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BALTIMORE CITY DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

(Telephonic)
Tuesday, May 12, 2020

BEFORE: DAVID BOWERS, Chairman

MEMBERS PRESENT:

- JALAL GREENE
- SHANNON SNOW
- VERNADINE KIMBALL
- ILETHA JOYNES
- TISHA GUTHRIE
- DAMIEN HAUSSLING
- MATT HILL
- CINDY PLAVIER-TRUITT
- TIARA WATKINS

Electronically reported by:
Timothy J. Atkinson, Jr.

1 Guest Speaker:

2 JIM MAJORS, Assistant Commissioner, Project Finance, DHCD

3 Also Present:

4 STACY FREED
5 STEPHANI ESTRADA

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1 So with that being said, Members of the
2 Commission do have the Agenda, and so we will move first
3 to a roll call here to make sure -- see if we have a
4 quorum. So when I call -- I'm going to ask Members of
5 the Commission, if you could briefly take yourself off of
6 mute and just respond present or here when you hear your
7 name.

8 Jay Greene.

9 MR. GREENE: Present.

10 CHAIRMAN BOWERS: Thank you. Jay Greene is
11 present.

12 Tisha Guthrie. Tisha Guthrie present? Is she
13 present?

14 MS. GUTHRIE: Present. Yes, I am.

15 CHAIRMAN BOWERS: Yes. Thank you. Tisha.
16 Tisha Guthrie is present.

17 Damien Haussling.

18 MR. HAUSSLING: I'm here.

19 CHAIRMAN BOWERS: Great. Thank you.
20 Damien Haussling is present.

21 Matthew Hill. Matt Hill.

1 MR. HILL: Present.

2 CHAIRMAN BOWERS: Great. Thank you. Matt Hill
3 present.

4 Iletha Joynes.

5 MS. JOYNES: Present.

6 CHAIRMAN BOWERS: Great. Thank you,
7 Ms. Joynes. Appreciate it.

8 Ms. Vernadine Kimball.

9 MS. KIMBALL: Present.

10 CHAIRMAN BOWERS: Thank you, Ms. Kimball. Glad
11 you could make it in. Ms. Kimball is present.

12 Cindy Plavier-Truitt.

13 MS. PLAVIER-TRUITT: Present.

14 CHAIRMAN BOWERS: Thank you. Ms. Truitt is
15 present.

16 Shannon Snow.

17 MS. SNOW: Present.

18 CHAIRMAN BOWERS: Shannon Snow is present.

19 Ernst Valery. Ernst Valery.

20 Okay. And Tiara Watkins. Tiara Watkins.

21 MS. WATKINS: Present.

1 CHAIRMAN BOWERS: Great. Thank you.

2 So thank you. We seem -- we do have a quorum
3 present. We will move forward with our meeting. Thank
4 you for that. We will show that members were present.

5 So we will go now in our Agenda as we scroll
6 here. The next thing on our -- we have our -- the
7 approval of the February minutes, notes. And so, again,
8 Commission Members, we will ask for you to look at the
9 attachment that was sent by the Departments to us labeled
10 Affordable Housing Trust Fund Commission Meeting Summary,
11 February 25, 2020.

12 Allow folks to take a look, and at the
13 appropriate time, if someone would like to make a motion
14 to accept them, we will accept that. Or if anyone has
15 any edits that they feel need to be made, you can look
16 that up as well.

17 And don't forget, if you want to lift up a
18 motion or a question, to unmute yourself.

19 (Pause.)

20 CHAIRMAN BOWERS: And while my fellow members
21 are reading, looking over, for members of the public, who

1 may be listening in, please be mindful, and bear with us,
2 that as we are reviewing materials, there may be some
3 moments where you will hear -- hear nothing, actually.
4 Silence while folks are reviewing materials. Sometimes
5 there will be a lag and a pause, but we are still here.

6 (Pause.)

7 CHAIRMAN BOWERS: Would any member of the
8 Commission like to make a motion to accept the meeting
9 summary?

10 MS. PLAVIER-TRUITT: I will. Cindy Truitt,
11 make a motion to accept the Meeting Summary.

12 CHAIRMAN BOWERS: Thank you.

13 Ms. Truitt has moved to accept the Meeting
14 Summary. Is there a second?

15 MR. GREENE: Second.

16 CHAIRMAN BOWERS: Jay Greene has seconded.

17 It's been moved and seconded. Are there any
18 questions, any discussion?

19 Okay. All in favor of accepting the summary,
20 please -- aye.

21 COMMISSION MEMBERS: Aye.

1 CHAIRMAN BOWERS: All opposed, nay.

2 Any abstentions?

3 Okay. Let the record reflect that the meeting
4 summary was accepted. Thank you for that.

5 Now we'll move on, and again I'll ask folks who
6 are on the line (indiscernible).

7 MR. MAJORS: Hello. Can you hear me?

8 CHAIRMAN BOWERS: Yes, sir.

9 MR. MAJORS: Okay. Thank you, David.

10 I want to start off tonight's presentation with
11 a discussion about the revenue report. A copy of the
12 report is in the packet to all the Commission Members.

13 I want to begin by saying because of the
14 Coronavirus revenue collected has dropped this month, and
15 is significant lower than planned. Revenue received for
16 the month ending April 30, 2020, was \$137,080, which is
17 down from the prior month ending April 29th -- I mean,
18 February 29, 2020 -- which was \$242,652. This is a very
19 small amount of collection when noting that we expected
20 more than a million dollars per month on average. The
21 end of March 2020, \$12,136,080, was the cumulative amount

1 available in the Trust Fund. This figure consists of
2 \$8,136,080 revenue collected through April 20, 2020, plus
3 an additional \$4 million that's been allocated by the
4 Department. That \$4 million was 2 million -- was
5 allocated in FY 2019, and an additional 2 million was
6 allocated and approved for FY 2020.

