions to date with the latest projection, with  
3 the latest budget estimate. So we're at \$1.7 million  
4 above where we projected to be at this point.

5 Now, remember, there's some (indiscernible) so  
6 we're going to have to -- we don't know how the year is  
7 going to end up, but this is where we are currently.

8 Next slide. So as far as a year-over-year  
9 comparison between Fiscal Year '20 and Fiscal Year '21,  
10 we have 13 less transactions than we did in Fiscal Year  
11 '20 at this point of the year. That was pre-COVID. So  
12 there was no COVID in Fiscal Year '20, which goes --  
13 which our fiscal year goes from July 1st to June 30th.  
14 So COVID didn't start until March really when things  
15 started to shut down. The revenue difference is where  
16 -- below -- less than last year at this point of the year  
17 by \$196,962 of total recovery. You can see the total of  
18 Fiscal Year '21 to this point, live-to-date, and Fiscal  
19 Year '20 to this date, and the differences between the  
20 two, which makes up the comparison amount reaching above,  
21 and the graph off to the right side also.

1           Next slide. You can see the total breakdown of  
2 the percent of the splits, our net expenditures, our  
3 commitments, and then available. One thing that someone  
4 may notice is the amount of actual expenditures for this  
5 January 2021, live-to-date, are less than what we showed  
6 for the last month, which was \$408,000. Now the reason  
7 for this is because we found some costs and expenses that  
8 we could -- that did not qualify for the Affordable  
9 Housing Trust Fund. So we moved them out. We want to  
10 make sure that we're doing our best to maintain good  
11 records. So we found some costs that were placed there  
12 on accident, and we moved them out with the Accounting  
13 Department, our Accounting Department in-house.

14           We now have \$9.9 million available, and are  
15 still at \$10.6 million in commitments, and that will  
16 change as soon as we fully commit and close the round two  
17 NOFA that is currently out, and closes on March, on March  
18 5th.

19           Next slide. Here, you can see the breakdown of  
20 where our commitments are, and actual expenditures are.  
21 Pandemic homelessness response, the new construction

1 (indiscernible) Community Land Trust, et cetera, and that  
2 hasn't changed much since last month, but it's here for  
3 good breakdown for everyone.

4           Next slide. And here we're going to start to  
5 talk about the RFPs and NOFAs that are available. So the  
6 Community Land Trust RFP, as we know, we have secured  
7 Grounded Solutions as our consultant to manage and review  
8 the process for the Community Land Trust NOFAs and  
9 submissions that are out. They're helping us with  
10 transactional documents (indiscernible) and review panel,  
11 helping the review panel (indiscernible) where we're  
12 making informed decisions about the applications that  
13 come in, and the structure of the process of structuring  
14 Community Land Trusts.

15           Next slide. Community Land Trust, Single-  
16 Family Home Ownership NOFA. The applications are still  
17 under review. We plan to make recommendations to the  
18 Commission by February 28, 2021. We are working on that  
19 now, and will get them by the deadline that cycle.

20           Next slide. New Construction, Preservation of  
21 Existing Rental Housing NOFA, deal structuring and

1 working on BOE, the Board of Estimates, approval  
2 submission process for this.

3           Next slide. And then New Construction,  
4 Preservation of Existing Rental Housing NOFA number two,  
5 which is still online. The submission deadline -- and  
6 available to the public. The submission deadline for  
7 this round, which is \$1.7 million NOFA, is due on  
8 March 5, 2021. For all questions from the pre-proposal  
9 conference and that were sent in by the deadline have  
10 been posted on the Affordable Housing Trust Fund, DHCD  
11 website. And so you can see the questions, and the  
12 departmental responses. Once this is posted, and  
13 actually from last month, the link to the NOFA round two  
14 is in the last PDF that is posted online for a  
15 presentation that's posted online, and you can find it  
16 independently whoever is interested in applying. The  
17 public is still available to apply to this one.

18           Next slide. The Inclusionary Housing RFP.  
19 This is positioned for Board of Estimates submission  
20 tomorrow. That is the goal. We've made a selection, and  
21 we're moving forward with that.

1           Next slide. Senior Housing Repair and  
2 Preservation. This is a \$3 million line item from the  
3 current budget, current revised budget. We're developing  
4 operating and spending procedures. The budget was  
5 \$3 million to assist seniors with housing repair, and  
6 that's people 55 plus in Baltimore City, where we're  
7 working, and that is still in process. A lot of  
8 transactions need to happen in order for this to go on  
9 and get moving.

