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BALTIMORE CITY DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

(Webex)

Tuesday, May 25, 2021

BEFORE: DAVID BOWERS, President

MEMBERS PRESENT:

- MATT HILL
- SHANNON SNOW
- ILETHA JOYNES
- TISHA GUTHRIE
- VERNADINE KIMBALL

Reported by:

Roland Thomas Bowman, III

1 Also Present:

2 JOHN MOBLEY, Program Manager, Affordable Housing Trust
Fund, DHCD

3 EBONY RECTOR, Project coordinator, Affordable Housing
4 Trust Fund, DHCD

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

6 STACY FREED, Senior Advisor to Chief Operations Officer,
7 DHCD

8 KATE EDWARDS, DHCD

9 KEVIN NASH, Public Information Officer

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P R O C E E D I N G S

(6:03 p.m.)

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PRESIDENT BOWERS: It is May 25, 2021, 6:03 p.m., Eastern Standard This is the public meeting for the Affordable Housing Trust Fund Commission of Baltimore City. I'm going to ask folks who are on the line to mute -- folks can mute their lines so we don't have an echo.

We will move forward. Thank you so much.
We'll move forward. Thanks to the Department staff for setting this up for this evening.

So first on our agenda will be our call to order. When I call names of Commission Members, if you are present, if you don't mind coming off mute, and indicating that you are present.

Shannon Snow.

COMMISSIONER SNOW: Present

PRESIDENT BOWERS: Shannon Snow is present.
Thank you.

Matt Hill.

COMMISSIONER HILL: Present.

PRESIDENT BOWERS: Matt Hill is present.

1 Ms. Vernadine Kimball.

2 COMMISSIONER KIMBALL: Present.

3 PRESIDENT BOWERS: Ms. Kimball is present.

4 Tiara Watkins.

5 Ms. Watkins is not present.

6 Iletha Joynes.

7 COMMISSIONER JOYNES: Present.

8 PRESIDENT BOWERS: Ms. Joynes is present.

9 Cindy Plavier-Truitt, I know will not be able
10 to join us tonight.

11 Tisha Guthrie.

12 I see Ms. Guthrie's name on the phone. So we
13 will do a tentative present. When Ms. Guthrie comes back
14 on the line, remind her to note that she is present.

15 And Ernst Valery.

16 Ernst Valery is not present.

17 So seeing that we've got a quorum, we can
18 proceed. Thank you all for joining us here this evening,
19 and thanks for those in the public, who are watching.

20 Next order of business if for members of the
21 Commission to review the summary note write-ups for the

1 March and the April meetings, April 6, 2021, and the
2 March 23, 2021 meetings. If there are any corrections
3 that need to be made to either one, please let us know.
4 And after having a chance to review, if someone would
5 like to make a motion to approve them, please let us
6 know.

7 I would make one minor note of edit on the
8 March 23rd summary, Item 5, the deadline for round to of
9 the new construct supposed to be an i-o-n on the end of
10 that. That's one change.

11 Any other changes on either the March or April
12 meeting summaries anyone has?

13 (Pause.)

14 MS. SNOW: So this is Shannon Snow. I move to
15 approve both the April -- is it March and April meeting
16 minutes?

17 PRESIDENT BOWERS: That's correct.

18 Great. It's been moved by Shannon Snow. Is
19 there a second?

20 COMMISSIONER GUTHRIE: Commissioner Guthrie
21 seconds.

1 PRESIDENT BOWERS: Ms. Guthrie seconds. Thank
2 you.

3 It's been moved and properly seconded. Any
4 discussion?

5 All right. All in favor of approving say aye.
6 Aye.

7 COMMISSIONERS: Aye.

8 PRESIDENT BOWERS: Any opposed nay.

9 Any abstentions.

10 Okay. The summary minutes, summary notes are
11 approved. Thanks so much.

12 Next on our agenda for tonight's conversation
13 will be departmental updates. I think I'm going to call
14 on Mr. John Mobley.

15 Mr. Mobley.

16 MR. MOBLEY: Thank you, President Bowers,
17 Members of the Commission, general public. I hope you
18 all can hear me all right.

19 PRESIDENT BOWERS: Yes, sir.

20 MR. MOBLEY: Ready to get started?

21 MS. RECTOR: Hold on, John. This is loading.

1 There we go.

2 MR. MOBLEY: All right everyone. Welcome to
3 this month's Commission Meeting. We're going to be
4 talking about information going through April 2021
5 because May is still underway. We're going to start out
6 talking about the Trust Fund revenue. Then we're going
7 to talk about Trust Fund expenditures. Want to talk
8 about Community Land Trusts, the Affordable -- rest of
9 the Affordable Housing Trust Fund, and homelessness
10 prevention. And that's how we're going to end this
11 section.

12 Next slide. So revenue collected to date
13 through April 2021 is \$22,201,539. You can see how it
14 has adjusted since the last time we spoke. You can
15 compare this to the last update, which is posted online.
16 Year-to-date we have -- we've grown quite a bit.

17 Next slide, please. Here, you can see the
18 breakdown by year. The City of Baltimore contributions
19 and the tax revenues for each year. Fiscal Year '19, '20
20 and '21, year-to-date.

21 Next slide, please. Here, you can see the

1 breakdown by fund source revenue amount, and by
2 percentage split.

3 Next slide, please. So the months have varied
4 quite a bit as of late. February 2021, you can see there
5 was \$373,000 that we recovered for -- via tax revenue.
6 March was a very, very good month by comparison because
7 we received \$738,000 in tax revenue. I mean, in excise
8 tax revenue. And, April, however, was part of it lower
9 than expected. However, due to the amounts that we've
10 received in March and February are slightly ahead of what
11 we projected, it still puts us in a better position than
12 we originally expected, but not as good as we hoped for.

13 April 2021, there are 32 transactions, which
14 gave us \$180,000, which give an average of \$5600 per
15 transaction. So it was quite a bit of small transactions
16 that got us to where we were as compared to other months,
17 March and February, as you can see.

18 Next slide, please. You can see Fiscal Year
19 '21 actual revenue versus projected revenue for a month,
20 in any given month. On the left-hand side, you can see
21 where for April \$180,000, and we expect on average to get

1 about \$433,000. So there's a difference there. But when
2 you compare it to what happened in the prior month where
3 it was quite a bit above \$433,000, it leads us to get to
4 where we are on the right, which is the total for this
5 period where at this point we were expecting to have
6 about \$4.3 million in tax revenue; yet, we've received
7 about \$6.1 million, a little over \$6.1 million in tax
8 revenue.

9 We talked in the last meeting about what to do
10 with some of that surplus, this surplus right here, and
11 we're working to get that taken care of, and allocated
12 appropriate.

13 Next slide, please. Here, you can see year-
14 over-year comparison by each of the months. You can see
15 the comparison by each of the months. And, for example,
16 how March of last year compared, and April of last year
17 compared. It seems like just, I mean, over the last two
18 years April has been a tough year, but April had
19 coronavirus, the beginnings of coronavirus last year. So
20 but it's still been a lower than expected month on
21 average.