7 I want to now move on to the Affordable Housing
8 Trust Fund audit and annual reporting deadlines. There
9 was some discussion in, I believe, it was the February
10 meeting about this. Per the Baltimore City Code, annual
11 financial reports are required to be submitted by October
12 31st following the close of the fiscal year. As we're
13 all aware, the City's fiscal year end is June 30th. We
14 are required to wait for the fiscal year to close out
15 before we start the process. After the year end closes,
16 we will create and deliver to the Commission and also to
17 the Administration a suitable format of the financials
18 for the program.

19 As far as the financial audits are concerned,
20 financial audits for the Trust Fund are required per the
21 City Code, and they have to be completed by a certified

1 accounting forum or firm every four years.

2 The first financial audit for this program will
3 not be required until 2020. So what we have to do is
4 start working on, which we already have started
5 discussions in-house, about how we're going to handle the
6 year end financials, exactly how we're going to get that
7 through the process. And we start right after the end of
8 the fiscal year, but we have to wait until the year
9 closes out.

10 Our due dates to have those financials, again,
11 prepared, submitted to the Commission and to the
12 administration, is by October 31st of this year.

13 I want to move on now to public comments to the
14 proposed rental NOFA. The Affordable Housing Trust Fund
15 NOFA for new construction rental, preservation of
16 existing rental housing, was posted on the Department's
17 website on March 23, 2020, for public comment.

18 A copy of the NOFA has been included in each of
19 the Commission Members' packet. The public comment
20 period opened on March 23, 2020, and concluded on
21 April 13, 2020.

1 Those interested in comments had the option of
2 submitting comments through the website, the NOFA -- I
3 mean, the Affordable Housing Trust Fund website.

4 The public comment form consisted of two
5 questions: Describe your reaction to the proposed NOFA,
6 and describe any questions or concerns.

7 I will say that in the comments that we
8 received, we noticed that there was a common theme along
9 certain lines. For example, comments and suggestions
10 from both for-profit, non-profit developers were
11 submitted regarding the amount of the requirement for a
12 developer deferred fee. Comments and suggestions were
13 offered concerning the maximum amount limits per project,
14 as well as programmatic requirements. All 14 of the
15 comments submitted recommended different ways the NOFA
16 could be more feasible for developers, and pointed out
17 areas that they believed that were programmatic. Nine
18 comments received offered comments and suggestions to
19 make changes or adjustments to the NOFA.

20 DHCD received a total of 14 electronically
21 submitted comments for the NOFA. Two were submitted by

1 individuals; 12 were submitted by organization.

2 Again, the list of the organizations is
3 attached to each of the Commission Members' packet.

4 We have prepared an analysis of the developer
5 comments received, and very quickly, 9 of the 14 comments
6 received were suggestions or comments to make changes and
7 adjustments for the NOFA. 10 of the 14 comments received
8 offered suggestions and comments regarding the deferral
9 of the developer fee, the 10 percent. Three of the 14
10 comments were concerning the maximum per unit subsidy
11 amount. Three of the 14 comments and questions and
12 concerns were regarding UFAS requirements. There were
13 five comments and suggestions regarding the Community
14 Land Trust. And then there were 2 of 14 comments
15 received regarding requirements for small developer
16 capacity and perpetual affordability.

17 So where do we go from here is the \$50,000
18 question? We have considered all the comments and the
19 suggestions, and I'm pleased to report to the Commission
20 tonight that the Department has agreed to make a
21 substantial concession regarding the 10 percent deferred

1 development fee. We have agreed that the deferred fee.
2 We have agreed that the deferred fee will now be optional
3 rather than a threshold requirement.

4 We feel, and I feel also, that we have had
5 public input, and we have had a public process. We have
6 been transparent and responsive to all of the questions
7 and concerns raised by the public. And we are now
8 posting -- we will post the NOFA shortly.

9 Staff is now working on a tentative schedule.
10 We're getting the NOFA out on the street. I will be
11 prepared to share the schedule once it has been agreed
12 upon internally. Hopefully, by the end of this week
13 we'll have a firm schedule, which I can then give out to
14 all of the Commission Members.

15 That concludes my portion of the report for the
16 Department on updates. If there are any questions,
17 please feel free to ask them.

18 CHAIRMAN BOWERS: Jim Majors, thank you for
19 that. This is David Bowers speaking.

20 And, by the way, what I would ask is as
21 Commission Members, if you make a comment or ask a

1 question as we go through the meeting, if you would
2 identify yourself just so it will be captured by the
3 court reporter. And thank you for them being present.

4 What I'll ask for Commission Members is that we
5 break this into kind of two parts. If there are any
6 questions or comments not related to the NOFA, we will
7 get to that in just a second. But in terms of the
8 revenue or anything else (indiscernible), are there any
9 questions, comments on that first? And then we'll get to
10 the NOFA.

11 MR. HILL: David, this is Matt Hill. I just
12 have one quick question/comment. On the revenue report,
13 Jim, I appreciate the information and the detail. It
14 would be helpful if maybe for this in the future, the
15 information could be either in the Excel file or maybe
16 put into landscape mode because it's kind of hard to
17 connect all of the lines together when it's in
18 -- I forget what it's called -- portrait mode. Do you
19 see what I'm saying?