10           Next slide. Pandemic Homelessness Prevention.  
11 I believe we're going to have someone from MOCFS speak to  
12 you about this. And, I guess, we'll go ahead and do this  
13 right at the end here. \$2.75 million was sent to MOCFS,  
14 and the speaker will come on shortly.

15           Next slide. The Annual Report. The charter  
16 requires an annual report from the Affordable Housing  
17 Trust Fund. It's due October 31st annually. The  
18 Commission, City Mayor, and City Council. This Annual  
19 Report has been submitted to the Commission Members, and  
20 it talks about Fund balances, revenue type, Fund uses,  
21 financial position, and notes about the Affordable

1 Housing Trust Fund and associated Community Land Trust.  
2 I think we're going to talk about that a little bit  
3 later.

4           And next slide. And we're on the investigative  
5 hearing 210001R happened on February 9, 2021, where  
6 Alice Kennedy, the Commissioner, gave a presentation  
7 where there were public comments, and not all public  
8 comments were heard. This investigative hearing was  
9 continued, was continued until a later date. We do not  
10 have a date yet as to when it was continued until. Once  
11 we know, we'll let you know.

12           The topics covered in the investigative hearing  
13 were the Affordable Housing Trust Fund creation, the  
14 need, the oversight for the Fund, fundings for new  
15 priorities, and future impacting legislation, which will  
16 lead us into our next slide, which talked about the  
17 future impacting legislation, which includes the right to  
18 have counsel for evictions, counsel for individuals, and  
19 the Office to End Homelessness where, I guess, that was  
20 put forward where it would help and support \$1.3 million  
21 from the Affordable Housing Trust Fund, hypothetically.

1 I believe there's some change as to not have it be a  
2 requirement. But it would help to support permanent  
3 housing voucher program. And, I believe, that the end of  
4 the presentation, and we can go back for the -- as  
5 needed.

6 PRESIDENT BOWERS: Mr. Mobley, thank you.  
7 Appreciate it.

8 Why don't we do this. We're going to have a  
9 kind of a separate conversation for Commission Members on  
10 the report. We'll dig down on that, and then also the  
11 review of the council hearing and related issues. Let me  
12 start off by saying if there are any questions on -- from  
13 Commission Members on the revenue portion, and then we'll  
14 actually ask if we have guests here tonight on the  
15 homelessness prevention.

16 Is that -- did I hear that right, Mr. Mobley?  
17 Do we have someone present to talk a little more in  
18 detail about the homelessness prevention?

19 MR. MOBLEY: I believe so. I think Stephani  
20 Estrada, is that person --

21 MS. ESTRADA: Yes. Angela Whitaker. I'm sorry



1 if I've got your name wrong.

2 PRESIDENT BOWERS: Got it.

3 But, Ms. Whitaker, actually, if you're  
4 available now, why don't we have you go ahead, and share  
5 the updates you may have, and then we'll open up for  
6 questions, comments in general on revenue, and your  
7 portion to start off with. Thank you for joining us,  
8 Ms. Whitaker. Thanks for being here.

9 MS. WHITAKER: Of course. Thank you. Good  
10 evening everybody. I'm just going to give a really quick  
11 update on where we are. We are moving into the Phase 3  
12 portion of our Eviction Prevention Programming. We have  
13 not yet drawn down from the Affordable Housing Trust  
14 Funds yet because we were still drawing down from the CRF  
15 funding that we had the extension \$10 million, and wanted  
16 to ensure that we spent all of that to the end. So that  
17 -- because that was the most flexible funding that we  
18 had.

19 So we are -- will be implementing our Phase 3  
20 beginning March 1st, and updating any program  
21 requirement, updating our software, and updating our

1 eligibility requirements. And so thus far what we have  
2 planned for with the Affordable Housing rust Fund is to  
3 allocate this funding stream for people who will not meet  
4 the other funding streams criteria. And so, one, we  
5 talked about planning for the earmarked \$1 million of  
6 this funding stream for undocumented tenants, who are in  
7 danger of being evicted because they will not be eligible  
8 to access any of our other funding streams. And then  
9 we'll earmark the same for people who -- that we are  
10 trying to support that we can't tap into any other  
11 funding streams for them. And we'll reassess in March,  
12 at the end of March 2021 to determine if we need to add  
13 more to the undocumented part. Just because once that's  
14 gone, we likely will not be able to support them any  
15 other way, and we want to make sure that we support as  
16 many people in that demographic as possible.