1 Next slide, please. The net expenditures,
2 commitments, balances, both dollars and percentages.
3 These numbers include everything that we know to this
4 point, how we're working to make sure that the NOFAs are
5 getting up and out, and we are doing the best to get this
6 money out on the street. You can see the breakdown by
7 our commitments, and net available, and the already --
8 the expenditures.

9 Next slide, please. Here, you can see how
10 we're disbursing the money at this point; how we're
11 working to get our uses and commitments for each of the
12 separate areas in the budget.

13 Next slide. Now, we're going to talk about the
14 Community Land Trust and Family Homeownership NOFA.
15 Right now, we're dealing -- we're still deal structuring
16 for many of the award recipients for the Affordable
17 Housing Trust Fund. We have presented agreements to the
18 Board of Estimates, and actually gotten an approval on
19 one. So at least we're showing that we are moving in the
20 right direction, and we are hoping to have a few more
21 coming very shortly to make sure that we get money out on

1 the street. So this has been a successful period as of
2 late to make sure that we are showing results for all the
3 hard work that the Affordable Housing Trust Fund and HCD
4 has been putting forward. So this is our first big
5 victory.

6 Next slide, please. We are still working to
7 have the round two of the Community Land Trust NOFA to
8 come out. Originally, we had it at the late May, but we
9 have it now either early June. We are working for -- to
10 just do some finalizing touches or final touches, but
11 we're working on it, and we hope to have that out very,
12 very soon to receive applicants.

13 Next slide, please. Now, we're going to talk
14 about the new construction, preservation of existing
15 rental housing NOFAs. Round one summary info. We're
16 still working with many of the applicants to structure
17 deals appropriately. There's been some change in one of
18 the applicants, CHAI, replace. There's been a
19 replacement of the grantee that's been proposed for that
20 one.

21 And round two, we had -- we decided to put an

1 extension or request an extension from the public. We
2 know that it was supposed to be originally out on
3 schedule the week of April 26th. However, with all
4 that's been going on, the number of applications and the
5 limited budget, we thought it was best to take a little
6 bit more time in order to do our best to get the best
7 applicants, and give a review time possible. So we
8 pushed for a 60-day extension, and we will have -- the
9 extension will end on the week of July 12th -- of July 2,
10 2021.

11 Next slide, please. So for the first round of
12 new construction and preservation -- rental housing, we
13 selected one applicant, CHAI -- replace, which we are
14 expecting to actually replace. They were not able to
15 accept the award because of timing of the way that the
16 flow of money would work with their budget, and the need
17 for family wage requirement that we have in place. So
18 what we've been doing is working to review the --
19 re-review the round one applications that were submitted.
20 We combed through all the applications that were not
21 selected initially, and we have created a project

1 recommendation, and that recommendation has been for us
2 to award the original \$750,000 that was for Kai Lambert
3 Place to Gillis Memorial. Gillis Memorial is totaling 80
4 units, and will have 50 percent units -- 48 -- will
5 create 49 units that will house people at 50 percent of
6 AMI, which is in line with the goal of the Affordable
7 Housing Trust Fund. And we would love to hear your
8 advice and input, and hope that you all will choose to
9 agree that this is a good move. So that way we can keep
10 getting projects moving, and money onto the streets.

11 Next slide. Inclusionary housing. We know
12 that we have a consultant onboard, and the program is
13 currently in development. The last time we spoke, we
14 know that there was a memo going to the Board of
15 Estimates to make sure that we can get the consultant
16 onboard. And it seems like things are moving forward.

17 Next slide. Senior housing repair and
18 preservation. We are still working through the
19 accounting issues, and we are going to make sure that the
20 \$3 million gets out to our seniors as soon as possible.
21 We are still working through that process, and we'll

1 continue to go forward with it.

2 Next slide. Last, but not least, the pandemic
3 homelessness prevention has been transferred to MOCFS.
4 It's currently held there. We stay in contact with them
5 to support their needs, and they will be giving us
6 reports as the money rolls out in order to best help the
7 community.

8 Next slide, please. And that's the end of the
9 current update.

10 PRESIDENT BOWERS: So, Mr. Mobley, thank you.
11 Appreciate it.

12 For Commission Members, we have a couple of
13 minutes before we go to our guests. Any questions that
14 anyone has for Mr. Mobley? Any Commission Members have
15 questions for Mr. Mobley or comments, feedback?

16 MS. GUTHRIE: Mr. Mobley, this is Tisha
17 Guthrie. Thank you for the presentation. I just want to
18 get some clarification with regards to why the
19 application process was extended. So you said it was --
20 you just, you all wanted to make sure that you had the
21 best applicants, and that the process was vetted in a

1 fair manner. So was there a dearth or an abundance of --
2 yeah, of applicants?

3 MR. MOBLEY: This is the most competitive round
4 that we've had in the Affordable Housing Trust Fund by
5 far. And the limited amount of resources that we had, it
6 made it incredibly difficult in order to effectively try
7 to make sure that we selected applicants. I mean, there
8 were 16 applicants, applications that came in. Requested
9 eight and a half million dollars. We originally had \$1.7
10 million of funds in order to disburse that. Thanks to
11 the work of you all and the Commission, that was bumped
12 up to \$2.7 million. That's still a long way from the
13 \$8.5 million that was originally requested. So with 16
14 applications, and the applications can range -- can end
15 up being well over 100 pages per. And so it was a lot of
16 work in order to try to -- in order to try to get
17 through, and find the intricate details that were
18 associated with it, as well as reach out to the
19 applicants, and get feedback from them, and analyze that,
20 and work to try to make selection. So that process is
21 currently underway, and wrapping up on our end. That's

1 why we --

2 COMMISSIONER GUTHRIE: Thank you for that
3 clarification. Thank you so much.

4 PRESIDENT BOWERS: Thank you, Ms. Guthrie.

5 Any other questions?

6 Matt Hill.

7 COMMISSIONER HILL: Yes, sir. Real quick. You
8 said the Community Land Trust NOFA, the next one that's
9 planned for early June to be released, I notice it looked
10 like there was still a single-family homeownership NOFA.
11 Was there a consideration about whether to include
12 rentals or potential co-op in the potential for
13 applications?

14 MR. MOBLEY: It has absolutely been brought up.
15 It has absolutely been considered. We are working on
16 finalizing that, and we will absolutely -- we know the
17 position that we would -- that there's interest in co-ops
18 and condos in it. And we are definitely taking that into
19 consideration. So please don't take the original cover
20 photo as the only input.

21 COMMISSIONER HILL: Thank you. And then real

1 quick. The Wineberg -- I was just curious. So the
2 reason why they had to reject the funding that was
3 offered was around prevailing wages. Was that -- is that
4 -- has that been a stumbling -- I guess, I'm just curious
5 if the prevailing wages or what are the stumbling blocks
6 that you're seeing?