20 MR. MAJORS: Yes. Understood. We can do
21 that.

1 MR. HILL: Thank you.

2 CHAIRMAN BOWERS: Thanks, Matt.

3 Comments, questions, Members of the Commission?

4 Jim, I have one question. The report that you
5 referenced that will be on October 31st, that's due
6 October 31st, for clarity's sake for the Commission, let
7 me say into the record, so in the Charter for the
8 Commission, one of the duties that is listed is
9 submitting an annual report to the Mayor and City Council
10 on the activities and usage of the funds of the Trust
11 Fund, including (indiscernible) rental and home
12 ownership, income level served, and unit size, number of
13 bedrooms, make the report available to the public. So
14 that's one of the responsibilities the Commission has
15 working, obviously, in concert with the Department on
16 that.

17 So, Jim, I wanted to be clear. That report
18 that you referenced that would be done by October 31st,
19 is that the report that's referred to in the Charter or
20 is that a different report?

21 MR. MAJORS: That is a different report, I

1 believe. It is our understanding that per the Code,
2 annual financial reports have to be filed with the Mayor,
3 the City Council, and I'm also lumping in the Commission,
4 on the activities of the Trust Fund.

5 CHAIRMAN BOWERS: I think what would be helpful
6 to get clarity on before we meet again would be whether
7 or not as the Department looks at what would be included
8 in that report, and what's laid out in the Charter, if
9 that would satisfy that requirement or not.

10 MR. MAJORS: Okay.

11 CHAIRMAN BOWERS: So that we would know whether
12 or not there's a different report that needs to be done
13 or can what's laid out in the Charter requirement be
14 captured. If that will be captured in that report, then
15 we'll know that's what's coming.

16 MR. MAJORS: Okay. Understood. I mean, it
17 would really be -- I think it would be more efficient if
18 we could combine them both together, but I will --

19 CHAIRMAN BOWERS: Okay.

20 MR. MAJORS: I will check, and report back to
21 the Commission.

1 CHAIRMAN BOWERS: Great. Thank you.

2 Any Commission Members have any other comments
3 or questions not related to the NOFA?

4 MR. HILL: I mean, I'll just -- real quick on
5 that report, I'll just say that in the other
6 jurisdictions that have a trust fund that we've looked
7 at, the reports are really a critical part of continuing
8 to build the political support for these kinds of trust
9 funds in terms of communicating what you're doing to the
10 general public. So in those jurisdictions they've been
11 written in a way that is pretty accessible to the general
12 public. So, again, they can communicate and build
13 support. So I'd love to see us take that same sort of
14 approach.

15 I find if these things can be combined into one
16 report, I just really hope we can keep that goal in mind
17 as well.

18 CHAIRMAN BOWERS: Agree. And -- this is David.
19 Thank you, Matt. I think the extent to which,
20 particularly if it is combined in one report that's kind
21 of reader-friendly, if you would, but also combined with

1 that other piece that Jim said is required, might
2 increase the likelihood over time over the years about
3 making sure the report doesn't fall through the cracks,
4 just quite honestly. And that's just a -- if it's part
5 of that other audit report, it can be consolidated, that
6 would (indiscernible)

7 So let us move on then to the NOFA terms. And
8 we're actually moving in the Agenda. This is actually
9 part of the next item on the Agenda is the conversation
10 about the recommendation of the NOFA for new construction
11 and preservation. So Jim has spoken to that.

12 Shannon Snow from -- the Commission Member
13 Shannon Snow is going to give an update to Commission
14 Members from the working group that met with Department
15 staff. So she'll share some comments, and then we'll
16 kind of open the floor up to see if there are any other
17 comments from Department staff, and any other comments or
18 questions from Commission Members for the Department
19 related to the NOFA for new construction and
20 preservation.

21 So, Shannon Snow, I'll turn the floor over to

1 you.

2 MS. SNOW: Okay. Thank you, David. And good
3 evening everyone. So, again, this is Shannon Snow. And
4 me, myself, and members of the work group met back in
5 April to review the public comments that had been
6 submitted on the draft NOFA. And there were a number of
7 areas that we kind of highlighted and were really
8 focusing on that we wanted to encourage DHCD to take a
9 stronger look at.

10 One, which you heard Jim refer to already, was
11 moving the deferred -- moving the deferred developer fee
12 from threshold, a threshold requirement, into a bonus
13 plan option.

14 Another area was increasing the maximum amount
15 of award. There was an initial draft that went out. Had
16 250,000, and that had actually been changed in another
17 draft, but some of us were working from that first draft.
18 So we wanted to see that amount increased.

19 We felt like there needed to be some
20 clarification on the eligible use of funds, just making
21 sure that it was very clear that construction and rehab

1 were eligible uses.

2 The Committee also was in favor of allowing
3 mixed use developments where there might be some retail,
4 but that clarifying that the Trust Fund monies could only
5 be used for the housing-related part of those projects.

6 We also wanted to see some more clarity on the
7 UFAS requirements, the language that was written in
8 there.

9 And then, finally, in the achieving equity
10 section, we wanted to clarify that what was being listed
11 were all areas in there. I'm trying to find where it
12 says it in here. But that the last one, which was
13 projects that involve a state-registered affordable
14 housing land trust, that really wasn't an area like a
15 community of opportunity or where impact investment funds
16 are eligible. So we needed -- wanted some more clarity
17 around that.

18 And after that meeting, Matt had actually
19 written up a statement to suggest some wording that would
20 replace that, and make that more clear. So that was
21 another recommendation as well.

1 I can't say -- and having reviewed the draft,
2 it does appear that the Department actually really did
3 address most of these issues that we had with the
4 exception of the land trust.

5 And, Jim, I don't know if you're able to speak
6 to that more. I know there was questions around if we
7 were going to be -- if you were going to accept the
8 language that Matt had written.