17 PRESIDENT BOWERS: Great. Thank you,  
18 Ms. Whitaker. Appreciate that.

19 MS. WHITAKER: Sure.

20 PRESIDENT BOWERS: Let me open up to Commission  
21 Members to see, again, if there's anything for

1 Mr. Mobley on the revenue portion or for Mr. Mobley or  
2 Ms. Whitaker on the homelessness prevention. Again,  
3 we'll hold off and get to the Annual Report conversation  
4 and the council piece after that.

5 MS. SNOW: Hey --

6 MR. HILL: Go ahead, Shannon.

7 MS. SNOW: Thanks. Yeah. This is Shannon  
8 Snow.

9 John, I think that the Fund report that got  
10 sent out to the Commission Members only went through  
11 December. It wasn't updated through January.

12 MR. MOBLEY: Correct. So the reason for that  
13 is because the Annual Report is for the fiscal year that  
14 (indiscernible). The Annual Report went through June 30,  
15 2020, the last fiscal year, the previous fiscal year.

16 MS. SNOW: So I was talking about the  
17 spreadsheet that you guys send out every month that has  
18 the running total of all of the transactions that leaves  
19 -- the taxes that leave it into the Fund. You send that  
20 out every month, and the one that got sent out was only  
21 through the end of December. It wasn't --

1 MR. MOBLEY: There's breaking up. Sorry.  
2 You're breaking up, Shannon, on my screen.

3 MS. SNOW: That you all send out every month  
4 that lists all of the transactions.

5 MR. MOBLEY: So we -- yeah, from the, from the  
6 BBMR or the -- yeah.

7 MS. SNOW: Yeah. I'm not sure its source, but  
8 it -- the one that we received was only through the end  
9 of December, not through the end of January.

10 MR. MOBLEY: Sure. I'll send an updated copy.

11 MS. SNOW: Great.

12 MR. MOBLEY: Apologize.

13 MS. SNOW: Thanks.

14 PRESIDENT BOWERS: Matt, I think you had a  
15 comment.

16 MS. HILL: Yeah. First I want to thank  
17 Ms. Whitaker for joining us tonight. I appreciate the  
18 work that they're doing, and I want to thank them too for  
19 including a number of folks, who are partners in legal  
20 services and other fields for being able to advise and  
21 consult and coordinate with their program. And really

1 exciting to see the money move out, and just hope we can  
2 continue to move the money as quickly as possible because  
3 so many clients, so many tenants are facing eviction  
4 right now.

5           For John or the Department in general, the  
6 Community Land Trust funding decisions, I know you said  
7 that on the slide that you're going to have  
8 recommendations to Acting Commissioner by the end of  
9 February, which is good and long awaited, as you know.  
10 And then when can we expect to have made public what  
11 those funding awards are going to be? Because, again,  
12 it's just been a very long process to get any sort of  
13 that actual award done.

14           MR. MOBLEY: I'm trying to get an updated  
15 schedule to put on the website. I will try to get an  
16 updated schedule to put on the website to get back. I  
17 want to make sure that it's okay with -- whatever I say  
18 is okay with the rest of the Department first. Hopefully  
19 --

20           MR. HILL: Always a good plan.

21           MR. MOBLEY: I would love it to be very, very

1 soon.

2 MR. HILL: Okay. Great. Thank you.

3 PRESIDENT BOWERS: Thanks, Mr. Hill.

4 Any other Commission Members, any other  
5 questions or comments on the revenue portion of the  
6 presentation or the homelessness prevention portion of  
7 the presentation from the Department?

8 Okay. Ms. Whitaker, obviously, you are welcome  
9 to stay, ride out all night with us in the meeting. But  
10 we thank you for coming, and if you drop off, we totally  
11 understand, and thank you for your work. Echoing what  
12 Mr. Hill said, thank you for your work on this and your  
13 team on this portion.

14 So --

15 MS. WHITAKER: Thank you so much.

16 PRESIDENT BOWERS: Yes, ma'am.

17 So, next, the Annual Report. I want to ask  
18 -- Mr. Mobley said, so Commission Members received before  
19 the meeting a draft copy of the Annual Report. Wanted to  
20 see, John, so wanted for us to spend part of our portion  
21 of this time tonight in the departmental presentation

1 going over this, reviewing, seeing if people had any sort  
2 of comments, questions, concerns, suggestions or anything  
3 of that nature that we can discuss as a group with the  
4 Department. And, John, before we open up to Commission  
5 Members any comments or anything, is there anything else  
6 you want to say about that on your end? And I would ask  
7 specifically could you talk a little bit about kind of  
8 what happens next once we get to a point where there is a  
9 comfort with what's in the report, kind of what will the  
10 process be to then get it finalized and transmitted to --  
11 on behalf of the Commission to the Mayor and Counsel.

