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BALTIMORE CITY DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

(Webex)
Tuesday, June 23, 2020

BEFORE: DAVID BOWERS, President

MEMBERS PRESENT:

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

Reported by:
Dominico Quattrociochi

1 Guest Speakers:

2 JIM MAJORS, Assistant Commissioner, Project Finance, DHCD

3 TISHA EDWARDS, Mayor's Office of Children and Family
4 Success

5 MICHAEL BRAVERMAN, Director Baltimore City Housing and
6 Community Development

7 Also Present:

8 STACY FREED

9 STEPHANI ESTRADA

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8	coordination of Federal, State, and Local	
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10	with incomes under 50% AMI and 30% AMI	
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1 COMMISSIONER GREENE: Present.

2 PRESIDENT BOWERS: Jalal Greene is present.
3 Tisha Guthrie.

4 COMMISSIONER GUTHRIE: Present.

5 PRESIDENT BOWERS: Damien Haussling.

6 COMMISSIONER HAUSSLING: Present.

7 PRESIDENT BOWERS: Damien Haussling is present.
8 Matthew Hill.

9 COMMISSIONER HILL: Present.

10 PRESIDENT BOWERS: Matthew Hill is present.
11 Iletha Joynes.

12 COMMISSIONER JOYNES: Present.

13 PRESIDENT BOWERS: Ms. Joynes is present.
14 Ms. Vernadine Kimball.

15 COMMISSIONER KIMBALL: Present.

16 PRESIDENT BOWERS: Vernadine Kimball is
17 present.

18 Ms. Cindy Plavier-Truitt.

19 COMMISSIONER PLAVIER-TRUITT:: Present.

20 PRESIDENT BOWERS: Ms. Truitt is present.
21 Ms. Shannon Snow.

1 COMMISSIONER SNOW: Present.

2 PRESIDENT BOWERS: Ms. Snow is present.

3 Mr. Ernst Valery.

4 Okay. Mr. Ernst Valery is not present.

5 Ms. Tiara Watkins.

6 Okay, Ms. Tiara Watkins is not present.

7 PRESIDENT BOWERS: Okay. We do have a quorum
8 established, so we may proceed in official business.

9 The next item on our Agenda is the approval of
10 the May summary, the summary of the May meeting. I would
11 ask that Commission Members could take a look at that
12 summary, and if anyone has any suggestions for any
13 changes that need to be made, please look at -- I will
14 start off actually with under number 3, number 1 under
15 number 3 to the Agency updates, number 3, and then number
16 1 in the second line says this total includes -- that
17 period should be a comma, so that it reads \$8,136,080 in
18 revenue, I believe, if that's correct. So that would be
19 one proposed change to the notes.

20 I'll give Commission Members a couple of
21 minutes to take a look over the meeting summary, and then

1 at the -- and people may at any moment -- a Commission
2 Member may at any time make a motion to accept or any
3 changes that need to be made.

4 (Pause.)

5 COMMISSIONER SNOW: Motion to accept.

6 PRESIDENT BOWERS: Ms. Shannon Snow.

7 COMMISSIONER SNOW: Yeah.

8 PRESIDENT BOWERS: Ms. Shannon Snow has made a
9 motion to accept the May meeting summary. Is there a
10 second?

11 COMMISSIONER PLAVIER-TRUITT:: It's Cindy.
12 I'll second.

13 PRESIDENT BOWERS: Thank you. Ms. Cindy
14 Plavier-Truitt has seconded. The motion is seconded.

15 Is there any discussion?

16 Okay, all in favor, please indicate by saying
17 aye.

18 COMMISSION MEMBERS: Aye.

19 PRESIDENT BOWERS: All opposed, nay.

20 Any abstentions?

21 Okay. The May meeting summary with the one

1 change as noted of the period to a comma, and that item
2 will be accepted.

3 A reminder to all who may be listening, as we
4 do after every meeting, to note that once we get through
5 these meetings; eventually these -- the full minutes from
6 the meetings will be posted on the DHCD website. So
7 these are summaries that are designed to capture
8 highlights. But full minutes -- notes, excuse me, or the
9 transcripts are provided on the DHCD website.

10 Okay. Thank you. Next on our Agenda, the bulk
11 of our Agenda tonight, although certainly not the only
12 thing, would be departmental updates. I do want to make
13 a note that the Department will speak to in a little bit.
14 There was a change in the Agenda from what was sent out
15 to be tonight to what had previously been Item B
16 presentation on any adjustments being considered that may
17 be necessary to the NOFA Spending Plan -- has been
18 removed from the Agenda for tonight, and the updated
19 Agenda you will see will have a presentation on the
20 status used in coordination with federal, state and local
21 funds that could be used to assist those with incomes

1 under 50 percent AMI and 30 percent AMI. And then B will
2 be presentation on the status of new construction -
3 Rental/Preservation -- CLT NOFA and the May revenue.

4 So with that, I will turn it over to Commission
5 Member, DHCD staff member Jalal Greene.

6 Mr. Greene.

7 COMMISSIONER GREENE: Thank you, Mr. President.

8 The main function tonight for the Department is
9 the -- talk about the crisis in our communities and the
10 hardship that is brought to so many people losing their
11 jobs, are not able to pay for their rent. And
12 instability and uncertainty.

13 So the City recently received money from the
14 federal government for Coronavirus CDBG monies, which the
15 Mayor announced that we would use this additional CDBG
16 money to provide some temporary rental support caused by
17 the Coronavirus. Tonight we want to have the
18 Commissioner and Ms. Edwards come and talk about not only
19 what we are -- how we're trying to use the money to
20 address the situation but also how the Commission could
21 be supportive, particularly the homelessness prevention

1 part of the situation. Because as we set up our program
2 with the 13 million to (Telephone interference) for the
3 rent support, we may not be able to help 100 percent of
4 the people in need. And so, therefore, the homelessness
5 check in addition to (Telephone interference) so here
6 tonight we're going to ask the Commissioner to kind of
7 address this issue because we want -- we would like
8 (Telephone interference) Trust Fund support what we're
9 trying to do here particularly the homelessness
10 prevention component.

11 So with that introduction, I'd like to head
12 over to Commissioner Braverman to kind of go through some
13 of the details of what we'll be asking the Commission
14 tonight.

15 DIRECTOR BRAVERMAN: Thank you. My name is
16 Michael Braverman, and I am here with Tisha Edwards.
17 Ms. Edwards, as many of you know, the Director of Mayor's
18 Office, Children and Family Success. In that role --
19 talk a little bit about the (Telephone interference)
20 funds (Telephone interference) the larger issues that
21 Commissioner Greene brought up, and how COVID is

1 impacting (Telephone interference) what's likely to
2 happen with evictions, and how important it is to support
3 homeless prevention in a time like this. So
4 understanding how hard we all we all worked together to
5 come up with a proposed spending plan. One of the things
6 that I'm going to do is ask for a contribution from the
7 Trust Fund to the homeless prevention component of the
8 work that we'll be doing -- and myself, going forward.
9 And I understand that you worked so hard on that plan,
10 but I do believe the community project is a way that does
11 not substantially impact the goals that this Commission
12 has established in the use of those funds. And I look
13 forward to that discussion at another time.

