

**AFFORDABLE HOUSING TRUST FUND COMMISSION
MEETING SUMMARY
MARCH 23, 2021**

Attending: David Bowers, Cindy Plavier-Truitt, Shannon Snow, Matt Hill, Iletha Joynes, Vernadine Kimball, Tisha Guthrie

1. Call to Order

Commission President, David Bowers, called the meeting to order at 6:05 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 February 23, 2021 Meeting Synopsis

Commission member, Tisha Guthrie, motioned that the meeting synopsis be accepted. Commission member, Cindy Truitt, 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 February 2021, the AHTF has collected \$21,268,423, consisting of \$13,768,423 in tax revenues and \$7.5 million in DHCD contributions. Revenues collected in January 2021 and February 2021 total \$1,340,727 and \$373,646, respectively. For FY 21, Trust Fund revenues of \$5.1 million have been collected as of January 2021, slightly above revised budget projections. Through February 2021, AHTF expenditures total \$357,203 in operations plus \$12.5 million in funding commitments.
2. The Department has announced the awards for the Community Land Trust (CLT) Single Family Homeownership Notice of Funding Availability (NOFA). The award recipients are Charm City Land Trust, Northeast Housing Initiative (NEHI) and South Baltimore Community Land Trust. Each awardee will receive the maximum funding amount of \$750,000, for a total of \$2.25 Million in CLT first round funding.

Trust Funds will support the awardees' projects in the development of 26 single-family housing units, while leveraging AHTF dollars at a ratio of 3.7 to 1. These projects intend to provide affordable homeownership opportunities to City residents with incomes at or below 50% of the Area Median Income (AMI). Applicants that were not awarded in this funding round have been invited to have a 30-minute debriefing with Department staff.

3. The second round of the CLT- Single Family Homeownership NOFA is under development with a projected release date of May 2021.
4. The award recipients from the first round of the New Construction/Preservation of Existing Rental Housing NOFA are working with the Department on deal structuring in preparation for Board of Estimates (BOE) approval.
5. The deadline for round two of the New Construction/Preservation of Existing Rental Housing NOFA closed on March 5, 2021. This NOFA makes \$1.7 million available to support the development of affordable housing. Sixteen applications were received, for a total funding request of \$8.5 million. The Department anticipates award announcements for this NOFA to be made by April 2021.
6. The Inclusionary Housing Consultant RFP contract, awarded to Enterprise Community Partners, has been submitted to the BOE.
7. The Department is continuing to develop operating and spending procedures for the Senior Homeownership Repair and Preservation spending priority, which will utilize \$3 million in Trust Funds to support housing repairs and preservation for income-eligible senior homeowners in the City.
8. Trust Funds of \$2.75 Million have been transferred to the Mayor's Office of Children and Family Success (MOCFS) to support the Eviction Prevention Program. MOCFS is working to identify eligible residents and distribute the funds to support those impacted by the COVID-19 pandemic.
9. The AHTF Annual Report has been finalized and submitted to Commission members for their final approval. Upon approval from the Commission, the report will be sent to the Mayor and City Council and published online.

4. Presentations

1. Commission members invited guest speakers to discuss the potential for expanding and stabilizing annual funding into the Trust Fund, using an evidence-based approach. AHTF Commission President, David Bowers introduced guest speakers Nick Finio, Associate Director of the University of Maryland National Center for Smart Growth, Ed Lazere, DC Housing Policy Analyst and Christopher Meyer, research analyst with the Maryland Center

on Economic Policy. Speakers provided presentations on future affordable housing needs in Baltimore City, housing advocacy and potential opportunities for increased, consistent funding into the Trust Fund. A recording of this discussion and the Commission meeting in its entirety can be found [here](#).

5. Other Business

1. Commission members reviewed the final AHTF FY 2020 Annual Report provided by the Department. Commission member Matt Hill motioned to accept the final report. Commission member Tisha Guthrie seconded the motion. On behalf of the Commission, The Department will send the final report to the Mayor and City Council and publish the report online.
2. DHCD Senior Advisor, Stacy Freed, updated the Commission on the Mayor's appointments to the AHTF Commission. Applications have not yet been posted and there has been no update on when they will become available. The Department will update the Commission once new information becomes available.
3. President Bowers advised that Commission workgroup meetings will resume, with the next workgroup scheduled for Friday, March 26th.

4. Adjournment

As there was no additional business, President David Bowers adjourned the meeting at 7:34 p.m.