9 MR. MAJORS: Yeah. I do remember that. I need
10 to go back and check my notes. I don't want to bespeak
11 on it. So let me go back. I do remember that the group
12 of us that were working on it we were going back and
13 forth with it, but I will go back and check my notes. I
14 do believe though that a substantial number of the
15 recommendations that came from the working group, I do
16 believe that we did capture as many as we could in the
17 NOFA. I also believe that I think the achieving equity
18 that was the one that we were going back and forth with.
19 I will go back and double-check to see if we actually
20 came to a conclusion on that.

21 MS. SNOW: Okay. Great.

1 So, yeah, so those were the Work Group's main
2 recommendations. So, David, I can turn it back over to
3 you or other Members of the Commission who have questions
4 or comments on the NOFA.

5 CHAIRMAN BOWERS: Great. Thank you, Shannon.
6 This is David. Thank you so much for that. We
7 appreciate it. I want to thank members of the Work Group
8 as well for the time they put in with the departmental
9 staff to really go kind of drill down on things. So,
10 yes, the -- and Jim has indicated, as he said, that the
11 areas that were highlighted, you heard him comment on how
12 the Department has responded.

13 So the floor is open for Members of the
14 Commission, if you have comments or questions on any of
15 those issues that were raised about the NOFA or any other
16 kind of NOFA-related questions that you may have on this.

17 Don't forget to unmute yourself, and identify
18 yourself when you make a comment or question.

19 MS. GUTHRIE: Hi. This is Tisha Guthrie. I
20 wasn't really clear as I was going over some of the
21 comments, the public comments, regarding the NOFA, what

1 the issue was as it pertained to the UFAS. Some of the
2 comments indicated that the accessibility standards would
3 be too much of a burden on those who are applying for the
4 NOFA. And I'm not really -- I guess, I'm asking the
5 question to the wrong crowd, the wrong audience. But to
6 me the demographic that we're trying to reach in June
7 trying to provide affordable housing, they're the very
8 individuals who need to have access to accessible
9 housing. So I wasn't really sure about that complaint.
10 If anyone could, I don't know, give me some clarity or,
11 again, if I'm asking the question to the wrong audience.
12 I'm not sure.

13 MS. SNOW: So, Tisha, this is Shannon Snow. I
14 suspect that that comment was coming from the perspective
15 of developers who develop single-family row homes, and
16 how it can be very difficult to make the row homes meet
17 UFAS guidelines. Existing row homes oftentimes they're
18 very narrow or you've got a pretty significant elevation
19 change between the ground, and then getting up. So I
20 can't say for sure that that's what all the comments
21 were, but I think that's what -- that was where some of

1 those comments were coming from.

2 CHAIRMAN BOWERS: Great. Other, any other
3 comments, questions, issues for Members of the Commission
4 on the new construction and preservation NOFA?

5 And while people are thinking, let me just
6 announce to the general public that there will be an
7 opportunity for members, any members of the public, who
8 would like to submit comments via the chat section. We
9 plan to open that up at 7:00 p.m., so that during the
10 public comment section you can at 7:00 p.m., begin
11 submitting any comments or questions you may have in the
12 chat function of this. So just want to give folks a
13 heads up.

14 So Commission Members, floor is still open.
15 Any comments or question on --

16 MS. SNOW: So, David, this is Shannon Snow
17 again. I just had -- in reading through the draft, I
18 just had one comment really kind of clarifying under the
19 green buildings and sustainability requirements. And
20 just the way it's written no so that the cities, of
21 course, projects have to meet the City green building

1 law, but the way that law is written is there's a -- five
2 different compliance paths that you can follow. But the
3 way the NOFA is written, it says either LEED Silver or
4 Enterprise Green Communities or, and then it's blank. So
5 I just want to make sure that the NOFA is reflecting what
6 the law requires, and that it's not just specifically
7 narrowing out different, like, one or two compliance
8 paths. That it's any of the compliance paths that will
9 meet the law.

10 MR. MAJORS: Shannon, this is Jim Majors. What
11 page did you see this on?

12 MS. SNOW: So it's page 6. It's number 13,
13 green building and sustainability requirements.

14 MR. MAJORS: Number 13. Got it. Okay. All
15 right. I got it.

16 MS. SNOW: Okay. Thanks.

17 MR. MAJORS: All right. We'll look into it for
18 you.

19 MS. SNOW: Okay.

20 CHAIRMAN BOWERS: Thank you, Shannon.

21 And, Jim, on the -- this is David Bowers. On

1 the land trust, I had -- I e-mail earlier a reminder of
2 the language that Matt had shared from the working group.
3 So that should be in a e-mail from earlier today, just as
4 an FYI.

5 Any other comments or questions from Commission
6 Members on this NOFA before we move on, on a last call?

7 So the thought is, Jim, if you don't mind, just
8 a reminder then what the glide path will be as it relates
9 to this NOFA. I know you said it earlier. I just want
10 it so it's clear for members of the public and the
11 Commission what will kind of happen coming out of this
12 meeting as it relates to the --

13 MR. MAJORS: Sure. Thank you, David. So our
14 game plan will be once we come out of committee today, we
15 will go back, finalize the NOFA. We will come up with a
16 schedule as to when applications will be -- when the NOFA
17 will be posted, when we'll have the pre-proposal
18 submission review. We'll come up with a schedule. We'll
19 drop that into the NOFA, and get it published, and get it
20 up on the Web, and start the clock ticking.

21 We hope to start doing all of that before the

1 end of this month.

2 CHAIRMAN BOWERS: And, Jim, when -- this is
3 David Bowers. When the NOFA is put up, typically how
4 long do you expect it will probably stay open for?