14 Today, the question is building a program
15 (Telephone interference) so let me start by saying that
16 we have spent some time at the Department discussing the
17 challenges -- advocate partners, partners, Mayor's Office
18 of Homeless Services, community services -- industries
19 representatives across the spectrum of the industry, and
20 (Telephone interference) put together what we think is
21 likely to happen, and how best we can use funds.

1 So if you would all permit to turn to the
2 PowerPoint, I'm going to just show a couple of slides, if
3 I can. I'm going to see if that doesn't work. Doesn't
4 work the way I thought it would. Let's see.

5 MS. ESTRADA: You should go to file at the top.
6 It's a tool bar at the top for you. It says file. It
7 should allow -- oh, I'm sorry, not file. Share. Go to
8 share.

9 DIRECTOR BRAVERMAN: I'm there. I'm looking
10 for the -- forgive me, folks, having a little trouble
11 finding the file. I think I can talk my way through this
12 without a problem. Yeah. I don't see --

13 MS. ESTRADA: Do you want to send it to one of
14 us, me or Ebony Rector? Because we can upload it too.

15 DIRECTOR BRAVERMAN: Yeah. Stephanie, let me
16 do that. I'm so sorry. It's just that, I'm not -- I'm
17 used to using either Zoom or -- I know how to access
18 file.

19 MS. ESTRADA: Yeah, Webex is complicated.

20 DIRECTOR BRAVERMAN: All right. I've sent it
21 to Stephanie.

1 MS. ESTRADA: Okay.

2 DIRECTOR BRAVERMAN: Stephanie, I've sent it to
3 you.

4 MS. ESTRADA: Okay.

5 DIRECTOR BRAVERMAN: Get it up in a minute. I
6 would have the slide up in front of me, which essentially
7 establishes that we typically see a delinquency --
8 roughly in -- we have had some extraordinary benefits in
9 terms of supplemental unemployment insurance and checks
10 that have been sent to many of our residents in the City.
11 So in spite of the help that we're getting to the City of
12 Baltimore, there's no way around the fact that -- many of
13 our families are 50 percent below AMI are residing in --
14 the delinquency rate two or three times. So, clearly,
15 there's a need -- asked about, the City of Baltimore with
16 the permission of Mayor Young, -- 2.1 million is
17 providing temporary rent support for -- 50 percent below
18 AMI for a three-month period -- but the point is that --
19 be allocating that money for homeless -- 100 percent of
20 it is going to go to -- understanding that we have
21 thousands of households with that amount of -- confident

1 when we look at the numbers -- this -- Stephanie, thank
2 you. This is somewhat -- this is essentially show where
3 we think delinquencies would be but for the federal
4 assistance. They are still -- so that's -- so we feel
5 very comfortable there's a strong need demonstrated --
6 certainly what everyone in the room knows and certainly
7 what the data is showing.

8 I also wanted to just open -- I always open by
9 thanking all of you Commissioners for the volunteer work
10 that you're doing to support residents in the City with
11 affordable housing and homeless prevention -- as well
12 AMI. And I neglected to start with that. Thank you to
13 all of you. I know how much time you put into this, and
14 how -- wanted to thank you and President Bowers for the
15 work that you're doing.

16 On the next slide, this is -- Stephanie -- --
17 we estimated it would be five times the -- but for the
18 intervention. So the actual numbers, the on time you're
19 looking at. The gray line is where we projected would be
20 without the federal program. So what we're proposing is
21 temporary rent support program of one year, and a

1 homeless prevention program for the other.

2 Ms. Edwards -- the homeless prevention program --
3 dedicated the 13.1 on the temporary rent support side.
4 We're asking the Commission to consider a \$2.75 million
5 investment in these emergency times for homeless
6 prevention for many of the tenants, that we will not be
7 able to -- we will simply not to -- everybody.

8 There are some restrictions clearly on the
9 federal money. It has to be a COVID impact, and it has
10 to have maximum of -- will have to be current on March's
11 rent. And so the people have to meet that category, and
12 they will -- they'll need additional assistance.

13 We will need landlord cooperation -- provided
14 licensed dwelling it has been the reason why there's
15 going to be -- we will not be able to reach everybody
16 with this program. That will not be possible. So
17 evictions will go up in this environment, and we need to
18 be able to support tenants who are going through that
19 process.

20 So on the temporary rent support side, those
21 who experience a substantial impact of income as a result

1 of COVID, -- in the program to honestly pick households
2 50 percent below AMI, assisting households other aspects
3 of the CARES Act assistance, again the three-month
4 maximum within the April, May and June.

5 And on the homeless prevention side, again, 50
6 percent below the AMI could cover the situations we
7 talked about. We're also dedicating 600,000 of that --
8 money to legal services, and that's incredibly important
9 product of getting financial services that they need.
10 And, of course, reducing cost as well --

11 Stephanie, if we could -- and, again, -- back
12 rent or relocation, either way -- this gives you a sense
13 of what we're looking at with numbers at the moment. So
14 that -- we have asked -- contribution to this effort. We
15 feel reasonably confident at this juncture we may have
16 some help, but not the full extent we'd like to see at
17 this moment, but we have some confidence that we will --
18 and then there's additional -- to get a \$16 million
19 dollar --

20 On the homeless prevention side, Tisha Edwards
21 and her team have been extraordinary. We are looking at,

1 Tisha is looking, I'll run through this quickly -- money
2 for legal services, and then I think Ms. Edwards was
3 confident that we might be able to distribute -- it still
4 leaves a -- million gap. In our estimation of what costs
5 would look like -- it's always been necessary to have a
6 more robust homeless prevention aspect of -- prevention.
7 And this is a real opportunity. We are very fortunate
8 that -- but that is for people -- talk about how the
9 Spending Plan cannot be substantially impacted and --
10 still be able to do a contribution like this because of
11 this emergency at this time it is most critical to the
12 homeless prevention community. Just numerous slides that
13 -- this is just, again, this is -- it's very hard to
14 handicap this to say what is going to happen with
15 evictions. So I'd ask you to look at the slide more in
16 terms of timing, right. We know -- eviction numbers
17 would be monthly for folks at 50 percent or less of AMI.
18 The substantial and largest part of the numbers of
19 evictions that we know. We know that it stopped in mid-
20 March, and that there have been no evictions in April,
21 May and June. We know the time is going to start up

1 again 'till the end of July. And all of the backlogs,
2 evictions that are already in the system, and all the
3 failures to pay rent that will be adjudicated in the
4 court system -- without a doubt an extraordinary spike in
5 the early fall. And that's what we are preparing for the
6 homeless prevention.