12 MR. MOBLEY: Sure. So a couple of things.  
13 One, the report should go through the fiscal -- the end  
14 of the last fiscal year, which went through June 30,  
15 2020. So please keep that in mind. So the latest  
16 financial updated information that you see that we just  
17 went over goes through January of 2021. Understand that  
18 this was a snapshot in time, and going up through the end  
19 of the last fiscal year.

20 Also, what we, what I -- I think what we all  
21 were envisioning was present it to the Commissioner, you

1 all review it, we go over it, and figure if there's  
2 questions or comments or edits that you all believe  
3 should be made or if something isn't clear or you had  
4 questions on, then you would essentially, I guess, vote  
5 for -- advise that it be -- that it move forward. We  
6 would then take it back and, I guess, beautify it, make  
7 it prettier, and then submit it back to you all for  
8 submission to the Mayor. And I would hope that that  
9 would be a relatively short process.

10           So, I guess, what we're looking for you, for  
11 the Commission is advice on the content, advice on the  
12 look and feel and understand together, and then we'd move  
13 forward. We'd work together to present it in a fashion  
14 presentable to the Mayor's office. Is that fair?

15           PRESIDENT BOWERS: Yes, sir. Sounds good.  
16 Thank you.

17           Floor is open Commission Members. On the  
18 Annual Report, any comments, feedback, suggestions,  
19 questions?

20           MR. HILL: This is Matt Hill. I thought you  
21 did a very good statement of the balance sheets and the



1 revenue and the expenditures. I think that it doesn't  
2 capture though -- and I'm not sure if we need to do that  
3 this year, but in the future, I definitely think we  
4 should consider it, the Department should consider it  
5 that a great deal of work was done over the FY 2020 that  
6 I think you all captured really well on the PowerPoint  
7 you presented to the Council. I don't remember when that  
8 was; couple weeks ago. And I would just, I don't know if  
9 you want to link to that PowerPoint. I realize that some  
10 things referenced in the PowerPoint were things done in  
11 FY 21. But the majority of it was done in 2020. And so  
12 I want to get you all credit for all the great work  
13 you've done. And so you may want to consider just  
14 linking to that PowerPoint to illustrate that for the  
15 Council.

16           And in the future, I'll put a link in the chat.  
17 But I'd love to have maybe for next year's report, the  
18 Department may want to consider a report format that  
19 really kind of highlights all the wonderful kind of ways  
20 in which the Fund has supported affordable housing, and  
21 plans to support affordable housing, and all the

1 different activities, and kind of beautify that with info  
2 graphics and maps and all that good stuff. I'll put a  
3 link in a chat about what Philadelphia does. And I  
4 realize it's not appropriate for this year given where we  
5 are, but for future years, I think it's a really  
6 important document because it helps build, I think, help  
7 -- it helps build political support to continue the work  
8 of the Trust Fund, to expand the revenue. We can really  
9 show how this is impacting people's lives in a very  
10 concrete way.

11 PRESIDENT BOWERS: Many thanks, Matt, for that.

12 Other questions, comments, suggestions?

13 MS. SNOW: Yeah. This is Shannon Snow. So I  
14 totally agree with what Matt said. I think that there is  
15 a lot of good information that can be added to this.  
16 Certainly, everything that's in here is an important part  
17 of an annual report. But just there were several NOFAs  
18 that went out. There were awards that were made,  
19 spending priorities that were established. I think  
20 there's a lot of really good information that can be  
21 added to this to reflect all of the work that was done

1 over the year that this is reporting on. So I would  
2 definitely support what Matt says as far as adding more  
3 information, a lot of which, which is -- you guys already  
4 have in PowerPoints. So more than just what feels like  
5 an audit, but an -- more of a report kind of highlighting  
6 accomplishments over the year.

7 PRESIDENT BOWERS: Thank you, Shannon.  
8 Appreciate that.

9 Other comments, questions, suggestions?

10 John, a question for you and maybe the  
11 departmental staff. Given the kind of letter of the law  
12 and the spirit of it all, right, the suggestion of  
13 linking to the PowerPoint, right, with a notation that  
14 might indicate some of the things -- much of what's  
15 covered in the PowerPoint covers the fiscal year covered  
16 in the report. Some may be outside the bounds. But per  
17 recommendation of the Commission it's being included to  
18 capture the essence, et cetera. Do you think any --  
19 would there be any reason why that could not happen from  
20 your perspective or the Department's perspective?

