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BALTIMORE CITY DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

Baltimore City Hall
Curran Hall
100 Holliday Street
Baltimore, MD 21202

Tuesday, May 28, 2022

BEFORE: KEVIN DANIELS, President

MEMBERS PRESENT:

- KATE EDWARDS
- VERNADINE KIMBALL
- TISHA GUTHRIE
- STACI GRIFFIN
- RAMSEY HARRIS
- BREE JONES
- ERIKA FOX
- CATHERINE STOKES

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Also Present:

- ALICE KENNEDY, Commissioner, DHCD
- STEPHANI ESTRADA, Project Coordinator, Affordable Housing Trust Fund, DHCD
- STACY FREED, Senior Advisor to Chief Operations Officer, DHCD
- EBONY RECTOR, Project coordinator, Affordable Housing Trust Fund, DHCD
- CAROLYN WATSON, Community Aide
- JASON WEBB, DHCD Consultant
- FATHER TY HULLINGER, Public Commenter
- AMY MCCLAIN

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P R O C E E D I N G S

(6:07 p.m.)

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PRESIDENT DANIELS: Good evening everybody, and welcome to the in-person Affordable Housing Trust Fund Commission Meeting of June 28th.

We want to start by just having the roll call of the Commissioners, and just introduce yourselves as well in the midst of the roll call.

We can just start, start at the end with you, Staci.

COMMISSIONER GRIFFIN: Good evening everyone. I am Staci Griffin, newly appointed, my first in-person. Nice to see you all here. During my day job, I work at Fulton Bank and Community Outreach. So just happy to be here and assist with the Affordable Housing Trust Fund.

COMMISSIONER KIMBALL: My name is Vernadine Kimball. I work with United Workers, and I'm also a missionary.

COMMISSIONER GUTHRIE: Good evening. I'm Tisha Guthrie. I'm a licensed social worker with the Stone Foundation, and also an organizer with Baltimore

1 Renters United. Glad to be here.

2 COMMISSIONER EDWARDS: I'm Kate Edwards. I'm
3 the Deputy Commissioner for the Development Division in
4 Baltimore City Department of Housing and Community
5 Development.

6 COMMISSIONER STOKES: Catherine Stokes. I'm an
7 affordable housing developer with Telesis Corporation.

8 COMMISSIONER HARRIS: Ramsey Harris, Senior
9 Vice President, Community Development Market Manager for
10 PNC Bank.

11 PRESIDENT DANIELS: We have a quorum. We want
12 to just have the --

13 COMMISSIONER EDWARDS: Oh, there's one -- we
14 have a hybrid meeting today.

15 PRESIDENT DANIELS: Okay.

16 MS. ESTRADA: Erika Fox, if you could introduce
17 yourself. Erika, can you hear us?

18 Bree, can you hear us?

19 COMMISSIONER JONES: Yes, I can hear you.

20 MS. ESTRADA: And can you introduce yourself?

21 COMMISSIONER JONES: (Indiscernible) Bree

1 Jones. I'm the founder of Parity.

2 MS. ESTRADA: Erika Fox, can you unmute
3 yourself?

4 COMMISSIONER FOX: Hello?

5 MS. ESTRADA: There you go.

6 COMMISSIONER FOX: Hello?

7 MS. ESTRADA: Yes, we can hear you.

8 COMMISSIONER FOX: Okay. I can forgot to
9 unmute my Internet. Sorry. My name is Erika Fox, and
10 I'm (indiscernible).

11 PRESIDENT DANIELS: Okay.

12 MS. ESTRADA: Thank you.

13 PRESIDENT DANIELS: We want to vote on our
14 minutes, the meeting summary from the month of May.

15 COMMISSIONER GUTHRIE: This is Commissioner
16 Guthrie. I'd just like to motion that the minutes, the
17 amended there, there were quite robust conversations with
18 regard to the presentation afforded by David Fielder, and
19 the summary does not reflect any of the conversation. I
20 understand the summary isn't the exact. It's not the
21 minutes. But in past summaries there has been a

1 reflection of some of the discussion, at least an
2 indication that commissioners made comments; and this
3 summary has none of that. And so I would like to move
4 that the summary be amended.

5 PRESIDENT DANIELS: Okay.

6 MS. ESTRADA: Okay. Can -- just for the
7 record, if you don't mind, like, when you speak could you
8 pull your mask down to speak? Because it's hard for us
9 to hear.