7 So temporary rent assist side, we'd like to
8 launch that program in July. Still to be worked out. And
9 -- the month of July. And in that case, many families
10 who are concerned and anxious -- in the homeless
11 community. So that's the very short version -- details
12 what are we doing with either the zoom -- and I thought I
13 would take this time to say -- answer that question, and
14 put it in the context of the larger program -- for
15 contribution towards the homeless prevention component of
16 this in this emergency.

17 So with that said, Tisha, I don't know what you
18 would like to add, but please feel free.

19 MS. EDWARDS: Thank you, Michael, and thank you
20 Commission for having brought me and Michael here today
21 to talk to you about this very pressing matter for our

1 city.

2 I think the first thing I would like to just
3 offer is that I think it's important for the Commission
4 to know the kind of program implementation of this would
5 rest heavily with the CAP centers. We have five CAP
6 centers currently located across the city. We have
7 experience executing an eviction prevention rental
8 assistance program. We received very modest funding in
9 previous years from the State through the Mayor's Office
10 of Homelessness. So we do have experience in
11 infrastructure.

12 We have about 60 employees that we would be
13 able to leverage in this program. So the cost that
14 Michael has shared with the Commission are costs and
15 resources that go directly to families. We would
16 leverage our existing staff, and our existing
17 infrastructure to really minimize any overhead of the
18 program so that we can take these very limited resources,
19 and get them directly to families.

20 So I think it's important. I think Michael has
21 done a great job of laying out the resources that we need

1 for this purposeful challenge that our city is going to
2 face. And, Michael and his team at DHCD have done a
3 wonderful job of thinking creatively how to use existing
4 resources, bundling resources across agencies to support
5 this effort, the allocation of money coming from DHCD,
6 money coming from the Mayor's Office of Homeless
7 Services, and there's money coming from the Mayor's
8 Office of Children and Family Success through our CAP
9 centers. So we have worked hard to bring forth every
10 available resource that we have available to us in money
11 and in people to try to address this need.

12 So I just wanted to offer that as additional
13 context to Michael's comments. Thank you.

14 PRESIDENT BOWERS: Thank you, Director
15 Braverman. Thank you, Ms. Edwards. We appreciate it.
16 This is David Bowers.

17 Are there others from the Department, who have
18 some updates, comments, any explanation before we open
19 up? And I know there's another item related to a NOFA.
20 But before, anything else related to this -- we'll move
21 on?

1 Okay. Why don't we move -- and, again, I'm
2 going to -- we're going to let the Department do kind of
3 all the updates, and then we'll open up for discussion on
4 all of the above. I think there is a status -- a
5 presentation on the status of the new construction money
6 for preservation of existing rental, CLT NOFA, the May
7 Revenue Report, which is Item B on the Agenda. We'll do
8 that in both of those, and then open up for discussion on
9 all of what we've heard from the Department.

10 So let the Department representative, who is
11 going to speak to Item B, go ahead.

12 MR. MOBLEY: I think that's me. -- and we'll be
13 ready to go.

14 PRESIDENT BOWERS: And as you are speaking,
15 whatever representative is speaking or Commission
16 Members, as we get into the dialog and the Q&A, if folks
17 can identify themselves just so -- Mr. Mobley.

18 MR. MOBLEY: Hello, Commission Members and
19 citizens of Baltimore. My name is Johnny Mobley, Junior.
20 I am the new Affordable Trust Fund manager for the City
21 of Baltimore, Department of Housing and Community

1 Development. I currently report to -- financial
2 operations input on the Affordable Housing Trust Fund.
3 Next slide. So if you'll click that. Revenue collected
4 in May 2020, \$325,214. Revenue collections to date for
5 the Affordable Housing Trust Fund starts with Fiscal Year
6 2019, \$2 million deposit from the agency. Fiscal Year
7 '20, \$2 million contribution from the agency as well.
8 And the -- for tax revenue collected \$6.48 million.

9 So the total revenue collected through May 2020
10 of \$12,478,288.

11 Next slide. A few items outstanding. One, the
12 new construction preservation of existing -- housing NOFA
13 was posted on the website June 8, 2020. You had a Pre-
14 Proposal Conference that was held on Monday, June 22,
15 2020. Approximately 35 to 50 people were on the call
16 where Jim Majors answered questions and reviewed --
17 additional questions are due for this NOFA by June 26,
18 2020. And applications for this NOFA are due on July 31,
19 2020.

20 Next up, we'll talk about Community Land Trust
21 -- that is outstanding, and the Community Land Trust

1 single-family home ownership -- done by Stacy Freed.

2 MS. FREED: Good evening, everyone. -- I'm
3 Stacy Freed, I'm from the Department of Housing and
4 Community Development. Thank you all -- on April 3rd the
5 Department -- of Professional Services -- Community Land
6 Trust -- received one submission -- the review panel.
7 The review panel reviewed the proposal. They are --
8 without any further conversation with the applicant -- by
9 the end of this -- we expect to have -- draft NOFA --
10 single-family homes -- posted for an approximately 15-
11 day, 15- to 20-day public comments -- written responses
12 will be due to the Department in July, it is our hope,
13 everything going well, that -- end of July..

14 I can answer any questions, if there are any.

15 PRESIDENT BOWERS: Great. Thank you, Ms.
16 Freed.

17 Thank you, Mr. Mobley.

18 Is there any -- before we open up to questions,
19 comments from Commission Members, can we just ask from
20 the Department's standpoint for the Department Update
21 portion of the Agenda, is there anything else on sort of

1 the formal presentation --

2 Okay. So let me open up to my fellow
3 Commission Members now. We've got a chunk of time here
4 in the Agenda for any questions, any comments, any
5 issues, suggestions that people may have to what was
6 presented by the Department.

7 Let me kick off with the first question, and
8 then folks can open up. Once you do open up, take
9 yourself off mute. Mr. Braverman and others from the
10 Department, I was curious. The City Code -- the Rent
11 Support Program requires the Senate to pay the March rent
12 to be eligible for the April 1 assistance if you lose
13 your income from COVID-related issues prior to April you
14 would reach the criteria for federal support -- so just
15 wondering if you all can explain why someone have had to
16 been paid up through the end of March?

17 DIRECTOR BRAVERMAN: This is Mike Braverman --
18 not eligible for -- which expired at the end of March.
19 So that money is for those who are -- had COVID impact
20 from late March -- and was for a maximum of three months.
21 That's why -- Homeless Prevention Act might turn out to

1 be a -- subsidy in terms of involving -- on the homeless
2 prevention side -- that's why we're looking to --

3 PRESIDENT BOWERS: Thank you.

4 Other Commission Members, questions, comments,
5 suggestions?

6 COMMISSIONER GUTHRIE: Yes. Hi, this is Tisha
7 Guthrie. I have a question that would be pertaining to
8 use of -- trust fund-- for the prevention of the homeless
9 -- what I'm wondering is if our -- the revenue for the
10 Affordable Housing Trust Fund -- tax revenues period
11 where -- how we -- do we have to plan a foreseeable
12 decrease in our funding?