7 MR. MOBLEY: Well, the timing has been tough.
8 We've been working through a lot of challenges working
9 with government, and this being our -- still being a very
10 new program. And in this case, the prevailing wages,
11 wage requirement was a consideration for them because
12 they thought that it would -- that it would be something
13 that they would have to address. And they didn't think
14 that our funding sources and needs and requirements quite
15 fit their program at this time. So, which is why we're
16 requesting that we award these funds from one applicant
17 who did win, and to another applicant, who was not
18 awarded, and that we worked and scored, and hoped that it
19 would -- that it will be acceptable to the Commission.

20 MR. HILL: Yeah, and just real quick. Gillis
21 Memorial, who is the developer on that? I'm just

1 curious.

2 MR. MOBLEY: I don't remember the name. I know

3 --

4 MR. HILL: Doesn't matter.

5 MR. MOBLEY: Right.

6 MR. HILL: Thanks.

7 COMMISSIONER SNOW: Matt, it's a partnership
8 with Lisa Hodges acting as the developer and Gillis
9 Memorial Church.

10 MR. HILL: Oh, okay.

11 COMMISSIONER SNOW: So just to speak to that a
12 bit. John, I'm not sure -- I mean, considering the
13 Commission actually doesn't get involved in making
14 decisions on awards, that's really a department, I'm not
15 sure that other than, of course, being informed, which is
16 great, and we want to be, I'm not sure that we would have
17 a say in that. Because, ultimately, it's the Department
18 who is making the decisions. I don't know if, David, if
19 you see it differently.

20 PRESIDENT BOWERS: No. That's correct. That's
21 correct. Certainly, if people have input or thoughts you

1 can share, but the decision ultimately lies with the
2 Department, that's correct.

3 Any last comments on John's presentation before
4 we move on to the next section of the agenda? Time for
5 one more comment or question.

6 MS. SNOW: Yeah. So, David, if I could just
7 jump in. I just had a few kind of housekeeping comments,
8 actually, about the website, the Trust Fund website. It
9 doesn't seem to be updated. I couldn't find any meeting
10 minutes or any of the DHCD presentations that the
11 Department does every month on there. I only also saw
12 the awardees for the very first NOFA listed; not for the
13 second Community Land Trust. So just -- again, I was on
14 the Housing Department and on the Trust Fund website, and
15 I didn't see any of that on there. So if we could just
16 make sure that all of that is getting updated.
17 Particularly, I think the monthly reports, John, that you
18 do are really helpful, and would be great for people who
19 can't make it to the meeting to be able to see those.

20 MR. MOBLEY: I would happily work to send you
21 the link to them because, I believe, that they're up, at

1 least historically, for -- I will be happy to do that.

2 COMMISSIONER SNOW: Okay. Yeah. And I can
3 talk to you again. I mean, I was on the website, and I
4 looked at all the different links to meetings and all
5 that stuff, and the only thing that was under meetings
6 was the meeting announcement. There was no, nothing else
7 like meeting minutes or presentations or anything like
8 that. So --

9 MR. MOBLEY: Yes --

10 (Simultaneous comments.)

11 COMMISSIONER SNOW: -- maybe it's a different
12 location that I didn't see.

13 MR. MOBLEY: Yeah. It's under Affordable
14 Housing Trust Fund, AHTF Commission Meeting Archive. And
15 you can see the program revenue presentations, the
16 transcripts, et cetera, March, February, January '20 and
17 going back. So --

18 COMMISSIONER SNOW: Okay.

19 MR. MOBLEY: -- I'll work to give you the link.
20 I'll put that --

21 PRESIDENT BOWERS: Great. Maybe if someone

1 from the Department could maybe e-mail the link for that
2 to the Commission Members that will be great. So
3 everybody will have it. Kind of know where it is.

4 MR. MOBLEY: Sure. Absolutely.

5 PRESIDENT BOWERS: Thanks for that, Shannon.
6 Thanks, John. Thanks for the presentation.

7 Now we are on to be joined this afternoon or
8 this evening by some guests for part of our next part of
9 the conversation. And I'm going to ask if Commissioner
10 Matt Hill would do the honors of introducing our guests
11 for this evening.

12 COMMISSIONER HILL: Yes. Hi. Thank you. So I
13 really appreciate Tori Bourret, Kim Johnson, Rebecca Yae,
14 here from the National -- Income Housing Coalition. I
15 invited them to come and present. They've been extremely
16 helpful in the past working with the State, and helping
17 advise the legislative work group on federal stimulus
18 funds and emergency rental assistance programs. And we
19 just -- we have such an incredible moment in Baltimore
20 and throughout the country to get federal assistance to
21 really address longstanding both immediate needs, and

1 longstanding housing and community development needs in
2 response to the Covid-19 pandemic.

3 So I really appreciate your time. Thank you
4 for coming, and doing this presentation. And I hope we
5 can inform the efforts here at the City level. So
6 thanks.

7 PRESIDENT BOWERS: And, Matt, thank you for
8 that.

9 Ladies, I apologize. One more housekeeping
10 note. So we will let you all -- you've got 15 minutes
11 for your presentation, and then after you're done, and
12 this is for Commission Members, we're going to actually
13 roll right into comments from the Department. And then
14 what we'll do is have an open kind of Q&A and dialog
15 session with our guests from the Low Income Housing
16 Coalition and the Department. So we'll go straight from
17 you all into Mr. Mobley and the Department, and then open
18 it up to dialog Q&A. So I'll ask Commission Members to
19 hold their questions until right after that.

20 So, ladies, thank you all for joining.

21 MS. JOHNSON: Of course. Thank you all so much

1 for having us. Hi, everyone. My name is Kim Johnson.
2 I'm a Policy Analyst with the National Low Income Housing
3 Coalition. And I'll hand it over to Rebecca to introduce
4 herself.

5 MS. YAE: Hi, everybody. I'm Rebecca Yae. I'm
6 a Senior Research Analyst at the National Low Income
7 Housing Coalition. I'll pass to it on to Tori.

8 MS. BOURRET: Hi, everyone. I'm Tori Bourret.
9 I am Senior Organizer for Housing Advocacy at the
10 Coalition, and I have Maryland as one of my organizing
11 states.

12 So, Kim, turn it back over to you.

13 MS. JOHNSON: All right. So we're here today
14 to talk about some of the federal resources for
15 affordable housing and homelessness that are flowing to
16 communities to share how emergency rental assistance
17 implementation is going on the ground, and to give some
18 examples of what other states are doing to extend rental
19 assistance, and keep tenants safely housed.

20 I believe we have a slide show. If we could
21 pull that up, that would be great.

1 PRESIDENT BOWERS: Usually takes a minute or so
2 to load up. So give us a just a minute.

3 MS. JOHNSON: No problem.

4 (Pause.)