10 COMMISSIONER GUTHRIE: Should I --

11 MS. ESTRADA: Just speak a little louder.

12 COMMISSIONER GUTHRIE: Okay. Should I repeat
13 what --

14 MS. ESTRADA: Yes.

15 COMMISSIONER GUTHRIE: -- I just said?

16 MS. ESTRADA: I got the gist of what you said.

17 COMMISSIONER GUTHRIE: Okay.

18 PRESIDENT DANIELS: There's a motion on the
19 floor for an amendment.

20 COMMISSIONER GRIFFIN: -- second.

21 PRESIDENT DANIELS: There's a second. All in

1 favor.

2 COMMISSION MEMBERS: Aye, aye, aye.

3 PRESIDENT DANIELS: Any opposed?

4 Motion carries.

5 COMMISSIONER EDWARDS: I just have one
6 clarifying question just to make sure. So we'll be
7 amending the notes, I guess, going back over the
8 recording from before, and just trying to make sure we
9 got the summary better? Okay. I think we can do that.

10 PRESIDENT DANIELS: Okay. We do want to
11 welcome our Commission, Commissioner Kennedy with us
12 today.

13 And on the agenda the first thing we want to
14 cover is the DHCD updates.

15 MS. ESTRADA: Hi, everyone. I'm Stephani
16 Estrada. I'm one of the project coordinators for the
17 Affordable Housing Trust Fund, and I'm going to do
18 today's update, DHCD update.

19 Okay, so first is the staff update. We have
20 Paul Stanford, who is now the Director of Grants, and he
21 oversees the Affordable Housing Trust Fund and CCG.

1 Okay. So first we're going to discuss the
2 revenue that came in for May 2022. We had a total of
3 \$1,252,391. Of course, we're over the 16 million mark.
4 So that is split in half between the Affordable Housing
5 Trust Fund and the City General Fund. So the total that
6 went to the Affordable Housing Trust Fund is \$626,196.

7 Next is the total fund for the year is
8 \$48,258,376. For the FY '22 year-to-date \$22,451,765.

9 Revenue contribution -- by year through May
10 '22, shows the difference in FY -- from FY '21 we were at
11 13 million; FY '22 came in a total of, again, of
12 \$22,451,765. That's given us 18,201,765 in revenue, in
13 revenue, and 4.250 from City's contribution.

14 To date in the revenue, the tax revenue that
15 came in is \$36,508.371. The City's contribution is
16 11,750,000.

17 With that, our original spending priorities for
18 FY '22 we estimated 13,616,000, but we came in over that.
19 Affordable Housing Trust Fund surplus now is at
20 \$8,835,095.

21 This is just an update again for the surplus

1 spending plan. We went over these in a former meeting.
2 But, again, we put 2.4 million for new construction and
3 preservation of existing rental. That's the fund, the
4 NOFA that is out on the street now for up to \$6 million.
5 A million dollars went towards the Community Land Trust
6 NOFA to launch the 1.5 million for the Community Land
7 Trust rental, and 4 million for homeownership, and 500K
8 for operating costs NOFA, for a total of 6 million
9 towards Community Land Trust.

10 We also put a million dollars towards
11 construction increased cost for the rental projects, and
12 500,000 towards construction increased costs for CLT
13 projects.

14 One million went towards senior housing repair.
15 500K for rental assistant. And the administrative cost
16 is five percent of the funds. So the additional money
17 that came out of surplus was \$442,027. The remaining
18 balance of the surplus is \$1,993,068.

19 This is the commitments and expenditures. Is
20 just a list breaking down how much has been in the
21 Community Land Trust projects commentments. We had a

1 total of over the course of FY '21 and FY '22 is
2 \$12,543,406. The new construction and preservation of
3 rental was 10,839,000. Senior homeownership 5.2. Choice
4 neighborhood .4.5. Rental supplement 2.9. Inclusionary
5 housing 302,000. Pandemic homeless response was 2.75.
6 CLT consultant was 400,000. Administrative cost is 2.1.
7 And we have a net available of 6.4, which totals out to
8 the 48 million.

9 These are the project fund commitments and AMI
10 units that you all requested to see how many units among
11 the projects that we have received so far. We have a
12 total of 89 units across all of the projects for 30
13 percent AMI; and 242 units, 50 percent AMI.