13 DIRECTOR BRAVERMAN: I have some thoughts. I
14 am not -- plan with the understanding that -- what is it
15 based on? Clearly, we have been tracking the deposits in
16 the account that have fallen short of projections. And
17 then we're looking at challenges to the economy that
18 actually won't cover -- and so some adjustments I think
19 will be made without losing substantial focus the
20 Commission has based on their original allocations -- but
21 I think that there's a path forward there, and I know

1 that the first time -- talked with, and I've looked to
2 pursue that path and come back with a proposal --
3 spending plan to accommodate both the changes in revenue
4 and additional activity that --

5 PRESIDENT BOWERS: Thank you. Other -- and we
6 will talk about next concerns with -- I think our Trust -
7 - why don't we skip to that now. Our Trust Fund
8 Commission -- there is a Work Group, and I'm saying this
9 -- intended for the members as much as public as well.
10 So there is a working group that has been effective at
11 meeting at times with the Department, a kind of a subset
12 of the full Commission. And it seems like between now
13 and actually the end of July there could be two items on
14 the agenda for that subgroup to meet with the Department
15 back on. One would be the frame -- the spending needs
16 that the Director just talked about. And, also, a second
17 item could be looking at the responses to the CLT
18 comments in the same way we've done, I think, for the
19 comments that have come in for the other NOFAs that came
20 through. So, perhaps, those could be two items that
21 could be -- that we'll work with coming up.

1 But thoughts, questions, comments, suggestions,
2 concerns from Commission Members, again, on anything that
3 the Department has brought up?

4 COMMISSIONER HILL: Yes. Hi. This is Matt
5 Hill. Just first to echo that point, I think it's really
6 important, that Tisha Guthrie raised, which is that the
7 original -- projections from the Department of Finance
8 were \$13 a year to come from the surtax. And that was
9 based on three years worth of data. And even before
10 COVID hit, our collections from the surtax were nowhere
11 near 13 million for a full fiscal year. They were closer
12 to 8 or 9, 10, perhaps, if we were lucky. And,
13 obviously, COVID has taken that down even much further.

14 So I'm really concerned about that. I think we
15 need to understand, A, I'm concerned about the surtax is
16 administered by the Department of Finance. I realize the
17 Department of Finance came and presented to us a few
18 months ago. But I want to know the details. Because
19 there have been allegations that companies are
20 essentially taking advantage of some sort of loophole in
21 the current law, and I want to understand exactly how the

1 Department of Finance is processing this surtax. Because
2 their calculation that they provided to us on multiple
3 occasions, it's just way off. And it's having a
4 detrimental impact on the Fund's ability to do what was
5 promised.

6 So I'd like to propose for the next Affordable
7 Housing Trust Fund meeting that we invite the Department
8 of Finance to come back, and really walk us through this
9 step-by-step when they received the recreation and the
10 transfer deeds and the other documents for recording, and
11 how that assessment is made. Because that is still --
12 that may be a concern.

13 Coming back to the eviction prevention and
14 rental assistance, homelessness prevention program, I
15 just want to say I really appreciate the work that the
16 Department has done, and the subgroups have done. I
17 think it's a really exciting program. I know that it's
18 been in the works for awhile, and a lot of thoughts gone
19 into the program. I appreciate the point that
20 Ms. Edwards made that it's going to be leveraging this --
21 staffing at both agencies. So that they're not spending

1 a lot of this money to staff up. Apparently, the
2 staffing is in place, which means that all this money can
3 go for what will be an overwhelming need. And so we
4 should be clear that this amount of money is not going to
5 meet the needs that we've all identified in the wake of
6 COVID-19 because there are so many folks that are out of
7 work, who are not getting unemployment benefits, and who
8 are -- maybe they're getting unemployment benefits, but
9 they're not sufficient to cover the rent. And so I'm
10 excited about the program. I think it's important, and
11 I'm glad that so much -- has gone into it.

12 I will say that my own experience within
13 eviction prevention programs is that the devil is always
14 in the details. And, at least in my -- so my experience
15 is with clients who are facing eviction and desperately
16 trying to get rental assistance, and I just hope that in
17 every way possible, the Department and Ms. Edwards' staff
18 can work to reduce some of the barriers, kind of the
19 administrative documentation, verification barriers that
20 folks often encounter. In the past, this has been a
21 major obstacle for my clients to obtain rental assistance

1 and eviction prevention.

2 And, so, for instance, I think it's going to be
3 even more of a challenge, right, in a COVID-19 world.
4 Because I'm assuming that a lot of these applications are
5 going to be received online, and maybe if you all don't
6 mind -- if you could talk just briefly to how you see
7 these application processes working when you do have this
8 COVID-19 -- the Community Action Centers are great, but
9 what's their role when you're -- when you are not -- when
10 you're limited, I guess, I assume, in terms of how much
11 face-to-face contact you're going to have with folks?

12 MS. EDWARDS: Thank you for asking that
13 question. This is Tisha Edwards. And you are exactly
14 right, the devil is in the details, and that's where I
15 like to work because that's where things tend to -- where
16 you can sometimes have confusion, and not always a
17 meeting of the minds.

18 But two points to -- I guess, three, into how
19 we see our ability to be able to meet this challenge.
20 The first thing that you should know is at our CAP
21 centers, we annually process 23,000 energy assistance

1 applications every year for low income families. So we
2 have infrastructure. We have capacity. And we have a
3 proven track record of being able to get documentation
4 that is required for energy assistance, and do that with
5 the City's water assistance program.

6 So we don't want people to struggle to get the
7 documentation that they need in order to meet eligibility
8 requirements for these types of programs. And we have
9 implemented an eviction assistance or homeless assistance
10 program in the past. Very small; much smaller scale.
11 But we have experience doing this.

12 In terms of your question about the COVID, how
13 do we do this kind of -- work in the COVID environment?
14 Our staff has been teleworking for about six to seven
15 weeks now. We are going to be calling everyone back to
16 the office the first week of July. And we are going to
17 do three things. One, we have our online option, which
18 is a great option for individuals. And we've had some
19 success with that. But, as you know, many of these
20 families don't have access to scanners and copying and
21 those kinds of things. So we will also have a call

1 center. We'll work with individuals over the phone, and
2 do applications online. And we're also implementing what
3 we call a Senior Center. They're similar like when you
4 go to the MBA and you make an appointment to drop off
5 your documents so that we can control the flow of
6 individuals in our center. So we should be able to
7 provide in-person by appointment, through the call
8 center, and drop boxes outside of the call -- outside of
9 the CAP centers for individuals who cannot access online
10 capability.

11 So we feel pretty strong that through online,
12 call center, drop box, and by appointment engagements we
13 think that we should be able to meet the full spectrum of
14 needs for individuals that are going to need our
15 assistance. So we are prepared for that. We have the
16 technology. We have the training. We have the call --
17 implemented. And, like I said, these are all resources
18 we are taking out of our agency, and would not cost the
19 program anything with that infrastructure in place.