5 MR. MAJORS: Roughly, after the pre-proposal
6 conference, probably six weeks.

7 CHAIRMAN BOWERS: Got it. Okay.

8 MR. MAJORS: And, I think, six weeks for
9 developers. I think that that's doable for what we're
10 looking for. So I think it's achievable, but we just
11 have to have further discussions internally about the
12 proposed schedule.

13 CHAIRMAN BOWERS: Got it. Thank you.

14 And for Members of the Commission, just as an
15 FYI, so we don't actually need to -- there's not a real
16 need for a vote on this as in the way -- in the same way
17 that we did for the spending priorities. So for this it
18 was our ability to give our input to the Department
19 through the work group, and then through this larger
20 commission, to see if there are any other comments,
21 questions, directions that the Commission Members wanted

1 to try to give to the Department. But I think we'll --
2 so having heard what we've heard, the public now knows
3 too, has a sense of what to look out for on DHCD's
4 website as it relates to the NOFA being released. So
5 please continue to check the website for updates in the
6 next couple of weeks.

7 Okay. So thank you, Shannon and Jim, for that
8 piece.

9 I believe now next on our Agenda will be an
10 update on the RFP and NOFA for the Community Land Trust.
11 And I believe that might be Stacy Freed handling that.
12 Is that correct?

13 MS. FREED: Correct, David.

14 CHAIRMAN BOWERS: Thank you, Stacy, for
15 joining.

16 MS. FREED: Certainly. Thank you.

17 So on April 3rd, the Department issued a
18 Request for Proposals for a Community Land Trust
19 consultant. The consultant would be brought onboard to
20 assist the Department in evaluating NOFA submissions for
21 Community Land Trusts, helping us to structure DL's,

1 helping us to prepare funding agreements, helping the
2 Department to create infrastructure, administrative
3 support monitoring and compliance. The submission
4 deadline was April 27th. The Department received one
5 response. We will be convening the Review Committee
6 within the next week or so to review the response to
7 determine if it scores.

8 We have, the Department has drafted a NOFA
9 specifically to provide funding, make funding available
10 to community land trusts to support the construction of
11 single-family homes. Members of the roundtable have
12 reviewed that preliminary NOFA. They have provided us
13 with an extensive set of comments. We are -- staff is
14 completing their review of the comments, and will be
15 communicating back with the roundtable. Our goal is to
16 post a draft of this NOFA for Community Land Trusts
17 within the next few weeks, most likely in early June.
18 Following the public comment period we will post the NOFA
19 for submission. We are hoping to have submissions in at
20 approximately the same time that we execute a contract
21 with the Land Trust consultant towards the end of June.

1 The other thing I -- other item I would make
2 note of is on May 8th, the Department also posted a
3 Request for Proposals for an inclusionary housing
4 consultant. Responses are due on June 12th. Please feel
5 free to share it with your networks. The purpose of the
6 inclusionary housing consultant is to work with the
7 Department to help us revise -- to help us revise the
8 legislation, and to help us while we are working on
9 revisions of the legislation to make more effective use
10 of the current regulations.

11 CHAIRMAN BOWERS: Great.

12 MS. FREED: -- answer any questions.

13 CHAIRMAN BOWERS: Thank you, Stacy.

14 The floor is open. Members of the Commission,
15 any comments, any questions, issues that you'd like to
16 bring up on the Land Trust NOFA from what you've heard?

17 Stacy, a question. This is David Bowers.

18 MS. FREED: Yes.

19 CHAIRMAN BOWERS: A question, a broader
20 question includes, but not limited to the Land Trust. Is
21 there anyone from the Department who might speak on the

1 thinking as it relates to the amounts that will go into
2 the NOFA given the decline in revenue, and the -- going
3 back to the spending priority chart we had, are any
4 updates on the thoughts around for the two NOFAs, do the
5 amounts get adjusted? If so, potentially how much?

6 MR. MAJORS: David, this is Jim Majors. We
7 are still working at a figure of approximately two
8 million for the preservation of the existing rental.

9 MR. GREENE: This is Jay.

10 CHAIRMAN BOWERS: Yeah.

11 MR. GREENE: We have looked at the initial
12 spending plan. We know we may have to make some
13 adjustments in there. We're evaluating what those
14 adjustments would be. And we don't want to be specific
15 about the dollar amount for these NOFAs right now, but we
16 will come back to the Commission with some suggestions
17 about how we can maybe revise or adjust our plan. Then
18 come back with some alternatives that include looking at
19 the first two years together -- a revenue standpoint. We
20 would still like to move forward with these NOFAs because
21 in these times to have still sizeable amount of money

1 that could be used to help people now, not be a target
2 for (indiscernible) to cover anything else. We think
3 we're ready to move forward, but we will make some
4 adjustments, I think, in the plan. We may still -- the
5 basis of that plan in terms of percentages -- there is
6 also in the plan some hold harmless -- so we will take
7 all of this in consideration, and come back to the
8 Commission with some suggestions and thoughts for what
9 the Commission is to consider.

10 CHAIRMAN BOWERS: Jay. Thank you.

11 And Iletha Joynes, I'm going to put you on
12 notice. I may be -- I'm about to come down your way
13 there, if I can. But before we -- before I come to
14 Ms. Joynes on a letter she sent into us, does anyone else
15 have any questions specific to the Land Trust NOFA,
16 comments or questions on that?

17 MS. SNOW: So I -- this is Shannon Snow. I
18 just have a question actually to what Jay was just
19 saying. So the current draft NOFA that's just out right
20 now for the new construction and preservation says up to
21 six million. So it sounds like that amount is going to

1 be revised in the final NOFA.