21 MR. MOBLEY: I think that a lot of the NOFAs

1 that were released for the prior fiscal year were  
2 released after -- I mean, the NOFAs that were released  
3 that we talk about now were released and awarded after  
4 the last fiscal year had ended. But as far as including  
5 a link to a PowerPoint from -- I mean, going forward as  
6 of the month -- that monthly, the final month of the  
7 year, it linking to the PowerPoint or a financial update,  
8 can do PDF probably, I don't see any problem with that.  
9 I think we can accomplish that for sure to add to tell  
10 the story. I think it's a good idea, and a very  
11 reasonable request, and we can make that happen going  
12 forward.

13 PRESIDENT BOWERS: Other thoughts, comments,  
14 suggestions Commission Members have on the Annual Report?

15 I just echo what's been said about for future  
16 reports, certainly adding more. And for folks, who may  
17 be listening, I think, again, just reminding people of  
18 the time period covered by the report that we would  
19 anticipate, I think, to Matt's point and Shannon as well,  
20 that there will be more to report on in the next report  
21 that gets submitted. Just be mindful of the time period

1 that it covers.

2           So, John, moving forward then it sounds as  
3 though it may be helpful for us as a commission to take a  
4 vote to affirm the draft report, and as the Department to  
5 put in finalized form that could be transmitted to --  
6 would we from a timing standpoint, I'm think that we, and  
7 this is kind of a comment for the Commission Members'  
8 feedback, that we would want to see -- we vote to affirm  
9 the draft tonight, that we would ask to see the final  
10 version, right, from the Department before it gets  
11 transmitted on behalf of. And what I would expect then  
12 is what we could do is get it, John, if it seems  
13 reasonable that we would get the -- whenever the final  
14 version of the report is done, get it to the Committee  
15 Members, Commission Members. And then, if that happens  
16 before our next meeting, then we could vote on the final  
17 version at our next monthly meeting, and then have it  
18 officially transmitted from there once it's -- I believe  
19 the term was beautified.

20           MR. MOBLEY: Yeah, I think we can beat that  
21 deadline, and make it much prettier for consumption.

1           PRESIDENT BOWERS: That sounds good.

2           Is there a -- and I just want to make sure I'm  
3 clear too on the -- so will this final version include a  
4 link to the PowerPoint that was presented to the Council  
5 for this report or are we saying for the next report  
6 include that or are we asking to include it in -- a link  
7 to that in this report? I just wanted to make sure I was  
8 clear on the report.

9           MR. HILL: What's that? I'm sorry, David. Was  
10 that to me? Are you asking me if I -- that's what I was  
11 asking or --

12           PRESIDENT BOWERS: Yeah. I just want to make  
13 sure.

14           MR. HILL: I'm not sure it really matters. My  
15 broader concern is just that the Council knows that what  
16 the Department has been doing, what the Commission is  
17 doing far exceeds what's in this Annual Report. So as  
18 long as we communicate that, I think that's good.

19           PRESIDENT BOWERS: Sure. Sure. And I think  
20 the -- and we can take a look again at the inter-link. I  
21 think the language at the beginning of the report, John,

1 emphasizing the time period covered, right, will be  
2 important to do on that.

3           So we'll -- is there a motion on the floor to  
4 accept the draft, ask the Department to finalize, send us  
5 a finalized version before, hopefully, our next meeting,  
6 and look for us to have a vote on a final at our March  
7 2021 meeting? Is there a motion?

8           MS. GUTHRIE: This is Ms. Guthrie. I motion.

9           MR. HILL: Second.

10           PRESIDENT BOWERS: It's been so moved by  
11 Ms. Guthrie. Second. Ms. Guthrie has moved. Mr. Hill  
12 has seconded.

13           Any discussion?

14           All right. All in favor, please say aye.

15           COMMISSION MEMBERS: Aye.

16           PRESIDENT BOWERS: Any opposed, nay?

17           Any abstentions?

18           Okay. It's been approved. Thank you,  
19 Commission Members. Thank you, Department, as it relates  
20 to the Annual Report.