20 COMMISSIONER HILL: Thank you. That was
21 helpful. I think to the extent -- I understand that part

1 of the -- homeless prevention side will be funded with
2 federal resources. They have certain restrictions and
3 requirements. I would just -- with respect to the
4 Affordable Housing Trust Fund money, there obviously are
5 much -- many fewer restrictions in place around what kind
6 of documents are necessary or what verifications. At
7 least that's my understanding.

8 So I would urge the Community Action Centers to
9 minimize those documentation and verification
10 requirements as much as possible with this money simply
11 because of for that reason.

12 And a little bit of follow-up on that. Am I
13 correct that no one is going to be required to document
14 their immigration status for either program? Is that --

15 MS. EDWARDS: Mike, do you want to talk about
16 that? Mr. Braverman. I'm sorry to call you Mike on
17 Facebook -- do you want to talk about that?

18 DIRECTOR BRAVERMAN: Yeah. I can say that we
19 are not looking at immigration status. That is not
20 relevant.

21 COMMISSIONER HILL: Thank you.

1 PRESIDENT BOWERS: Matt, did you have any other
2 questions, issues or comments?

3 COMMISSIONER HILL: No, I think that's good for
4 me.

5 PRESIDENT BOWERS: Any other Commissioners,
6 comments, questions, suggestions, issues, concerns?

7 COMMISSIONER SNOW: Yeah. This is Shannon
8 Snow, and I'd just like to echo Matt's comments. Just
9 being really appreciative of all the work that the
10 Department and the Mayor's Office of Homeless Services is
11 really great. You can see kind of that cross department
12 collaboration and combined with the funding. It's really
13 great to see this. So thanks for your work on that. And
14 I was happy to see the priority on this.

15 PRESIDENT BOWERS: Thank you, Ms. Snow.

16 Any other comments, questions, issues from
17 Members of the Commission?

18 Director Braverman and others from the
19 Department, I think one last question from me, and
20 Ms. Edwards maybe. Have there been any conversations
21 either the City being approached by or the City

1 approaching any private sector philanthropy about
2 potentially being able use the public dollars to leverage
3 private dollars maybe to help close the gap or just to
4 stretch the money in any way? Is there any sort of
5 coordination with any private fundraising philanthropic
6 fundraising that either already is going on or that could
7 potentially be chattelized by this investment of various
8 public dollars?

9 DIRECTOR BRAVERMAN: -- we are intending to --
10 stakeholders late this week and early next week.
11 Foundations are on our list. So I would say, yes, we
12 intend to ask for support from these foundations. At the
13 time, I need to say, give a shout-out, and I'm sorry I
14 overlooked it to the -- foundation because very early on
15 in this, it became clear that it's a sort of a very large
16 undertaking to put together a program -- \$25 million
17 program by our definition -- and the -- Foundation
18 offered and brought in a -- to assist us all in putting
19 this together. So it's an amazing -- extraordinary help
20 thus far. But I would say yes to your question that we
21 intend do another tour, and ask for much more substantial

1 private sector.

2 PRESIDENT BOWERS: And to that point, before
3 anyone who may be listening or hearing this is in that
4 role, is there a kind of preview of when sitting
5 officials and potentially think about what private
6 dollars could that be utilized for kind of for eco system
7 of funds that are flowing. Is it on one side or the
8 other? Is it both? Is it paying for staff? Is it
9 paying for direct assistance? What is it that might be
10 most helpful so that anyone in private philanthropy who
11 may hear this can start maybe wrapping their head around
12 it?

13 I think you're on mute, Director Braverman.

14 DIRECTOR BRAVERMAN: Were you directing that to
15 me? I'm sorry. I had no idea you were directing that to
16 me. I thought you were asking the Commission Members.
17 Would you -- do you mind repeating the question?

18 PRESIDENT BOWERS: Sure. As you make your
19 rounds to private philanthropy about potential investment
20 of dollars from that side, as a preview, what would be
21 most helpful, some of the more helpful uses of the

1 private philanthropy? So if anyone in philanthropy is
2 listening to this and thinking about might they get
3 involved, in this -- could their dollars be best spent on
4 the homeless provision side or on the rental assistance
5 side for things like paying for staff or for direct
6 actual rent relief? What are some things that you're
7 thinking could be the best use of --

8 MR. BRAVERMAN: -- I think it's -- I'm thinking
9 more in terms of ancillary -- and I know foundations do
10 support eviction prevention work and homeless prevention
11 work -- ancillary role would be incredibly important for
12 our foundation partners to supplement right now. And
13 especially assisting them with outreach and perhaps some
14 additional legal services because legal services are
15 critical a component of this. So it's outreach. It's
16 supporting the organizations that play roles all
17 throughout this operation, and legal services are the
18 things that really come to mind off the top of my head,
19 but it's all of that. And forgive me if you have
20 something to add, -- let me know --

21 MS. EDWARDS: No, I agree. I agree with you.

1 I think we have the staff covered for the most part. I
2 think the big gap is, as Commissioner Braverman has said,
3 even with dollars that we're all pulling together, there
4 is still a gap in funding that is going to be needed to
5 provide the subsidy that these families are going to
6 need. And I also do think the outreach -- we want to
7 make sure that families know that these resources are
8 available to them, and that there is a means to getting
9 access to them. And so figuring out what the outreach
10 campaign is so that families raise their hands so that
11 other nonprofits who are working with these families,
12 seeing these families, hearing from these families know
13 that the Fund exists so that we don't have a situation
14 where we have resources that people are not fully
15 utilizing.

16 So I'm -- the thing that I'm thinking a lot
17 about right now is what kind of campaign we need to have
18 to make sure that every family who is in this unfortunate
19 situation knows where to go, and can go there with ease I
20 think is something beyond the gap. Absolutely, we know
21 we have this gap that we're trying to fill, but on the

1 operational side, I think the campaign and the outreach
2 and the legal services that Commissioner Braverman
3 mentioned are the three places where I think more
4 resources from the private sector would be helpful.

5 PRESIDENT BOWERS: Thank you, Ms. Edwards.

6 Thank you, Director Braverman.

7 I want to ask another question kind of in this
8 phase, and these are not leading questions. I'm just
9 trying to brainstorm or whatever as the Commission is
10 meeting. Could there be any use of Trust Fund dollars to
11 leverage private dollars, and were not? Is there any
12 sort of guarantying of funds, securitizing of funds? Is
13 there any way that the public dollars could leverage
14 private dollars come into the mix or is it -- or not?
15 Just because it's this great subsidy that's needed and
16 just kind of --

17 DIRECTOR BRAVERMAN: I love brainstorming with
18 you, President Bowers. I think that the great
19 contribution that we're asking for, I don't know the
20 answer off the top of my head about how best to use that
21 leverage in private sectors. Something that we should

1 really give some thought some to.