2 MR. GREENE: I would suspect so, Shannon.

3 MS. SNOW: Okay.

4 CHAIRMAN BOWERS: I think this is actually a
5 good, probably a good segue, if I may. Ms. Joynes sent
6 in -- I want to acknowledge and call on her request for
7 some intonation from the Department. I think a broader
8 question around potential -- or how federal resources may
9 be playing into or not impacting the Trust Fund directly
10 or indirectly. And this may tie into kind of Jay and Jim
11 following up on what you all just said.

12 So, Ms. Joynes, let me actually as we kind of
13 transition because it is relevant here as it relates to
14 both NOFAs. Maybe you want to share a little bit about
15 what your thinking or request was.

16 MS. JOYNES: Yeah. Thanks, David. So, yes. I
17 just wanted to make a proposal, and maybe talk about it
18 for a couple of minutes. But, yeah, like you were
19 saying, I sent the letter talking about, like, the
20 federal funds that are expected, I guess, to coming into
21 the City, and anyone can jump in that has more knowledge

1 about it. But because of the current pandemic, the
2 current pandemic and the CARES Act, the City, if I
3 understand correctly, is supposed to be receiving money
4 through the federal government to go into CDBG funds and
5 emergency services. And so I want to propose that we as
6 a Commission invite some of these directors of Housing
7 and Community Department as well as Finance, and even the
8 Mayor's Office of Homeless Services to present to us on
9 the status of the federal funds, and that are related to
10 housing development, and any other state or local funds
11 that can assist in meeting the emergency housing needs.
12 And then, like, what's the plan or the process that's in
13 place now that would maximize efficiency, and make sure
14 that people who really need it -- as many people as who
15 needs it will be taken care of. And then also because of
16 this economic impact, like, will that -- are there any
17 expectations that it will affect the Affordable Housing
18 Trust Fund and our priorities?

19 CHAIRMAN BOWERS: Thank you, Ms. Joynes.

20 Jay or Jim, any comments you all have there in
21 terms of, one, and I'll also kind of put a spin on it

1 here of will any of those dollars potentially come to the
2 Trust Fund? Could they be used to supplement --
3 indirectly any thoughts on how it might impact the Trust
4 Fund?

5 MR. GREENE: This is Jay. The Mayor just
6 (indiscernible) and his son at 4:52 they announced that
7 the 13 million in additional CDBG dollars (indiscernible)
8 funding we will receive will be used for rental
9 assistance program. The Department has been working and
10 talking with advocates and landlords, state partners, and
11 other stakeholders about the use of these funds. And so
12 in the next coming days and weeks, we'll be printing a
13 (indiscernible) of how they would use this pot of money
14 to help during -- in this -- and it's specifically geared
15 to the COVID crisis and people impacted by the COVID
16 crisis. But we'll be putting together a program. We've
17 also had some preliminary questions about perhaps using
18 some of the Affordable Housing Fund money to also assist
19 in this effort. One of our buckets was rental
20 assistance. Another one of our buckets was flexible
21 monies that the Commissioner could use. So in this

1 crisis time, I think, we will (indiscernible) kind of on
2 the table that we'll have discussions around to address
3 the immediate needs of the COVID crisis, and to try to
4 help people in terms of rent assistance.

5 So a lot of the details have not been worked
6 out for the program yet. We're working on those. And
7 other cities that have started to put programs in place,
8 like the city of Philadelphia. And so in the coming
9 weeks, we'll have more details about how we spend the 13
10 million and program design for the 13 million to assist
11 people. But that's where we are right now. And I think
12 that Matt may have some additional information to share
13 with us. Correct me if I'm wrong.

14 MS. KIMBALL: Jay, this Vernadine.

15 CHAIRMAN BOWERS: Yeah. Let me go to
16 Ms. Kimball.

17 Yes, Ms. Kimball and then, I think, Matt, if
18 you have something to add there.

19 Ms. Kimball, go ahead, please.

20 MS. KIMBALL: Yes. I agree with Ms. Joynes
21 because we need to do this almost immediately because

1 we've been waiting so long. Why should we have to wait a
2 few minutes? We all know what's coming into the City.
3 So why should we wait? Give me a reason?

4 CHAIRMAN BOWERS: Ms. Kimball, when you say why
5 should we wait referring to what? Now, waiting for what?

6 MS. KIMBALL: I'm saying I think we need to
7 approve everything right now. We shouldn't have to wait
8 another few weeks or whatever. Hopefully, I'm
9 understanding exactly what you guys are saying. But I
10 don't think we need to wait until money comes in the City
11 for the pandemic to approve of what we've already said
12 that will be.

13 CHAIRMAN BOWERS: This is David, Ms. Kimball.
14 Jay, you may want to add on. If I'm hearing Jay
15 correctly, and, Jay, tell me if I'm right. The Mayor has
16 given the direction that that 13 million is going to go
17 towards rental assistance. So that -- for low income
18 households. So as I understand it, that decision has
19 been made. I think the time period that I heard Jay
20 referring to was them working out the details of kind of
21 how, and how it will flow, and maybe some of the regs

1 around it. But the decision about that money going to
2 rental assistance has been made.

3 Jay, correct me if I'm wrong or you want to add
4 onto that in response to Ms. Kimball?

5 MR. GREENE: No. You're correct, David, that
6 decision has been made. So and we will be moving as
7 quickly as possible to put this program in place.