21           Discussion and review of the Council hearing.

1 So the actual PowerPoint that the Department presented,  
2 and I know some Commission Members were present, and  
3 prepared to testify as well at the hearing. Wanted to  
4 make some space in this -- in the meeting tonight to have  
5 some discussion on -- from the Department and anything  
6 else that the Department may want to share about what was  
7 in it when it came back from the Department, from the  
8 Council as relates to it, and also for Commission  
9 Members, any discussion, questions people may have and/or  
10 comments, thoughts about issues that maybe were raised  
11 going into or coming out of the piece of the hearing that  
12 as held?

13 So, John, anything else that you wanted to add  
14 or that anyone else from the Department wants to add  
15 about what was presented or any feedback afterwards?  
16 Then we'll open up to Commission Members.

17 MR. MOBLEY: Sure. So the presentation that  
18 was presented in the hearing, the City Council hearing, a  
19 lot of the detail was included in our current PowerPoint,  
20 and the actual full report PowerPoint slides are now  
21 attached to a PDF has been placed on the website. So



1 anyone can view what was covered in the actual City  
2 Council hearing itself.

3           But we ran short on time, and -- not we. Well,  
4 they were short on time during the Council hearing, and  
5 so it has been continued to a later date. Many people  
6 were not able to, not able to speak, who were hoping to  
7 speak. And I know that the intention is to hearing their  
8 voices. So when we find out at a later date that the  
9 hearing or meeting has been postponed to, we will let you  
10 know.

11           PRESIDENT BOWERS: Great. Thank you, John.  
12 Appreciate it.

13           Floor is open. Commission Members, thoughts,  
14 comments, questions, either for the Department or just  
15 amongst ourselves, so to speak, that people want to  
16 raise?

17           MS. GUTHRIE: This is Ms. Guthrie. I'd like to  
18 pose a question with regards to any further efforts we  
19 can make to inform the community at large, but also to  
20 promote more participation from the council members in  
21 these Commission meetings. I do understand that

1 Councilmember Ramos has -- he's transitioned from CBN to  
2 now a council member, and she's attended, I think, maybe  
3 one or two meetings, and some other council members have  
4 attended maybe one or two. And I think it would be great  
5 if we would just remind them maybe using social media or  
6 whatever Internet that the City has to just keep it on  
7 their radar. Because housing is a huge issue in  
8 Baltimore, and the work that DHCD, and we as a whole are  
9 doing really does -- really is impactful in the City. So  
10 I'm just wondering if there's some strategy we can put in  
11 place to kind of rally more of our local officials to be  
12 more participatory so they know what's going on.

13 PRESIDENT BOWERS: Thank you, Ms. Guthrie.  
14 Appreciate that.

15 Any other questions, comments, suggestions,  
16 thoughts people have on the Commission?

17 MR. HILL: This is Matt Hill. One thing from  
18 the Commission that I took away was Councilman Dorsey's  
19 comment that we really do not have the sustained, stable  
20 revenue source that I think was envisioned originally.  
21 And the Department of Finance estimated it would bring in

1 \$13 million a year. And we are in the middle of a global  
2 pandemic. I'm sure that had some impact on our revenue  
3 here. But even before COVID-19, the revenues were not  
4 meeting the projections. So the point being that he  
5 suggested we work on how to get more sustained, stable  
6 revenue to the Trust Fund. We've had that discussion at  
7 the Commission a few times, and I want to move forward,  
8 if we can, to establish a workgroup or whatever other  
9 steps we need to take in order to continue to raise up  
10 that issue, and think through sustained revenue sources.  
11 And that was Grace's commission.

12 PRESIDENT BOWERS: Looks like the Commission  
13 has a new intern duly deputized. Thank you, Matt.  
14 Appreciate that, thoughts on that.

15 But other thoughts, suggestions from Commission  
16 Members, questions or suggestions, thoughts?

17 Couple of thoughts that I have. One,  
18 Ms. Guthrie, to your point, I echo and co-sign on that  
19 for sure of encouraging members to encourage council  
20 members' engagement in multiple ways, right; at these  
21 monthly public meetings for us individually to engage as

1 wearing different hats that we wear; for folks to when  
2 the hearing gets set up for Commission Members, and urge  
3 Commission Members to sign up to testify, and to have  
4 others as well at the Council hearing on that. So  
5 thinking of in multiple ways that we can engage. I think  
6 one of the things we can think about, and I think this  
7 segues into what Matt's comment of how do we in some ways  
8 have more -- create space for working sessions with  
9 members of the council who really want to dig into the  
10 weeds, right, with us on kind of how do we get the  
11 solutions that may help bring more money into the fund to  
12 help leverage money for the Fund, et cetera.