14 This is the project status overview. It's just
15 a general overview of all the projects that we have. And
16 for the commissioners, we gave you the project status
17 chart to show you where each project is at. This is just
18 breaking down all of those projects in a summarized form.

19 Next is the NOFA information. Right now on new
20 construction and preservation of existing rental NOFA
21 we're at round three. The NOFA was released on April the

1 27th. Applications were due on June 10, 2022, at 4 p.m.
2 We received 27 applications. Total amount requested was
3 \$16,557,240.

4 We also sent out the increased construction
5 cost notice to all of the applicants from round one and
6 two. The notice was posted, and e-mails was sent to all
7 of the, all of the developers, awardees -- all of the
8 awardees for the construction and preservation of
9 existing rental. Three requests have been received, and
10 they are under review.

11 The Community Land Trust NOFA, the CLT Rental
12 and Homeownership application will be open at the same
13 time on July 20th. The pre-proposal conference will be
14 held on July 27th. The Community Land Trust Rental NOFA
15 will be for 1.5 million; and the Community Land Trust
16 Homeownership will be for 4 million.

17 We also posted the Community Land Trust
18 Homeownership NOFA for public comment for -- and that
19 will close on July the 1st. Comments will be reviewed
20 and discussed in a workgroup meeting. We will discuss
21 the date for the workgroup meeting in our commission and

1 workgroup.

2 The CLT Operating NOFA is still being worked
3 on. A date has not been set yet.

4 As usually, the Inclusionary Housing Advisory
5 Board meets every third Wednesday of the month at
6 3 p.m.

7 Commission nomination updates, and Stacy Freed,
8 if you can help us with that. Stacy.

9 MS. FREED: Oh, I'm sorry.

10 MS. ESTRADA: The commissioner nomination
11 update.

12 MS. FREED: So good evening everyone.

13 MS. ESTRADA: Need to speak --

14 MS. FREED: Oh, it, oh. Good evening everyone.
15 I'm Stacy Freed with the Department of Housing and
16 Community Development. Happy to let folks know that the
17 final remaining commission position was confirmed at
18 Monday night's Council meeting. Amy McClain will be
19 sworn in as the representative of a homebuilders
20 association located here in the City. We have one
21 committee remaining who has been confirmed, and who still

1 needs to be sworn in, after which we will have seated the
2 full commission.

3 Happy to answer any questions anyone may have.

4 MS. ESTRADA: And last but not least is the FY
5 '23 spending priorities. We came up with that the
6 estimates for FY '23, the total will be for 25 million,
7 and that includes estimate of 12 million in tax revenue,
8 with the 6 million from that was remaining from the prior
9 years, and 7 million from the City's contribution.

10 So first is the Community Land Trust. We
11 proposed 5 million. New construction 6.5 million.
12 Preservation of existing rental is going to be 3.75.
13 Senior homeownership repair is 2.5. Choice
14 neighborhoods, 2.75. Rent supplement 1.7. Inclusionary
15 housing 250,000.

16 We want to fund the Flex Fund this year, which
17 is 1.250. The admin cost is also 5 percent, which is
18 1.250. And that gives us a total of 25 million.

19 Thank you. And if you have any questions.

20 COMMISSIONER GUTHRIE: This is Commissioner
21 Guthrie. With regards to this year's budget and the

1 forthcoming CLT NOFA like to make a motion and propose
2 that the Department DHCD allocate an extra \$2 million to
3 the Trust Fund, the Community Trust Fund. This year's
4 budget, this fiscal year's budget to 2022 indicates that
5 the Community Land Trust should be allocated 39 percent.
6 And even with the budgeted surplus money spread across
7 different priorities, we're still at 31 percent. So I'm
8 proposing a motion that there be an extra \$2 million
9 proposed or allocated to the forthcoming July 20th CLT
10 Homeownership NOFA.

11 PRESIDENT DANIELS: Is there --

12 MS. ESTRADA: I'm sorry. Because I was just
13 trying to -- two million towards the NOFA that's about to
14 be launched on July the 20th?

15 COMMISSIONER GUTHRIE: Yes.

16 MS. ESTRADA: Okay.

17 COMMISSIONER GUTHRIE: Yes.

18 MS. ESTRADA: Thank you.

19 MS. KENNEDY: Can I ask some clarifying
20 questions? So would that be an additional two million to
21 the July 20th CLT NOFA from the surplus, the surplus

1 amount or -- so reduce the potential for this proposed
2 fiscal year to '23 by two million? So (indiscernible).