5 MS. JOHNSON: Perfect. There we are. There's
6 our names. And if we could get the next slide, that
7 would be great. All right. So there are two primary
8 sources of funding that we're going to be talking about
9 tonight. First is the Consolidated Appropriations Act
10 passed in December 2020, which provided \$25 billion for
11 emergency rental assistance; and, in March of this year,
12 Congress enacted the American Rescue Plan Act or ARPA,
13 which provided another 21.55 billion for emergency rental
14 assistance along with 5 billion for emergency housing
15 vouchers, 5 billion for homelessness assistance,
16 \$10 billion for homeowner assistance, \$120 million for
17 housing counseling, \$5 billion for utility assistance,
18 and \$350 billion for state and local fiscal recovery
19 funds.

20 So I'm only going to be discussing today the
21 funds that are highlighted in blue. NLIHC's focus is --

1 affordable rental housing for the lowest income people.
2 So homeowners' assistance, housing counseling, and
3 utility assistance are a bit outside of our wheelhouse.
4 It's worth noting that a lot of these funds are just
5 beginning to flow to states and localities. So in some
6 cases, we will be able to share best practices for
7 administration; and, in others, administration for those
8 programs has yet to begin. So we don't know quite what
9 best practices will look like, but we will be sure to
10 share that information once we have it.

11 So if I could get the next slide. So first,
12 the American Rescue Plan allocated \$5 billion for about
13 70,000 new emergency housing vouchers specifically
14 targeted to help individuals and families experiencing or
15 at risk of homelessness, and those fleeing domestic
16 violence, dating violence, sexual assault, stalking or
17 human trafficking find safe, stable housing. These
18 vouchers operate differently than housing choice
19 vouchers. EHV's are required to partner with continuums
20 of care to identify eligible individuals and families
21 through the CoC's coordinated entry process. So EHV's

1 cannot use those emergency housing vouchers to draw down
2 their HCV wait list.

3 EHVs will also receive \$3500 per voucher for
4 services fees, including housing search, security and
5 utility deposits, application and holding fees, moving
6 expenses, essential household items, owner recruitment
7 -- and owner recruitment and outreach.

8 EHVs are responsible for developing their own
9 list of eligible services that will be detailed in their
10 administrative plan for these vouchers. And EHVs can
11 pool this funding into one large pot to draw from as
12 eligible households need assistance.

13 Some guidance on the guidance on the emergency
14 voucher -- on the emergency housing distribution also
15 waives certain requirements typical to the housing choice
16 voucher program, including some admissions policies
17 related to people with a conviction history. And you can
18 check out the full guidance at this link that I am about
19 to drop in the chat. There we go.

20 And if I could get the next slide. Great. So,
21 in addition, the American Rescue Plan Act provides

1 \$5 billion through the Home Investments Partnership
2 Program for the development of affordable housing. The
3 spending can be used for tenant-based rental assistance
4 and supportive services, as well as the acquisition and
5 development of non-congregate units like hotels and
6 motels into permanent supportive housing for people
7 experiencing homelessness. This funding represents a
8 significant opportunity for communities to increase the
9 availability of permanent supportive housing for the
10 lowest income people.

11 Accordingly, we're stressing the importance of
12 using these funds not for the construction of congregate
13 shelters that we typically see for homelessness, but to
14 create permanent housing units that can actually provide
15 people with the long-term housing stability that they
16 need.

17 Next slide, please. Perfect. ARPA also
18 provides \$350 billion in state and local fiscal recovery
19 funds to help states, counties, cities and tribal
20 governments respond to the pandemic and its economic
21 effects. State, local and tribal governments can use

1 these funds to provide emergency rental assistance or to
2 address the housing and health needs of people
3 experiencing homelessness. Treasurer released on May
4 17th an Interim Final Rule on implementation of fiscal
5 recovery funds, which noted funds can be used to provide
6 assistance to households, including rent, mortgage or
7 utility assistance, counseling and legal aid to prevent
8 evictions or homelessness, cash assistance and food
9 assistance, among other uses.

10 Funds can also be used to prevent or mitigate
11 the spread of Covid-19 in congregate living facilities,
12 including ventilation improvements, supporting vulnerable
13 populations' access to medical care, and providing non-
14 congregant spaces for isolation or quarantine.

15 Interim Final Rule also provides flexibility
16 for governments to use fiscal recovery funds to address
17 the disparities that have contributed to the
18 disproportionate impact of Covid-19 on marginalized
19 communities through investments in affordable housing and
20 neighborhood development. Eligible uses include
21 affordable housing development, housing vouchers, housing

1 counseling, and housing navigation assistance to low
2 income households.

3 These equity-minded provisions are primarily
4 targeted to qualified census tracts, tribal government,
5 and other disproportionately impacted areas. However, a
6 number of advocates have raised concerns with this
7 language, and put forward important clarifying questions
8 that need to be addressed by Treasury. Many rural areas
9 don't have many qualified census tracts, and the majority
10 of low income people don't necessarily live within a
11 qualified census tract. Further clarification is also
12 needed for how jurisdictions can make the case that a
13 particular area has experienced a disproportionate impact
14 of COVID-19.

15 And you can read the full interim guidance at
16 this link I am also about to drop.

17 And next slide, please. Finally, we come to
18 emergency rental assistance. So a total of \$47 billion
19 in emergency rental assistance was provided between the
20 two packages. We can think of this funding in two
21 buckets. So the first, ERA1, is from the Consolidated

1 Appropriations Act. And the second, ERA2, is from ARPA.
2 Both buckets are administered through Treasury. And,
3 while they have similar guidelines, ERA2 has more
4 flexibility built in.

5 MLIHC has been tracking state and local
6 implementation of these funds, and I will turn to my
7 colleague Rebecca to discuss that in just a minute. And
8 we've been collecting recommended best practices for
9 program administrators.

10 One common trend that we've seen is the
11 necessity of ensuring flexible program design, which
12 gives administrators the opportunity to reach communities
13 hardest hit by the pandemic. Programs should avoid
14 burdensome documentation requirements, allow for self-
15 attestation whenever possible, and keep applications as
16 short as possible in order to ensure quick delivery of
17 funds. Direct-to-tenant payments can also help ensure
18 households can remain housed in the event that a landlord
19 refuses assistance in prioritizing the lowest income
20 households so those earning 30 percent or less of Area
21 Median Income, can ensure that households most at risk of

1 eviction and possibly homelessness are being served.

2 Finally, emergency rental assistance programs
3 should partner with local organizations like nonprofits
4 or religious groups already embedded in marginalized
5 communities to ensure that hard to reach communities are
6 being reached by outreach efforts, and to assist tenants
7 in filling out emergency rental assistance applications.

8 Some communities may be understandably wary of
9 giving personal information to a government entity and,
10 therefore, reluctant to reach out for assistance or they
11 might not even know that that assistance is available.
12 So partnered outreach cannot (verbatim) only help tenants
13 and some landlords feel more comfortable in receiving
14 assistance, but can also ensure that emergency rental
15 assistance is being distributed in an equitable way.

16 So I'm going to now turn it over to my
17 colleague Rebecca to talk a little bit about how ERA
18 implementation is going, and some new resources that
19 NLIHC just published.