13           So I think, Matt, to your point, one of the  
14 things, one of the updates I had was the -- was a  
15 workgroup that we had cancelled. I had cancelled a  
16 number of the meetings that were kind of the planning  
17 meetings heard at the last meeting, and for sure we will  
18 -- I'll send out an update to folks who are on a working  
19 group to start having conversations where we're trying to  
20 plan what the next meeting will be, and we can  
21 incorporate into that for sure some of this thinking

1 about how do we think strategically around that. I think  
2 one of the -- I think part of that I would ask that as we  
3 are coming into those conversations to think who  
4 strategically needs to be engaged in the Council? What  
5 is the message that maybe needs to be there? Who are  
6 other -- who are folks that are stakeholders in the  
7 community, professionals, otherwise, residents,  
8 professionals, whoever they may be, who have good ideas  
9 and good thinking on sustained funding sources, how to  
10 kind of build it into the baseline of the budget? A  
11 reminder for Commission Members, and those who may be  
12 listening, that the letter that we sent to the Council  
13 and to the Mayor in December that the Commission sent  
14 made that recommendation that the funding be put into the  
15 -- that there be a baseline amount put into the budget,  
16 and that it be increased. So we have certainly expressed  
17 that to the Mayor and -- the new Mayor and the new  
18 council members. So now it's a question, I think it's a  
19 twofold question in my experience working on some trust  
20 fund issues in other jurisdictions, it's a twofold of us  
21 needing to come with suggestions to the extent we can

1 being helpful in generating ideas and thoughts,  
2 suggestions. Also mindful that there is a budget shop,  
3 right, inside government. That is part of their job too,  
4 to think about creative ways of trying to make room for  
5 this in the budget. And then, at a certain point, it  
6 becomes simply a prioritization issue, right. It is what  
7 are the priorities in there? And so not -- sometimes  
8 I've found that those who are -- those of us who may be  
9 advocating for additional funds are sometimes put on the  
10 defensive of how would you pay for that? As in, like go  
11 tell me where the extra money comes from. And part of  
12 the job, right, of an elected official in budget shops is  
13 to make prioritizations when they're making budgets. And  
14 so it becomes as you're making choices. Elected  
15 officials are making choices. So it's not as easy as,  
16 well, if you don't come in with an additional funding  
17 source, we can't do it. So those are just some of the  
18 dynamics that I would mention to folks that I think are  
19 going to be at play as we try to make a push to increase  
20 the funding for the Trust Fund, and all of that. So that  
21 will certainly be on the agenda for the working group,

1 and people should be looking out for an e-mail that  
2 should come out tomorrow with some proposed dates and  
3 times.

4 Other thoughts, suggestions, questions anyone  
5 has about what was presented at the Council hearing,  
6 issues that came up or issues that may be brought up when  
7 it's reconvened?

8 Okay. John, anything else from the Department  
9 as it relates to the Departmental updates on that issue  
10 or anything else before we move on?

11 MR. MOBLEY: No.

12 PRESIDENT BOWERS: Okay. Thank you.

13 MS. FREED: David, I'm sorry. Hey, David, can  
14 I just jump in real quick?

15 PRESIDENT BOWERS: Sure. Yeah. If you don't  
16 mind identifying yourself for the record.

17 MS. FREED: Sure. I'm sorry. I'm Stacy Freed.  
18 I'm with the -- I'm with DH -- I'm with one of DHCD's  
19 staff members. I just wanted to let the Members of the  
20 Commission know, and everyone else know on the call, that  
21 we've heard from the Mayor's office regarding seating a

1 new Commission. The Mayor is going to do an open call  
2 for members. They will be posting an application online  
3 for anybody, who is interested, who wants to apply. We  
4 think that will be coming out in the next couple of  
5 weeks.

6 PRESIDENT BOWERS: Great. Stacy, thanks for  
7 that update. That's a good segue actually into the other  
8 business. So we'll put a pin there, and we'll come back  
9 to that. We'll go to public comment, and then come back  
10 to that. That's one of the issues we want to get updated  
11 on. So thank you for that for sure.

12 Stephani Estrada, any public comment in the  
13 box?

14 MS. ESTRADA: I didn't see any. Yeah, I don't  
15 see any.

16 PRESIDENT BOWERS: Okay. Thank you for  
17 checking.

18 So picking up where Stacy was on the other  
19 business, there are a couple of items. One, to Stacy's  
20 point, and thanks for the update. So for Commission  
21 Members and anyone else who is listening, please, Stacy,



1 I'm going to ask if when that link comes out will that,  
2 one, can it be sent to the -- a link be sent to the  
3 Commission Members? And, secondly, where would the  
4 general public go to check for that? Do we have a sense  
5 of where that would be on the web where people can look  
6 out for it?