2 PRESIDENT BOWERS: So thank you.

3 Now, I would invite -- and then we'll move on
4 to the next item in the Agenda unless there's other
5 comments. But would invite Commission Members to the
6 extent any of us have any sort of relationship in the
7 philanthropic world to encourage them, right, to really
8 be in dialog with the Department and other government
9 officials here about how to bring more dollars into this
10 place of urgent need of residents of the City that we
11 know will likely grow, unfortunately. And so there has
12 been investment, obviously. There's some public houses
13 here, and trying to find more. But to the extent that
14 particularly in this environment of conversations around
15 racial equity, and on racial equity gaps, around who is
16 disproportionately suffering and kind of catching hell.
17 There was an opportunity here for I think our friends in
18 philanthropy to do more. We're going to have a little
19 conversation coming up next around how to try to
20 encourage the State to do more.

21 So I think that to the extent that any folks

1 may have relationships in philanthropy or anyone in
2 philanthropy may be hearing this, we hope that folks will
3 see that there's an infrastructure, and that Ms. Edwards
4 talked about existing, which -- they're public dollars,
5 federal -- benefit put into this. And so from the
6 Commission's standpoint it's been -- to think about the
7 housing needs of very low, extremely low income Baltimore
8 residents. We would encourage folks to think about how
9 to leverage.

10 COMMISSIONER HAUSSLING: This is Damien
11 Haussling. I have just a quick mention -- but I -- some
12 of you know I'm -- a lot of things that I'm trying to do.
13 What I'm getting -- trying to get people to give me money
14 is I am bringing up this current climate right now. And
15 so hopefully that can help a bit on these. I don't know
16 if I'm going to be able to -- I'm new to the fundraising.
17 I'm not a very great person to ask for money. But maybe
18 that will help.

19 PRESIDENT BOWERS: Thank you very much,
20 Commissioner Haussling. I appreciate that.

21 We will move now to our next item on the Agenda

1 in terms of consideration of a resolution or something
2 thereof. As we get ready to do that, let me signal to
3 the public, who may be listening, there is a portion on
4 our agenda for public comment. And the way we do this is
5 actually through the -- chat function here. And so we
6 would invite folks, if you have tons of questions from
7 the public that you may -- you want to start submitting
8 them so they're in a queue, and we'll try to get to
9 several of them, if they come through while we deal with
10 this next item on the agenda. Feel free to start
11 submitting things that you may have.

12 So I'm actually going to ask Commissioner Hill,
13 turn it over to him, I think for -- to help lead us in
14 the next item of discussion.

15 COMMISSIONER HILL: Sure. Thanks, David.

16 So the next item is a resolution calling on the
17 Governor to provide more resources for this important
18 work around rental assistance and eviction prevention and
19 homelessness prevention. I sent around some draft
20 language. Actually, excuse me, President Bowers sent
21 around the draft language because I've been out for

1 awhile. And originally I think the concern was that the
2 program that Ms. Edwards and Commissioner Braverman laid
3 out is great, and it's a good use of the existing funds
4 that we have. But it's not sufficient. It's just not.
5 When we're talking about 30, 40 thousand households, who
6 are affected by COVID-19, and I know I've got clients,
7 who are still waiting for that unemployment application
8 to get processed, and they're getting denied. And so we
9 know that we're facing a crisis of eviction unlike
10 anything we've seen. And that as good as this program
11 is, it's not going to be sufficient.

12 And so we know too that the State has \$1.3
13 billion in Coronavirus relief funds. That was a billion
14 with a 'b'. And there is no plan, no transparency, and
15 no accountability for how that money is going to be
16 spent. This is federal money through the CARES Act that
17 comes through the State of Maryland, and there's just
18 simply nothing from the Governor yet, even though they've
19 had this for awhile, in terms of how that money's been
20 spent.

21 Other states in our region and throughout the

1 country, over 16 have already planned and begun
2 implementing to use at least part of that money or
3 similar funds for rental assistance, for eviction
4 prevention, for homelessness prevention. In fact,
5 Pennsylvania has already enacted a plan giving those
6 funds in large part of 175 million for that very purpose.

7 And so we need to raise this issue with the
8 Governor. Now, after I sent over that draft resolution,
9 the City Council in its infinite wisdom, thank you -- I
10 believe we have -- Council Members here tonight.
11 Councilman Dorsey is still here. Thank you to the
12 Council for raising this issue up. For calling on the
13 Governor to do exactly that, to expend and expand the
14 eviction moratorium so the eviction moratorium set to --
15 the Court of Appeals one, is set to expire on July 25th.

16 The Governor's moratorium is not -- doesn't
17 have an expiration yet -- date yet. But it's very
18 narrow. It only applies in very limited circumstances.

19 So Governor Hogan, in my opinion, needs to
20 extend and expand that eviction moratorium, and then
21 allocate a significant portion of that \$1.3 billion

1 Coronavirus Relief Fund toward eviction prevention,
2 toward rental assistance. We've suggested 175 million
3 based on some data we received from the National League
4 of Cities.

5 Now, again, so the City Council -- and I'll get
6 the resolution number here for you, and I'm happy to send
7 that around. It's Resolution 20-0332R. Already laid out
8 all of this information, and urges the Governor to act.
9 At this point because the City Council has already
10 adopted this resolution and sent it to the Governor, I
11 think the best way for us to proceed is I'm told if we
12 were to do some sort of resolution or adopt something
13 that would normally go through the Governor, it would
14 have to go to the Mayor first. And so time is of the
15 essence here, and we need to get something moving. I
16 suggest that we just -- I move that we -- kind of adopt,
17 approve and adopt the City Council's resolution, which
18 has the exact same demand that I had sent out to you all
19 or that President Bowers has sent out last -- late last
20 week, early this week.

21 PRESIDENT BOWERS: Let me ask if -- okay.

1 Matt, one question on this. This is David Bowers. In
2 your moving of this, is it to -- you said approve what
3 the Council's done. Would it be accurate to say the
4 request would be to have the Commission state publicly
5 that it affirms and supports the resolution that was
6 adopted by the Council? Or is that -- you're the lawyer.
7 I want to make sure we've got the right language in terms
8 of what's -- yeah, I think you're still on mute.

9 COMMISSIONER HILL: No. I'm in unchartered
10 waters in terms of what the Commission has to approve or
11 affirm or adopt -- that essentially that we affirm, that
12 the Commission affirms, and votes in favor of the City
13 Council's resolution, and adopts that as our own.

14 PRESIDENT BOWERS: Okay. Great. Thank you.
15 Now, is there any -- it's been moved. Is there a second
16 on that or any --

17 COMMISSIONER JOYNES: Second.

18 PRESIDENT BOWERS: I think I saw Ms. Joynes.
19 Ms. Joynes, was that you who seconded?

20 COMMISSIONER JOYNES: Yes.

21 PRESIDENT BOWERS: Okay. So it's been moved,

1 and it's been seconded to have the Commission affirm and
2 support the resolution that the Council had adopted that
3 Matt referred to in his comments.