20 MS. YAE: Thanks, Kim.

21 Next slide, please. As of yesterday, NLIHC was

1 tracking over 995 programs, 374 of which are Treasury
2 Emergency Rental Assistance Programs that are open or
3 close to opening. And the database currently includes 50
4 states, 228 local jurisdictions, and 96 territories and
5 tribal entities. So that rounds out to around
6 \$21.684 billion that are currently being implemented from
7 that first crunch of money.

8 Kim just dropped a link so that you can search
9 for Emergency Rental Assistance Programs in your area on
10 this webpage. This table that's shown on the left side
11 of the screen is showing a really pared down versions of
12 our rental assistance database that's really easily
13 searchable and, hopefully, can be a helpful resource to
14 tenants in your area.

15 Next slide, please. So Treasury published new
16 guidance for Emergency Rental Assistance Programs on
17 May 7th, and this new guidance really helps to frame the
18 Emergency Rental Assistance Program, and reset how
19 program administrators should be thinking about their
20 programs. So, namely, it really strongly discourages
21 burdensome documentation requirements. It includes a new

1 requirement to provide direct-to-tenant assistance, and
2 programs are actually also allowed to provide payment
3 first to tenants with ERA2 or the second (indiscernible)
4 funding that Kim was just talking about. Really, the new
5 guidance cautions against excluding tenants with federal
6 rent subsidies or are living in federally subsidized
7 housing with ERA1, and actually prohibits their exclusion
8 with ERA2. The guidance reminds us here that programs
9 that -- that there may be disparate impacts or and
10 potential violation of Title 6 that may result when
11 program exclude residents receiving federal rent
12 subsidies or living in federally assisted housing.

13 And then two other points that it makes is it
14 really makes stronger tenant protections when payments
15 are made directly to landlords, and makes clear that
16 people currently experiencing homelessness can access
17 these funds.

18 Next slide, please. So to help track, and to
19 keep programs accountable to these new guidelines, FILCH
20 released an interactive dashboard a couple of weeks ago,
21 which shares information about Treasury Emergency Rental

1 Assistance Programs and key design and implementation
2 features that enable the programs to serve lowest income
3 and most marginalized renters.

4 And, thank you, Kim, for dropping the link
5 again.

6 The new guidance really highlights the
7 importance of including households with federal rent
8 subsidy, and currently right now only approximately 121
9 or 1 in 3 programs make clear that they do serve tenants
10 with federal rent subsidies. The guidance also really
11 sends a strong message to reduce documentation. And one
12 of the ways that programs can do this is by allowing the
13 use of self-attestation. But only around 156 or 42
14 percent of Treasury Emergency Rental Assistance Programs
15 are explicitly permitting self-attestation in their
16 applications processes.

17 Programs are mostly commonly accepting self-
18 attestation for showing Covid hardship or income.

19 And then the last thing I'll mention is -- on
20 this slide -- is that the new guidance really takes
21 things a step further with direct-to-tenant assistance,

1 and that's really a much needed push because right now
2 only 1 in 5 or 23 percent of Treasury Emergency Rental
3 Assistance Programs are exercising this option.

4 So if you visit the website, if you visit the
5 link in the chat, you'll see that you can also filter
6 this dashboard to see other programs that are doing self-
7 attestation, for example, or if any programs in similar
8 jurisdictions are offering direct-to-tenant assistance.
9 So please check it out.

10 Next slide, please. So the last thing I'll
11 mention is that we have a resource hub. So we have been
12 getting a lot of questions around how are other programs
13 doing this or that. And so this resource hub is really a
14 place, a one-stop shop to share information on how
15 programs are doing, say, self-attestation or
16 operationalizing direct-to-tenant assistance. We also
17 include examples around how programs are doing
18 prioritization, what live program cash boards look like
19 or evaluation reports, and so on and so forth.

20 So really we hope that you all will find this
21 helpful. It's a constant work in progress, and we'll

1 continue to add and update this page as well as the other
2 two pages that I just talked about. So let us know if
3 you'd like to see any other categories or any other
4 materials that you would want to share on this page.

5 So next slide, please. I included a page on
6 resources because that really just satisfies the research
7 heart in me. And I'll pass it on to Tori. You can use
8 these resources at your leisure, if they're of interest.

9 MS. BOURRET: Hi all. Thanks so much, again,
10 for having us. So I was going to just touch briefly,
11 like I mentioned earlier, I do a lot of advocacy with our
12 members, and really pay attention to what's happening at
13 the state level and local level. And so during this
14 transition period, while we're waiting for the ERA money
15 to go out, and also while we're seeing the wrap-up of a
16 lot of eviction -- of the COVID-19 eviction moratorium at
17 the CDC level, that is due to expire by June 30th, and
18 might expire earlier. And there's a lot of state
19 evictions that are expiring soon. So during this period
20 there are some strategies and policies that folks can --
21 jurisdictions and states can put in place, and have put

1 in place to further protect renters during this time.

2 I just wanted to give some examples and ideas
3 of maybe ways that Baltimore could react, and some ideas
4 for some policies that they could implement.

5 So I think one large -- a lot of states and
6 actually local jurisdictions have implemented their own
7 eviction moratorium. Because even -- so the CDC eviction
8 moratorium is being contested, there hasn't been a lot of
9 anything really thing that governors can't put out their
10 own. Governors or mayors or -- can't put out their own
11 moratorium. There are some really comprehensive
12 moratoriums, and these are the Vermont and DC moratoriums
13 that are connected to their emergency orders. There's DC
14 and Minnesota and Washington have moratoriums that don't
15 allow any notices to quit or filings to be enacted during
16 this moratorium time period. And then Vermont,
17 Minnesota, New Jersey, and DC have their court processes
18 -- so their hearings suspended. In Rhode Island,
19 actually, they had introduced legislation that would have
20 prevented or that would have enacted moratoriums to be
21 connected to future emergency declarations. Didn't go

1 anywhere, but that was pretty exciting legislation.
2 Actually, just recently in Oregon on the 19th, Governor
3 Kate Brown signed Senate Bill 282 into law, which would
4 extend the repayment period for residential rent accrued
5 during the Covid-19 pandemic. So it would give renters
6 'till February 28, 2022, to repay all rent accrued
7 between April 1, 2020 and June 30, 2021. And this also
8 includes additional protection such as disallowing
9 landlords from using eviction filings during the pandemic
10 to determine future housing. And it also allows for
11 doubling up, actually.

12 Washington recently passed just cause
13 protection, which is actually pretty big because a lot of
14 folks have been -- being evicted during this period for
15 no reason. So the landlord would just end their lease.
16 But just cause protections actually mandate that the
17 landlord say the reason when ending a lease or why they
18 refused to renew a lease. And so I think this is a great
19 step that Washington implemented.

20 In Philly, they actually have implemented a
21 court order requiring landlords to apply for emergency

1 rental assistance before being permitted to file an
2 eviction case. And, actually, Rhode Island is trying to
3 institute this across the state. They're in the
4 beginning to middle phases of this, but they really like
5 that, that that was being done in Philly, and are trying
6 to institute that state-wide.