7 MS. FREED: Yes. And I'll post it before the  
8 meeting ends tonight. There's a Boards -- there's a  
9 general Boards and Commission link on the Mayor's office  
10 website where they post all of the vacancies, and calls  
11 for boards and commission members, and that would be the  
12 best place to look.

13 PRESIDENT BOWERS: Great. And will it -- also,  
14 will that link also be, by any chance, posted on the  
15 Department's -- on a Trust Fund page? Could that happen  
16 as well?

17 MS. FREED: David, I'm not sure. I need to  
18 talk to the Mayor's office. I don't -- the Mayor's  
19 office is --

20 PRESIDENT BOWERS: Okay.

21 MS. FREED: -- managing the whole boards and

1 commission nomination and approval process.

2 PRESIDENT BOWERS: Got it.

3 MS. FREED: So I -- let me check with them. I  
4 don't know what -- how they're -- how they want to manage  
5 this or how they want to run this. So we --

6 PRESIDENT BOWERS: Got it. Thank you. Thanks  
7 for the update.

8 So for Commission Members, if you're  
9 interested, please, when that comes out make sure you  
10 respond accordingly. For those who are listening,  
11 general public, if you're interested or know anyone who  
12 is or may be a good candidate, please make sure to help  
13 them get connected to the link, and make sure they get  
14 their application or expressed interest in.

15 So that was one. And the other -- another item  
16 on the -- other business, again, just to remind folks to  
17 look out. We will reconvene some of the working group  
18 meetings.

19 Ms. Joynes, I think there may have been  
20 something you had on the other business you wanted to  
21 bring up.

1 MS. JOYNES: Yes. Thank you. I wanted to ask  
2 what the process is around Commission Members who might  
3 have stopped participating without giving written or  
4 verbal resignation? Is there a process around that?  
5 And, if so, I would like to know what that is.

6 PRESIDENT BOWERS: It's a great question, and I  
7 think the short answer from my standpoint -- the  
8 Department may have another angle here, but the short  
9 answer is, no, we don't have. We don't have a formal  
10 process on that. The second piece to that answer, I  
11 would say, is as the next version of the Commission gets  
12 constituted, that's the notion of kind of operating  
13 procedures, protocols, guidelines, should probably be one  
14 that gets adopted by the Commission around -- but that  
15 includes some issues around attendance and the like, and  
16 kind of in consultant with the City's Department of  
17 Boards and Commissions there. We had had some  
18 conversation early on, but it didn't go, kind of  
19 materialize around what are the standards for meetings,  
20 and participation. So we don't have it now. And the  
21 fact that, technically, we are all still Commission

1 Members, but our term has officially ended. And so we're  
2 kind of grandfathered in at this point under that -- as I  
3 understand it, the rules of the City to still be able to  
4 serve, but our terms have technically ended. And so at  
5 this point, and given that there's a new process that  
6 will take place, it would probably be moot to do it now,  
7 but would certainly kind of put on the record here that  
8 when the new Commission gets established, hopefully, in  
9 the very near future, there ought to be some standards  
10 around attendance. And at a certain point, if a member  
11 has missed a certain amount of meetings, what does that  
12 mean in terms of -- so that we can -- it doesn't affect  
13 quorum issues.

14 Any other thoughts on that, Ms. Joynes, or  
15 anyone else on that issue? Or are there any other issues  
16 in terms of other business that folks want to bring up?

17 Okay. So we should be set to meet the fourth  
18 Tuesday in March, same time, same channel. As always, I  
19 want to thank the Department staff for their work behind  
20 the scenes to really help us get to this point. Want to  
21 thank Commission Members for your time, your volunteering

1 to be engaged in this important process. Want to thank  
2 everybody, who has watched online.

3 So if there's no other business, it's  
4 6:57 p.m., Eastern Time. We are officially adjourned.

5 (Whereupon, at 6:57 p.m., the meeting was  
6 adjourned.)

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C E R T I F I C A T E

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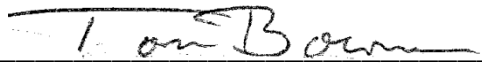
AFFORDABLE HOUSING TRUST FUND COMMISSION

BEFORE: David Bowers, President

DATE: February 23, 2021

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Roland Thomas Bowman, III, Reporter  
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