4 Discussion? Is there any discussion on this?

5 Okay. Hearing no discussion, it has been moved
6 and properly seconded. All in favor should indicate by
7 saying aye.

8 COMMISSION MEMBERS: Aye.

9 PRESIDENT BOWERS: Any opposed can state nay.

10 No. Okay, no Nays.

11 Any abstentions?

12 Okay. It has been approved then by the
13 Commission.

14 Thank you, Commissioner Hill. Appreciate that.

15 Thank you, Commission Members.

16 So that will be on the public record.

17 Now, moving forward in our Agenda, we are now
18 at the point of public comments. The public comments,
19 again, in the chat box. And I do not see any comments so
20 far, but let me say it again. We'll actually go to other
21 business, and if any questions come in, again, so anyone

1 who is in the public, who would like to make a comment or
2 ask a question, you can use the chat function, and submit
3 questions there.

4 There was a question earlier, I believe, from
5 Councilmember Guthrie about whether Finance was to
6 present tonight. And so they had not been invited to
7 present tonight, but there was an update presented to
8 Commission Members from the Department in terms of a
9 spreadsheet on the transactions. And when we get to
10 other business in terms of the next meeting, we'll talk
11 with -- or request to have Finance at our next meeting
12 actually in a more formal way.

13 So here we go. So why don't we -- again I'll
14 give people -- yes. And so let me ask -- let me ask
15 Director Braverman and Ms. Edwards for you all attending
16 tonight. I think you all may need to step out. And so
17 we thank you very much for attending, and for the work
18 you've done behind the scenes even important working with
19 a number of various stakeholders public and private to
20 get to the point where you've gotten to. And we'll look
21 forward to engaging with you all in various capacities

1 going forward. So thank you both.

2 Next on our Agenda, let me skip down into other
3 business, financial disclosures.

4 I believe Ms. Estrada may have an update for us
5 on that.

6 MS. ESTRADA: Yes. As for 2019 financial
7 disclosures, they are due by July 15th. I sent you all
8 an e-mail on June 4th with the link to the forms. And
9 because they're doing updates to their system, you need
10 to print that form out and mail it back. That's going to
11 go to the Baltimore City Ethics Board. That's 100 North
12 Holliday Street, Room 66, Baltimore, Maryland, 21202.
13 But on the form it should have that information. And if
14 you haven't done it -- if you did do it before March
15 15th, you can actually check that on the website, and it
16 will show you that they received it. If it's done after
17 March 15th, it won't interfere, and they'll start
18 processing after July 15th.

19 If you did it, if you know that you did it,
20 then you should be fine.

21 PRESIDENT BOWERS: Thank you, Ms. Estrada. I

1 appreciate that.

2 Yes, Ms. Joynes.

3 COMMISSIONER JOYNES: Yeah. This is Iletha. I
4 just have a quick question to piggyback off of that. I
5 know we were supposed to have an ethics training. What
6 is the status of that now?

7 MS. ESTRADA: So we just, we just -- so because
8 of the COVID and no one is in the office, it's been
9 delayed until further notice. Yeah.

10 PRESIDENT BOWERS: And, Ms. Estrada, if the
11 Commission Members have any questions as they go through
12 the form for clarity's sake, who should they be in touch
13 with? Would it be you or someone at the Ethics Office?

14 MS. ESTRADA: I would advise the Ethics.

15 PRESIDENT BOWERS: Okay. Got it.

16 Anybody on the Commission have any questions
17 about that particular thing?

18 Okay. Please do make sure, again, the deadline
19 July 15th, Ms. --

20 MS. ESTRADA: Yes.

21 PRESIDENT BOWERS: July 15th. So please make

1 sure to fill that out, print it out, fill that out, and
2 get that in.

3 Okay. Before we end with discussing next
4 meeting actually, let me go back to there's one -- looks
5 like one comment from the public. I'm going to go back
6 now to the public comments section. From Ms. Clare
7 Benezic (ph.), Benezic, I believe. Thank you for all
8 your hard work. One suggestion is to share information
9 on the eviction prevention program through the COVID
10 mutual aid groups that have been formed. Might be one
11 good way to reach folks. So thank you for that comment.
12 We appreciate that.

13 Let me ask the Commission Members then two
14 things. In terms of next steps on the Agenda. The Work
15 Group, and then our actual next Commission meeting. Ask
16 if the -- those who are members of the Work Group would
17 be willing -- I can work with the Department for us to
18 try to find a meeting likely the first -- third week of
19 July to -- and we're going to ask you, folks, put your
20 phone on mute. That would help us out. We'll ask the
21 Work Group to see if we can meet maybe around the third

1 week of July, and we'll float dates, to really discuss
2 the spending framework and also the CLT NOFA comments.

3 So I'm looking at Mr. Majors, I think, who has
4 helped us -- the conversations before and reviewing
5 comments. Or maybe that's maybe Ms. Freed if Stacy is
6 still on the line. If we could do -- kind of go through
7 that similar process of reviewing comments on the NOFA
8 for the CLT as appropriate, and then also have the Work
9 Group be engaged in the conversation with the Director
10 and others per what he mentioned earlier tonight around
11 the Spending Plan, kind of thoughts, comments --

12 Stacy, would that work in terms of the NOFA?

13 MS. ESTRADA: I think so, yes.

14 PRESIDENT BOWERS: Okay.

15 MS. ESTRADA: We can make it work.

16 PRESIDENT BOWERS: I appreciate that. So we'll
17 -- so folks from the Work Group, if you would look out
18 for an e-mail, we'll work the kind of -- the scheduling
19 with you all.

20 And then for the full Commission in terms of
21 our Agenda, what we will focus on our next meeting, I'm

1 thinking there are three things that we want to focus on.
2 One is an invitation to the Department of Finance for
3 presentation. And Commissioner Hill, if it's all right,
4 I'd like to kind of be in contact with you about some of
5 the specific questions we may be able to give to them
6 ahead of time in the request.

7 The second thing at the next meeting would be
8 an update on the Spending Plan, and then updates on the
9 NOFAs. Not one, but updates on the CLT NOFA in terms of
10 comments received, and then if there are any updates on
11 the other NOFA.

12 Does anybody on the Commission have any
13 suggestions? Those would be kind of the three items that
14 would be the bulk of our meeting, the next meeting. Any
15 comments, questions, issues on that?

16 COMMISSIONER HILL: I think we're getting an
17 update on how the -- how these programs we just heard
18 about are working would be really important as well. I
19 know that sounds like the eviction prevention piece of
20 this where the Trust Fund money will be would be just
21 starting out, and it sounds like they're working through

1 a lot of details. And so it would be good, I think, to
2 have an update from somebody who can speak to more
3 detailed plans around that.

4 And then it sounds like the Rental Assistance
5 Program will just be kind of not -- it will have started,
6 it sounds like, but it might be helpful to understand how
7 that money is being used, who is it reaching, that kind
8 of thing.

9 PRESIDENT BOWERS: Yeah, that sounds good. And
10 in some ways I'm anticipating, and I'm directing this to
11 the Department staff, that we boil -- we kind of bake
12 into each of these meetings departmental updates, and I
13 think that for the foreseeable future, that should be
14 kind of a standing update for the next few months while
15 those programs are being stood up and run to have some --
16 so we'll work to make sure that that gets on the Agenda.