7 DC and Washington State don't allow or any rent
8 increases during this time period. And, actually, New
9 York tied their emergency rental assistance with the
10 mandate that landlords do not increase the rent for one
11 year after the first payment.

12 And then in terms of prohibiting late fees or
13 charges for late or missed rent. So Philly, under their
14 Emergency Housing Protection Act, basically says that
15 tenants could be entitled to protections, including the
16 waiving of late fees and, also, they could be included in
17 a payment plan. DC and Washington State prohibit late
18 fees for missed rent. And then New York is requiring,
19 again, that landlords receive that -- so landlords that
20 receive ERA payments actually waive late fees.

21 And then there's been a lot of resent recently

1 around sealing of eviction records, which especially
2 during this time period where so many people have really
3 lost their livelihood and their jobs, they're going to
4 have this, and many are getting evicted despite the
5 eviction moratorium at this -- at the federal and even
6 state levels. A lot of folks are going to have this
7 eviction on their record. So states and localities are
8 moving forward with trying to seal eviction records. And
9 so in Washington, DC, eviction case records are sealed 30
10 days, if the tenant prevails or three years, if the
11 landlord prevails after the hearing. California courts
12 seal eviction records if the action is denied, the case
13 is dismissed or parties stipulate to sealing.

14 Illinois, actually, really recently passed
15 their Covid-19 Emergency Housing Act, and part of this
16 Act actually requires the sealing of all eviction records
17 between March 20th and -- or sorry, March 2020 and March
18 2022 upon filing. So it requires the sealing of certain
19 older eviction records if the court finds that doing so
20 is in the interest of justice, the case is dismissed, the
21 tenant did not breach the lease or the parties agreed to

1 seal the record.

2 And so those are just -- sorry, I kind of flew
3 through that, but those are just some examples of what
4 other states and localities are doing to protect renters
5 during this time period of while we're waiting to get
6 that money out, and when the moratoriums are going to
7 expire soon. So thanks so much.

8 PRESIDENT BOWERS: Tori and Rebecca and Kim,
9 thank you all so very much for that. Lot of information.
10 I'm sure we'll have some comments and questions coming
11 up.

12 I'm going to ask now, we'll switch over to John
13 Mobley from the Department. On our part of the agenda we
14 asked for the Department if there are any updates,
15 comments from the DHCD side as it relates to potential
16 uses of federal relief dollars, stimulus resources and
17 the like that they may be able to report on and/or -- and
18 any kind of potential implications they may have for
19 Trust Fund spending plans and projections.

20 So we'll let John speak. And then, again, when
21 he's done, we'll open up where John and our guests from

1 National Low Income Housing Coalition will be available
2 for any kind of working dialog for about 10 or 15
3 minutes.

4 So, John, I'll turn it over to you now.

5 MR. MOBLEY: We are still learning about what
6 it's going to take in order to get these funds, and we're
7 still learning about the distribution methods of these
8 funds at this time. And as we learn more, we'll have
9 more to say on this topic. But as of right now, we're
10 still kind of peeling back the layers of the onion on
11 this one.

12 MS. EDWARDS: Yeah. I could add a little bit
13 more. We do have -- there's an application process with
14 the Mayor's Office that we're sorting through, and each
15 agency is going to have to put in applications for
16 different projects that we are supporting as an agency.
17 So we have been working internally with the senior staff
18 to start identifying priorities, and coming up with
19 projects that we will be submitting on behalf of the
20 Agency.

21 I know that there is also separately money

1 that's specifically for affordable housing, which, I
2 think, is being handled through the Mayor's Office of
3 Human Services, I believe, and that process I'm not sure
4 yet how that is going to play out. So we are, like John
5 said, still -- my daughter is here -- still learning the
6 process, and can probably give a better update next
7 month, if we'd like to do that as an agenda item next
8 month, but that's what we have so far.

9 PRESIDENT BOWERS: Great. And I will just say
10 for the record that was Kate Edwards from the Department.
11 Thank you, Kate.

12 MS. EDWARDS: Yeah. I'm sorry. I didn't
13 introduce myself.

14 PRESIDENT BOWERS: No, not a problem. And our
15 newest intern apparently. So we appreciate her presence
16 her presence here as well.

17 John and Kate, thank you.

18 I'm going to ask Kim and Rebecca and Tori, if
19 you all don't mind kind of coming back on live and -- for
20 -- and now we'll open up to Commission Members if there
21 are any questions or comments to make either for

1 Department staff and/or for our guests from Low Income
2 Housing Coalition. So the floor is open to members of
3 the Commission.

4 COMMISSIONER HILL: I'll jump in. So thank you
5 all very much for the presentation. I really appreciate
6 it, and I know that some folks are on from our Mayor's
7 Office of Children, Family Success, which is going to be
8 -- which implements our ERA programs. And so hope to
9 continue that dialog offline if we don't do more of that
10 at the moment.

11 I think one of the challenges, I guess, we're
12 really -- let me turn to the Department for just a
13 second. I think our hope was to have some sense of where
14 the Department is looking to fund proposals with the ARPA
15 money in order to then facilitate a dialog around the
16 Trust Fund's plan for spending allocation for the next
17 fiscal year. And I don't know what the next steps are
18 there because I think it's, I think it's important
19 because it's a significant amount of money. I know that
20 nothing's finalized, nothing will be finalized by the
21 next Commission meeting, but I want to put out there that

1 we should think about how to move forward with a plan for
2 spending allocation from the Trust Fund that's somehow
3 informed by the ARPA funds. Or if folks don't think that
4 we need to understand the ARPA funds in order to have
5 that discussion, it would be good to understand that kind
6 of thinking as well. So I'll stay there for a second.

7 PRESIDENT BOWERS: Thank you, Matt.

8 John or Kate, any thoughts or feedback on that?

9 MS. EDWARDS: I think that it would be a good
10 idea to have more discussions on that, and try and
11 coordinate some. Again, we're kind of in the early
12 stages of our planning of even just putting together the
13 list of priorities, and I think, like I said, that
14 perhaps at the next Commission meeting maybe we could
15 have a deeper discussion into that, and we could be more
16 prepared to have that conversation or maybe some
17 discussions in between. But I think it does make sense
18 to coordinate, and give you a fuller picture of what
19 we're look at. I think we're just not in a place ready
20 to do it at this meeting.

21 PRESIDENT BOWERS: Got it. Thanks, Kate.

1 Other comments or questions from any members of
2 the Commission?

3 COMMISSIONER GUTHRIE: Yes. This is
4 Commissioner Guthrie. Just want to thank the panel for
5 their contribution and information that has been
6 presented. Without having to actually go to the
7 different references that you have provided, I'm just
8 wondering if you can give us a little bit of insight as
9 to how different jurisdictions are planning to hopefully
10 maybe parlay these emergency funds or the ARPA into
11 addressing the permanent, the permanent affordability
12 that a lot of these jurisdictions around the country are
13 confronting. Of course, the emergent situation is
14 definitely much, I mean, beyond worthy of priority full
15 stop, and also understanding that perpetual affordability
16 also is a huge contributor to the current situation
17 circumstance. So I just wanted to know if you could give
18 us a little bit of insight into maybe how different
19 jurisdictions are weaving those two components together.
20 Thank you.

