

**AFFORDABLE HOUSING TRUST FUND COMMISSION
MEETING SUMMARY
FEBRUARY 22, 2022**

Attending: Cindy Truitt, Matt Hill, Kate Edwards, Tisha Guthrie, Bree Jones, Vernadine Kimball

1. Call to Order

1. Commission Co-Chair, Cindy Truitt, called the meeting to order at 6:04 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. Commission Co-Chair, Cindy Truitt, acknowledged the end of Commissioner Snow's term and thanked her for her service, on behalf of the Commission.
3. Recently nominated Commissioner, Bree Jones, was sworn in as a member of the Commission, to represent the nonprofit affordable housing developer position. Commissioner Jones is the founder of Parity, an organization working to close racial disparities in homeownership and wealth gaps, by working in historically disadvantaged neighborhoods and creating social momentum around neighborhood revitalization and homeownership opportunities.

2. Approval of the January 2022 Meeting Summary

Commission Co-Chair, Tisha Guthrie, initiated the approval of the January 2022 meeting summary. Commissioner Truitt made a motion to adopt the meeting summary. Commissioner Edwards seconded the motion. 5 Commissioners voted in favor of approving the January 2022 meeting summary, 1 abstained and the January meeting summary was adopted.

3. City Agency Updates

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

1. The Mayor's Office and City Council continue working to nominate new members to the AHTF Commission. Bree Jones has been sworn in as a Commissioner and Matt Hill was sworn in for a second term. In addition, 3 new members have been nominated to the Commission. Catherine Stokes will represent the housing, planning and community development position, Ramsey Harris representing the lending and affordable housing finance and Bishop Kevin Daniels representing a social service provider. has been

nominated, have been confirmed by the City Council and may be sworn in this week. The nominee to represent a homeowner receiving assistance from an affordable housing organization position, Stacy Griffith, was introduced to the City Council this week.

The Mayor's Office is reviewing applications for the 4 "open nomination" commission positions. The 4 positions will represent a renter earning 30% Area Median Income (AMI) or less, a renter who receives housing assistance and earns 50% AMI or less, a renter who earns 30 % AMI or less and represents the Right to Counsel program, and a representative of a Baltimore City realtor or homebuilder's association. The Mayor's Office will make a final decision on the nominations for these positions.

2. Through January 2022, the AHTF has collected revenues of \$44,247,629, consisting of \$32,497,629 in tax revenues and \$11,750,000 million in DHCD contributions. Revenues collected in January 2022 and December 2021 total \$4,221,067 and \$1,408,107, respectively. For FY 22, the Trust Fund has collected \$14,191,019 in tax revenues plus the City contribution of \$4.25 Million, for a total of \$18,441,018. Per AHTF legislation, tax revenues collected in excess of \$16 Million for the fiscal year, will be split between the Trust Fund and Baltimore City's general fund. Trust Fund operations expenditures total \$707,988 and \$17,379,500 million in funding has been committed as of January 2021.
3. DHCD continues to work with awardees of the 1st round of the CLT Single Family Homeownership NOFA in structuring and presenting agreements to the Board of Estimates for approval. Awardees, 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.
4. Award winners for round 2 of the Community Land Trust (CLT) Homeownership Notice of Funding Availability (NOFA) were announced at the January Commission meeting. The awardees are Charm City Land Trust, Northeast Housing Initiative (2), Harbor West Collaborative and South Baltimore CLT. Each of the 5 projects have been awarded \$750,000, for a total Trust Fund award amount of \$3.75 Million. Department staff hosted an orientation for award recipients on February 18 and kickoff meetings will be scheduled.
5. Award recipients for rounds 1 and 2 of the New Construction/Preservation of Existing Rental Housing NOFA continue working with DHCD staff to structure agreements in preparation for Board of Estimates (BOE) approval and funding disbursement.

The next round of funding for the New Construction/ Preservation of Existing Rental Housing will be released this Spring. A release date will be forthcoming.

6. The Department continues its efforts with the Inclusionary Housing Consultant, Enterprise and HRA Advisors 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.

Council bill 195, Inclusionary Housing for Baltimore City was introduced by Councilwoman Ramos on February 7. A hearing date has not been set.

7. The AHTF FY 21 annual report was approved and has been published on the Department website.
8. Commissioner Hill proposed that applications for funding of non-permanent housing projects be required to provide a letter of support from the City's Continuum of Care Program. After further discussion, Commissioners agreed to invite a Continuum of Care representative to the next meeting, to provide more details on the program, in an effort to help inform the Commission's decision on Commissioner Hill's proposal.

4. Presentations

1. Guest speakers were invited to present to the Commission and share their experiences with the AHTF award and funding process.
 - a. Nichole Battle, Chief Executive Officer of Govans Ecumenical Development Corporation (GEDCO) discussed her organization's project, Harford House, which received an award in 2021. She detailed her experience with the application, award and BOE process and gave feedback on areas of improvement.
 - b. Claudia Randall, Executive Director of Community Development Network of Maryland (CDN) discussed the market conditions impacting developers and the implications for existing housing challenges. She gave suggestions for the City consideration, on ways to assist developers to increase affordable housing units under the current market conditions.
 - c. Brendan Schreiber, founder of Schreiber Brothers Development, presented on his organization's project, 1600 West North Avenue, which received an award in 2021. Brendan discussed his experience with the award process and gave insight into the timeline and financing of the project. He also provided suggestions on policies that would be helpful in creating more affordable housing units.

5. Adjournment

As there was no additional business, Co-Chair Cindy Truitt adjourned the meeting at 7:54 p.m.