8 MS. KIMBALL: Okay.

9 CHAIRMAN BOWERS: And, Ms. Kimball, if I can
10 actually also pick up on what you said, and a question,
11 Jay, maybe to you and the Department, because we know all
12 these things are moving very quickly, and I know you
13 mentioned that there are some conversations going on in
14 real time, obviously, with developers and advocates and
15 others. Is there a way for members of the Commission
16 and/or just members of the general public, who may want
17 to be involved in any of the dialog with or input to the
18 Department around that, is there any way formal or
19 informal? Are there any groups that they can kind of
20 flow comments through that the Department is working with
21 or come in directly with comments from folks who may want

1 to be able to kind of plug in, and be part of the voice
2 input to the Department that could happen?

3 MR. GREENE: I'm sure there will be. It's not
4 quite in place yet, and I think we need to at least put
5 together a preliminary program for people to comment on
6 and react to. We know it's rental assistance
7 (indiscernible). So I think we have to put some
8 structure in (indiscernible) something to react, to talk
9 about. And, again, we've been working on this past
10 couple of weeks. We're looking at the data right now.
11 We're trying to look at, I guess, other programs in other
12 cities. And we'll put together a design for stakeholders
13 to kind of react to and have input into. And so
14 (indiscernible) everything with this Commission and the
15 Affordable Housing Trust Fund is done in a transparent
16 fashion with a lot of public input to come up with the
17 right program.

18 MR. HAUSSLING: This is Damien Haussling. I
19 have a quick question. You're talking about the process
20 to figure out how people access the 13 million, is that
21 correct?

1 MR. GREENE: That's a major part of it, yes.

2 MR. HAUSSLING: Okay. All right. Thank you.

3 MS. JOYNES: And this is Iletha Joynes again.

4 I just wanted to clarify (indiscernible) the Department
5 to actually brief the Commission as a whole as to what's
6 going on.

7 CHAIRMAN BOWERS: And I'm wondering -- glad you
8 brought that up. I want to add to (indiscernible). One
9 is at our next (indiscernible) having that part of the
10 event. The other (indiscernible).

11 Let me ask you to put your phone on mute. I
12 think we're hearing some feedback.

13 But one would be at our next meeting that we
14 get briefed. That that be part of the Agenda, the
15 briefing per what
16 Ms. Joynes said.

17 The other piece though because things will be
18 moving quick, we don't meet for a little bit, and things
19 may be very well moving quick before then, that the
20 Department as it's doing some of the things Jay described
21 in terms of getting input, public input, looking for

1 suggestions, recommendations (indiscernible) that the
2 Commission Members be on kind of the e-mail list, so to
3 speak, or an invite list to be able to plug in to any of
4 those conversations that are going on. So we get kind of
5 a presentation in our formal meeting in June, but that
6 members be kind of on a notification list so that if any
7 members are able through -- individually or through their
8 groups to plug in with input that can happen, if that
9 opportunity presents itself when we meet again that folks
10 can just do that as part of the normal course of what the
11 Department is doing.

12 Jay, would that work, do you think, for you all
13 on that piece?

14 MR. GREENE: I think so, yes. I mean, we work
15 with (indiscernible) and the Commission is an important
16 component of that. So we will be reaching out and
17 reporting back.

18 CHAIRMAN BOWERS: Great.

19 Ms. Joynes, you think that kind of two-pronged
20 approach, how do you feel about that?

21 MS. JOYNES: Yeah, I think I'm okay with that.

1 I just want to make sure that it doesn't get put on the
2 back burner. So, like, if we can make -- if we can maybe
3 get a response in the next two weeks about, like, how we
4 can join, how we can be a part of those conversations?

5 CHAIRMAN BOWERS: Yeah. I think -- getting on
6 to us being informed between now and then for sure is
7 going to be important. And because these things have
8 been moving so quickly, it could be a week, could be
9 three weeks, could be two weeks. Like he said, two
10 weeks. I'm hoping that as to (indiscernible) all of us
11 on (indiscernible) actions that may be opportunities that
12 present themselves for us to give input any time in the
13 next few -- and then on our meeting we get kind of
14 briefing on whatever the status may be at that point.

15 All right.

16 MS. GUTHRIE: This is Ms. Guthrie. This is
17 Tisha.

18 CHAIRMAN BOWERS: Yes, ma'am.

19 MS. GUTHRIE: I just want to make a comment
20 basically just supporting what Ms. Joynes is suggesting,
21 and it's remarkable what can be done in the timeframe

1 when necessity and expediency is necessary. I sit on a
2 Faith and Family Advisory Council at Hopkins, and our
3 last meeting, which was last week, we found out that a
4 lot of the programs that were going to be rolled out, and
5 that were thought going to need take three years to roll
6 out had been done in two months because they needed to
7 be. And because there was a will to get it done, and it
8 was necessary and paramount to servicing the community,
9 they got it done. And if we have will, and we see things
10 as expedient, we can not just do patchwork, but we can do
11 some really good -- lay some really good foundations to
12 not just house homeless people or make sure that rental
13 assistance is granted, but we can actually do some
14 systemic things that change the trajectory of the City.
15 So I just wanted to put that out there as this being a
16 great opportunity to really move the City in a direction
17 that we've been talking about for awhile. And now people
18 really see. Their eyes are being opened to what great
19 inequities there are, and how it can very quickly affect
20 them. So that's really all I wanted to say.

21 CHAIRMAN BOWERS: Thank you so much, ma'am. We

1 appreciate that comment.

2 And also want to flag for -- this is
3 David Bowers. For Jim, Jim Majors, I think when we get
4 the report next month as well when we meet, that kind of
5 cross-walk between the formal briefing on how those
6 dollars are being used, and how it impacts the kind of
7 funding priorities and how the spending will be for the
8 Trust Fund, I think Jay alluded to the fact, right, that
9 that is one of the buckets that was in the spending
10 priorities. So getting a sense of how this cross-walk is
11 important, I think, as well.