21 MS. JOHNSON: Yeah. That's a great question.

1 And I think you kind of, you kind of hit the nail on the
2 head with your last statement of just weaving those
3 funding streams together. And I think this also kind of
4 speaks to the question that was just asked.
5 Jurisdictions, there's a big need for jurisdictions to
6 look at all of these disparate funding streams
7 holistically, and see how those funds can be woven
8 together to address those long-term housing needs and
9 long-term housing solutions.

10 So, for example, if we manage -- or this money
11 from AFPA for, say, the home program for the construction
12 of new permanently affordable housing units comes
13 through, that's ostensibly thousands of new units that
14 can come online, which is wonderful. And pairing that
15 with vouchers can help address those long-term
16 affordability issues. And with the emergency housing
17 vouchers, another thing that I think is really
18 significant is those vouchers don't expire. People who
19 receive them will be able to use them until they no
20 longer need them. And then, unfortunately, they do
21 sunset once a household is done using them. But for

1 people who do receive them, they're able to maintain that
2 voucher for as long as it's needed.

3 And so I don't know that I can point to any
4 jurisdiction specifically that I identify as doing this
5 work really well at this point, but that doesn't mean
6 that there are none or that there will not be
7 jurisdictions that come online, especially once those
8 funds from the ARPA start flowing. But really thinking
9 holistically about, like, what is allowable uses of these
10 specific streams of funding, and how can we weave those
11 together to create a really comprehensive solution to
12 state and local affordable housing crises.

13 Yeah, Rebecca and Tori, is there anything that
14 you would add or are there any examples that you can
15 think of off the top of your head?

16 MS. BOURRET: Yeah. So I would mention that I
17 think a lot of -- or some states are looking right now at
18 the fiscal recovery funds as, like, an opportunity,
19 especially because a lot of the emergency rental
20 assistance funds may not necessarily be able to go
21 towards acquisition or capital improvements. So folks

1 are seeing that as an opportunity to maybe acquisition or
2 buy some properties, and use those funds for capital
3 improvements. And so combining that with the money
4 that's coming in through rental assistance and whatnot.
5 So you have the emergency assistance, and then you also
6 have like physical structures, and that can stick around
7 for the long term.

8 From us really looking at this, they have
9 actually a lot of hotels that were no longer being used,
10 and were being used during the pandemic to house folks
11 experiencing homelessness, and a lot of folks wanted to
12 convert those hotels into more permanent structures, more
13 permanent housing, but there weren't a lot of resources
14 or funds to do that. So they're actually looking, like I
15 mentioned, for the local fiscal recovery funds to do that
16 and, actually, the governor submitting to 190 million, 99
17 million of which is going to be used for capital for
18 housing and homelessness, and then 40 million for
19 affordable housing development.

20 So that's just one example means looking also
21 to, again, use that money the local fiscal recovery money

1 to do similar long-term building. So I think that's just
2 a few examples. And then some other states are in the
3 beginning conversations about what they could use that
4 money for.

5 PRESIDENT BOWERS: Tori and others, when you
6 think about the structure of the Housing Trust Fund here,
7 and some of the state and local relief money that will
8 come down, is it possible, it sounds like, for -- that
9 some money could come to a local jurisdiction like a
10 Baltimore, who has a Trust Fund? And can some of those
11 dollars be put directly into a Trust Fund?

12 MS. JOHNSON: That's a good question,
13 especially specifically related to the state and local
14 fiscal recovery funds. Because those funds are so
15 flexible, I would imagine that that would be an allowable
16 use of those funds to put it directly into a housing
17 trust fund, but I would have to look at the guidance just
18 to make sure I'm not just saying things. And if it's not
19 there, we can also talk to Treasury about that being a
20 needed question that needs to be answered.

21 And, additionally, I wanted to post another

1 link, because that's my job, to a program that we've been
2 working on the Housing Equity Framework, and it has a lot
3 of resources for suggestions for how to weave those
4 funding streams together. I think a lot of them are
5 related to CARES Act dollars, but there always are new
6 resources coming online to that resource as well. So
7 keep an eye out for updates as funds start flowing.

8 PRESIDENT BOWERS: Got it. Thank you.

9 Matt, I saw you come off of screen.

10 COMMISSIONER HILL: Yeah. So one very specific
11 question. Just I understood correctly. So I think,
12 Tori, it might have been you saying you think you could
13 use ERA2 funding for folks who are homeless looking to
14 get back into rental housing, and pair that with some of
15 the fiscal recovery funds that could be used for capital
16 expenses; is that right?

17 MS. BOURRET: Yeah, that's correct, yes.

18 COMMISSIONER HILL: Okay. That's a cool thing
19 that I didn't realize. That's great. And then kind of
20 following along the lines of what David was saying, and
21 going back to my other previous question flash point for

1 the Department is that I think it is important that the
2 Trust Fund provides one mechanism, but there should be
3 some other mechanism even if it's not through the Trust
4 Fund process to have some element of public participation
5 and transparency. So, in other words, the use of the
6 federal funds. My point being, even if it's not --
7 before the actual decisions are already done. So, in
8 other words, I think it would be useful to have some
9 opportunity for the public to see and comment before the
10 deal is really done. And so I just advocate for that in
11 this forum.

12 PRESIDENT BOWERS: Matt, thank you. Appreciate
13 that.

14 We have a couple more minutes. Anyone else on
15 the Commission, questions, comments for the Department or
16 for our guests?

17 All right. Hearing none, again, really want to
18 thank, and as a former Board Member, we're particularly
19 proud to see folks from National Low Income Housing
20 Coalition here. So, Tori, Kim, Rebecca, again, thank you
21 all so much for all the work you do, and thank you for

1 taking time out to be with us, and sharing such great
2 information. And, Kim, I think that was you who was the
3 queen of dropping links in the chat. So we are very
4 appreciative of that. So there's plenty of information
5 there.

6 And your -- the presentation you all made, will
7 that be available? Is that kind of available for public,
8 and will be part -- can you make that part of our record
9 here that will be available?

10 MS. JOHNSON: Yeah. Please do.

11 PRESIDENT BOWERS: Great. Thank you all so
12 much. Thanks so much. Hope you all have a great
13 evening. Feel free to stick around or go back to life as
14 you know it.

15 MS. JOHNSON: Thanks so much for having us.

16 MS. BOURRET: Thank you so much. Thanks.

17 PRESIDENT BOWERS: Thank you much.

18 Great. We've come to the part I'm going to ask
19 Ebony if we have anything in the box in terms of public
20 comment? Any questions that have come in through the
21 chat or otherwise through the chat function for any

1 public comment?