17 Okay. Any other comments, questions from
18 members of the Commission?

19 MS. ESTRADA: We have more comments from the
20 public.

21 PRESIDENT BOWERS: Oh, yes, ma'am. I don't --

1 okay. I didn't see it. I'm sorry. Yes, ma'am.

2 Stephanie, go ahead.

3 MS. ESTRADA: We are a nonprofit in Cleveland,
4 and provide a lot of homes and looking to probably the
5 same initiative in Baltimore. How do we go about
6 starting?

7 PRESIDENT BOWERS: Did they say who that one
8 was directed to, Stephanie?

9 MS. ESTRADA: They didn't.

10 PRESIDENT BOWERS: Okay. Do you mind repeating
11 that one more time? Then I'll just ask if there's any
12 departmental staff or any member of the Commission who
13 may have feedback on that.

14 MS. ESTRADA: Okay. They have -- we are a
15 nonprofit -- and help alleviate homelessness. Where
16 should we go if we're looking to do the same in
17 Baltimore?

18 COMMISSIONER HAUSSLING: It's not clear to me
19 what they're asking --

20 COMMISSIONER GREENE: I'm not sure what -- this
21 is Commissioner Greene with the Department. I'm not sure

1 exactly what they're asking, but --

2 MS. ESTRADA: Okay. The next one. I saw that
3 NOFA monies may be used for the purchase slash
4 refurbishing of multi-unit properties. How exactly will
5 those monies be disbursed in the cases of auctions or
6 other hard money purchase attempts?

7 PRESIDENT BOWERS: Anyone from the Department
8 want to take that one?

9 MS. ESTRADA: Jim maybe.

10 MR. MAJORS: Can you repeat the question for
11 me, Stephanie?

12 MS. ESTRADA: I saw that NOFA monies may be
13 used for the purchase slash refurbishing of multi-unit
14 properties. How exactly will those monies be disbursed
15 in cases of auctions or other hard money purchase
16 attempts?

17 MR. MAJORS: Okay. So currently there is a
18 NOFA out on the street that is utilizing Trust Funds.
19 The NOFA -- it's on the Department's website. I would
20 suggest that this individual reach out to me directly via
21 e-mail. My e-mail address is

1 jim.majors@baltimorecity.gov. And we can continue the --
2 we can continue the conversation.

3 MS. ESTRADA: Ebony, do you see anything else?

4 MS. RECTOR: Hi. This is Ebony Rector. I
5 think at the very beginning that I think this is a
6 comment, but I'll go ahead and read it. It says thank
7 you all for your hard work. One suggestion is to share
8 information on the eviction prevention program through
9 the COVID mutual aid groups that have been formed. Might
10 be a good way to reach folks.

11 MR. MAJORS: Thank you. Any more comments that
12 are in the chat box?

13 Okay. So Commission Members and for the
14 public, a reminder, our next full Commission meeting is
15 July 28th, Tuesday. As we normally meet on the fourth
16 Tuesday of the month at 6:00 p.m., so we'll meet then.

17 MS. RECTOR: I'm sorry. I didn't mean to
18 interrupt you. A couple more questions that came in on
19 the Q&A.

20 PRESIDENT BOWERS: Yes, ma'am. Go ahead.

21 MS. RECTOR: Okay. How many applications are

1 you anticipating? And is the application system you have
2 I place prepared to deal with a higher than expected
3 number of applications like we've seen with unemployment
4 and other social services? I don't even know -- they
5 don't specify what --

6 COMMISSIONER HAUSSLING: I think that's
7 regarding the eviction program.

8 PRESIDENT BOWERS: Feedback on --

9 COMMISSIONER GREENE: Again, this is
10 Commissioner Greene speaking. It's hard to totally
11 anticipate the volume. I mean, we can have projections
12 -- mentioned earlier in the presentation to deal with
13 anticipated volume, and we're anticipating having
14 anywhere in the neighborhood of 60 to 100 staff people
15 kind of on call to deal with the volume that may result
16 from this rent support issue.

17 PRESIDENT BOWERS: There are two issues I'll
18 raise. One around Mr. Haussling and also the annual
19 report. But before I do that, any other questions in the
20 chat box, Ebony or Stephanie?

21 MS. RECTOR: No, I don't see anything.

1 MS. ESTRADA: I don't see any more.

2 PRESIDENT BOWERS: Great. Thank you.

3 Two last things, and very quickly.

4 Jim Majors, I know at our last meeting there
5 had been an issue. The annual reporting piece that the
6 Department was doing, there was a question about whether
7 or not that would satisfy or not the requirement laid out
8 in the Charter for the report by the Commission in
9 collaboration with the Department. Wanted to check and
10 see if you've gotten any opinion on that.

11 MR. MAJORS: Yes. Both myself and John Mobley
12 have reviewed the Charter. We feel that -- or we are of
13 the opinion that the financials that will be prepared
14 will satisfy the Charter requirements.

15 PRESIDENT BOWERS: Thank you.

16 And then our last item of business.

17 Commissioner Damien Haussling, I believe, this
18 will be his last meeting with us. So first and foremost,
19 we want to thank Mr. Haussling for his service to the
20 Commission, and his input over time.

21 And so, Mr. Haussling, thank you so much for

1 that.

2 Again a question to the Department staff. This
3 may be for Commission Greene and/or for Jim Majors. In
4 terms of the process of identifying a replacement
5 actually for Mr. Haussling, and we had an earlier -- are
6 there any updates on identifying replacements for
7 Commission Members who have stepped down?

8 COMMISSIONER HAUSSLING: Well, there has been
9 someone identified for me. I don't know if the -- how
10 the -- if the process --

11 PRESIDENT BOWERS: Any update, Mr. Greene or
12 Mr. Majors, on that from the Department side, from the
13 City side?

14 COMMISSIONER GREENE: Stephanie Freed, I think,
15 can -- is best -- answer or respond to that question.

16 MS. FREED: -- Damien Haussling -- members are
17 nominated by the Mayor. They are accepted confirmation
18 by the City Council. They serve terms through December
19 8th of the calendar year, 2020 unless -- otherwise --
20 this is the first I'm hearing that there's been a
21 replacement named for you. We'll certainly follow-up on

1 that. We are considering names for the --

2 COMMISSIONER HILL: And, Stacy, this is Matt
3 Hill. I've been in touch with that person. It's Shawn,
4 I think, -- and the Continuum of Care, I guess, had
5 nominated him for this. And so I thought I'd sent the
6 name out, but I'll send another one, and make sure that
7 you're on it.

8 MS. FREED: Thank you. That's good to know.

9 PRESIDENT BOWERS: Thank you.

10 Okay. I do believe that's it. Any other items
11 from Commission Members?

12 Okay. Want to thank again everybody, the
13 Department staff, our guests and presenters, who
14 presented this evening. So it's 7:28 p.m., on June 23,
15 2020, and this meeting is officially adjourned.

16 (Whereupon, at 7:28 p.m., on June 23, 2020, the
17 meeting was adjourned.)

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