12 Any other comments as it relates to -- I know
13 we were really kind of broadly piggybacking off of the
14 Land Trust NOFA conversation, but really kind of
15 combining it all.

16 Thank you, Ms. Joynes, for bringing it up, and
17 for allowing us to kind of lean into that conversation
18 during this part of the meeting.

19 Any other final comments on that before we go
20 to public comments?

21 Let me remind the public that in the chat

1 function, if you are online, you can submit comment or a
2 question in the chat box. In the Webex, pull up a tool
3 bar. If you kind of put your arrow on the screen, it
4 should bring up a tool bar with a microphone and a camera
5 and the like. There is a chat box function that you will
6 see there. It's in a sort of block that you should be
7 able to go in and submit a question. So any questions?
8 We are about to move into that period. So if there are
9 comments or questions from the public, please submit them
10 now.

11 While people are -- I don't see anything. I'm
12 going to ask my DHCD staff if there are any questions or
13 comments that you see. I (indiscernible) chat box. And
14 so what I'm going to do to give the public, in case there
15 are any folks who have comments or questions, give
16 (indiscernible).

17 We'll jump to the last item on the Agenda,
18 which is the other business, and then we'll come back to
19 that to give folks time to do that.

20 Any other business for the Department? And let
21 me start off. One was that annual report that's due - we

1 covered that earlier - and so, thank you (indiscernible)
2 for letting us know how that could be handled. So we
3 talked about that earlier.

4 I do want to remind folks that our next public
5 meeting -- we, in our last meeting, kind of made some
6 adjustments to the schedule. So there will not be a
7 meeting on the 26th of May. Our next meeting is actually
8 going to be June 23rd, formal meeting of the Commission.
9 Wanted to flag that.

10 Is there anything else under other business
11 before we go back, and see if there are any public
12 comments or questions?

13 Members of the Commission?

14 Okay. I'm not seeing any comments or questions
15 in the chat box. Let me just one last time before we
16 close out ask if DHCD staff sees anything that I may be
17 missing in comments or questions from the public?

18 Okay.

19 MS. ESTRADA: No.

20 CHAIRMAN BOWERS: Yes. You have a comment?

21 Okay.

1 MS. ESTRADA: This is Stephani. There's no
2 questions.

3 CHAIRMAN BOWERS: Thank you, Stephani. I
4 appreciate it.

5 Okay, well, I believe then we are done here.
6 I'm just double-checking one last thing. So let me say
7 to the Members of the Commission, again, thank you for
8 making yourselves available during these times we
9 continue to try to do this critical work related to the
10 Commission. There are a lot of folks that are meeting
11 behind the scenes at various capacities, A Jobs as well
12 as volunteers and advocates who are doing work in
13 engagement and dialog with the Department. So thank all
14 of you.

15 Thanks also to the Department for allowing us
16 to come together, working to bring us together on this.
17 And thanks to members of the public. Hope and pray that
18 everyone stays safe out there. It is 7:10 p.m., and
19 this meeting is now --

20 MS. ESTRADA: I'm sorry, David. Question came
21 in. It's in the Q&A Section.

1 CHAIRMAN BOWERS: Okay.

2 MS. ESTRADA: I believe this would be for you.

3 CHAIRMAN BOWERS: All right, let me see. All
4 right. I remember that (indiscernible). Stephani, I
5 have not -- I am not able for some reason to see that.
6 Are you able to read that for us?

7 MS. ESTRADA: Yes. I remember that
8 Mr. Haussling has announced his resignation (verbatim)
9 from his commission, and have heard that his new
10 replacement has been nominated by the COC Board. Can you
11 speak to the process to affirm this new Commissioner?

12 CHAIRMAN BOWERS: Okay. Let me turn that one
13 over to DHCD staff to speak on that. Jay or Jim or
14 Stacy, any thoughts on the replacement of new members?
15 Any response to that?

16 MR. GREENE: Stacy, what's the process for --

17 MS. FREED: So the -- all members, all members
18 of boards and commissions follow the City outline
19 process. The name is -- the names are submitted to the
20 Mayor. The Mayor officially nominates the board member.
21 The board member is confirmed by the City Council.

1 CHAIRMAN BOWERS: Thank you.

2 UNIDENTIFIED SPEAKER: Isn't that where we are
3 in that process? I guess that might be (indiscernible).

4 MS. FREED: I was -- I don't know about Jay or
5 Jim. I was, to be honest with you, I was not aware that
6 the COC has nominated a replacement. But Jay we can --
7 Jay and I we can follow-up on that.

8 MR. GREENE: Yeah. We'll follow-up. I wasn't
9 aware of it either.

10 MS. FREED: Yeah. It's kind of --

11 MR. GREENE: There's a formal process that it
12 has to go through. So we'll follow (indiscernible).

13 CHAIRMAN BOWERS: Okay. Thank you.

14 Stephani, any other questions in the queue?

15 MS. ESTRADA: No. (Indiscernible).

16 CHAIRMAN BOWERS: Great. Thank you.

17 All right. 7:13 p.m. Our meeting is
18 officially adjourned.

19 (Whereupon, at 7:13 p.m., on May 12, 2020, the
20 meeting was adjourned.)

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C E R T I F I C A T E

This is to certify that the foregoing transcript in the matter of:

AFFORDABLE HOUSING TRUST FUND COMMISSION

BEFORE: David Bowers, Chairman

DATE: May 12, 2020

PLACE: (Telephonic)

Represents the full and complete proceedings of the aforementioned matter as reported and reduced to typewriting by Free State Reporting, Inc.



Timothy J. Atkinson, Jr., Reporter
Free State Reporting, Inc.