2 MS. RECTOR: No, not at the moment, David, I
3 don't see any questions or comments.

4 PRESIDENT BOWERS: Okay. Great. Well, I'll --
5 just giving a heads up to the public, if anyone has
6 something. We'll move on to the other business piece,
7 and if anyone has a question, I'll revisit that in a
8 couple minutes, and place that in the chat before we
9 close out.

10 For members of the Commission, as we transition
11 into the other business portion of the agenda, one thing
12 we wanted to discuss; couple things on my end, and
13 welcome the floor to members. The Working Group, members
14 of the Working and Planning Group of the Commission,
15 please make sure to check your e-mail. We sent out
16 something not long before this meeting. We are going to
17 reschedule our planning meeting, which would have been
18 happening this Friday, our Working Group meeting. So
19 there are a couple of dates we floated. So please take a
20 look at that, and if you can, please respond by COB
21 Thursday so we can get that on the calendar and

1 rescheduled. So wanted to flag that for folks.

2 Part of what will be happening in that
3 discussion, and certainly if anyone has any top of mind
4 ideas now, but we'll be talking more in details the
5 Working Group will be -- what are we -- what will be an
6 effective piece for the conversation, and the work at our
7 next meeting. One of the things we talked about and,
8 Kate, I'll make sure that as well, we'll invite you to
9 that conversation, about how we might plan at our -- for
10 our next meeting, next public meeting, how to frame some
11 dialog that might go a little deeper based on information
12 that the City may have -- the Department may have
13 received by then. So we'll talk in our planning meeting
14 about that. So we'll make sure you get invited to that
15 as well.

16 For Commission Members, are there any other top
17 of mind ideas that are coming to mind for folks that
18 would be helpful to address as we look at our next
19 meeting topics?

20 COMMISSIONER HILL: I think, I don't want to be
21 a broken record, but with the new fiscal year starting

1 July 1st, there is the question of spending priorities
2 and the allocation plan, and the Trust Fund has a three-
3 year allocation plan, and how is that affected by the
4 different revenue that's coming in, and what will the
5 more finalized version FY 2022 look like? And, I think,
6 we talked about that's informed by the -- we wanted to be
7 informed by the federal funding plan, but there should
8 also be opportunity for the public to comment, and get
9 public input on that process.

10 So I don't know exactly now to structure this,
11 but I do think it's important to move forward given that
12 we're so close to the next fiscal year with some sort of
13 process.

14 PRESIDENT BOWERS: John, I saw you come on
15 camera. Any comment you have?

16 MR. MOBLEY: No, nothing.

17 PRESIDENT BOWERS: Okay.

18 MR. MOBLEY: Just --

19 PRESIDENT BOWERS: Came on camera. Not a
20 problem. I think, and John and Kate, would actually ask
21 you all to comment to that point. I think, the notion of

1 -- that the spending framework, as Matt alluded to,
2 covers several years, right? Is a multi-year spending
3 framework. So as we are around the corner from the
4 fiscal year, the Department's thinking in terms of the
5 allocation of Trust Fund dollars vis-à-vis the spending
6 framework that we're under now, any thoughts now in terms
7 of changes, no changes, if changes are made, how are they
8 made? Any thoughts on that at this point? And kind of
9 what the plan would be in light -- if no other actions
10 were to happen.

11 MR. MOBLEY: I think at this point we're still
12 trying to come up with a good and reasonable forecast
13 with this highly volatile revenue source. And as such,
14 we are going forward with the current plan, at least on a
15 percentage basis that is already established until a
16 better plan and more information is made available to us.

17 PRESIDENT BOWERS: Got it. Great. Thank you.

18 Any other thoughts, comments, from members of
19 the Commission?

20 Great. Ebony, anything in the public comment
21 box?

1 MS. RECTOR: Yes. We do have a question from
2 Claudia Randall. I think it was kind of answered
3 already, but she's asking do we need to renegotiate the
4 Trust Fund next year since revenue projections are lower
5 than expected?

6 PRESIDENT BOWERS: Right. I think we may have
7 covered that in the dialog so far. Anybody want to add
8 on to that in response to that question or thinking we've
9 covered that?

10 Okay.

11 COMMISSIONER HILL: What I heard John say was
12 just that, I guess, they're still trying to forecast the
13 revenue for next fiscal year, and when you have a better
14 revenue forecast, and we have some more guidance on the
15 use of the federal funds or at least the thinking on
16 that, then we return to the spending plan. Is that what
17 I'm getting?

18 PRESIDENT BOWERS: Great. Thank you.

19 Ebony, anything else in the box?

20 MS. RECTOR: Nope.

21 PRESIDENT BOWERS: Okay. Great. Let's see. I

1 think we are -- is there any update from the Department
2 on the -- we're waiting to hear from the City office
3 around folks who may have interest in the application
4 process for serving on the Commission? Any updates
5 there?

6 Stacy Freed, I saw you come off -- or up on the
7 camera. Welcome. I think you're on mute, Stacy.

8 MS. FREED: I was going to say I've been here
9 clearly just in the background. So we still haven't
10 heard anything. I've sent another e-mail to the Mayor's
11 office. I just -- just went off, and just checked today
12 as a matter of fact the City of Baltimore's boards and
13 commission website.

14 PRESIDENT BOWERS: Got it. Okay. Thank you.

15 MS. FREED: So as soon as we know something,
16 we'll make sure you all will know when we know.

17 PRESIDENT BOWERS: That's great. Thank you for
18 that.

19 Okay. I think -- and John posted the link or
20 someone posted in the chat the website link, if I saw
21 that right. Or was that e-mail? I just wanted to make

1 sure I got that right.

2 MR. MOBLEY: I think it was already posted. I
3 think -- but --

4 MS. SNOW: Yeah. Matt posted it.

5 (Simultaneous comments.)

6 MR. MOBLEY: Yeah. We'll also -- another
7 round, the link as well.

8 PRESIDENT BOWERS: Good deal. Okay.

9 Well, I think that covers it for tonight. We
10 will meet again the fourth Tuesday in June will be our
11 next meeting for the -- our next public meeting in June.
12 Let me give folks a heads up that we -- one of the things
13 we'll revisit then also is a meeting -- what our meeting
14 schedule might look like for July, August, given some of
15 the changing dynamics going on. So we'll discuss that at
16 our next meeting. So flagging that for members.

17 So with no other business, it's 7:14 p.m.
18 Again, want to thank Ebony Rector, John Mobley, Kate, and
19 all at the Department for your assistance with this
20 evening. Want to thank Matt Hill for helping us secure
21 our guests from the National Low Income Housing

1 Coalition. Appreciate them being here, and thank the
2 members of the Commission, and thank members of the
3 public for watching.

4 7:14 p.m., we are now officially adjourned.

5 (Whereupon, at 7:14 p.m., on May 25, 2021, the
6 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 MEETING

BEFORE: David Bowers, President

DATE: May 25, 2021

PLACE: (Webex)

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



Roland Thomas Bowman, III, Reporter
Free State Reporting, Inc.