3 COMMISSIONER GUTHRIE: Well, we're also --
4 given that there is the additional surplus from, from
5 the, the May revenue there should be enough to cover that
6 two million to bring us close to the 39 percent that
7 we're supposed to be reaching.

8 COMMISSIONER EDWARDS: So additional -- because
9 we -- I think that you accounted for -- Stephani
10 accounted for the surplus from FY '22 has been put into
11 the FY '23, but I don't know if that includes projections
12 for May and June. Does that 6 million --

13 MS. ESTRADA: It includes the May, not June.

14 COMMISSIONER EDWARDS: Okay.

15 MS. ESTRADA: Yes.

16 COMMISSIONER EDWARDS: So there could
17 potentially be some additional revenue from June.
18 Probably wont be two million.

19 MS. ESTRADA: No.

20 COMMISSIONER EDWARDS: But otherwise we would
21 be reducing next year's budget, if we were to take --

1 because that two million -- you mean all the money that's
2 surplus money we just put whatever it was already
3 allocated before is being put into the FY '23 budget.
4 That's why there was an additional six million that was
5 able to put in the FY '23 budget.

6 COMMISSIONER GUTHRIE: Okay. So the additional
7 funding carrying over, would that, would that be bringing
8 the Community Land Trust close to the 39 percent?

9 COMMISSIONER EDWARDS: It would be under this
10 proposal which Stephani just presented, which is actually
11 at five million for Community Land Trust for FY '23,
12 which is actually a reduced amount of 20 percent of the
13 next year's budget.

14 COMMISSIONER GUTHRIE: And the reason why we're
15 asking for the allocated indicated percentage to be
16 honored is because we already know we've spoken about the
17 specific barriers that Community Land Trust faces as far
18 as securing funding. And, again, just the, just the
19 evidence based -- based on other jurisdictions, other,
20 other states and municipalities that are familiar with
21 the barriers, and in doing so are allocating extra funds

1 or more funds than --

2 COMMISSIONER EDWARDS: I mean -- go ahead.

3 Sorry.

4 COMMISSIONER GUTHRIE: No. That are more
5 conventional housing --

6 MS. ESTRADA: People on the stream are having a
7 hard time hearing.

8 COMMISSIONER GUTHRIE: Oh, I'm so sorry.

9 (Simultaneous comments.)

10 COMMISSIONER EDWARDS: Take your mask down.

11 COMMISSIONER GUTHRIE: Sorry. Yeah.

12 COMMISSIONER EDWARDS: So I was just going to
13 respond to that. The reason that we've been moving and
14 recommending to put more money towards the rental, the
15 new construction, preservation of the existing is because
16 of the demand that we've been getting in the NOFAs. Last
17 year we had just over 5 million in the Community Land
18 Trust, and we actually only got enough applications to
19 fund all of the applications that were -- that came in.
20 So that 5 million actually provided the demand -- the
21 demand was for just that \$5 million. And then with the

1 rentals applications we've had to turn away at least
2 half, maybe two-thirds of the applicants, half of the
3 applicants.

4 MS. ESTRADA: We had 16 come in and we -- well,
5 actually, it was more than half. Because with 16 coming
6 in, we were only able to fund five.

7 COMMISSIONER EDWARDS: Right. So it's more
8 like two-thirds that we have to turn away.

9 MS. ESTRADA: I just think with the Community
10 Land Trust because the Community Land Trust is new and
11 it's just up and coming is that we're having -- we're
12 seeing that we're having more money left over. So, for
13 instance, we put a NOFA out for 4 million. We only
14 funded 307 -- 3.7. So we have money left over from the
15 NOFA, first NOFA new construction. We're not
16 (indiscernible) any money left over, and we have more
17 projects that aren't getting funded because it has -- it
18 doesn't have enough money in it. So for the Community
19 Land Trust, I think, as it grows because I do believe
20 with this round that's coming up we're going to get some
21 additional applications. I know of one Community Land

1 Trust that just came up. There were (indiscernible) some
2 questions about the NOFA; that they'll be applying. But
3 as of right now, I mean, we literally only have like five
4 people applying.

5 So with that, I think, that's where the issue
6 comes in. But as the Community Land Trust grows, I think
7 we'll stop putting more money into it. But we did add
8 additional funds for the operating costs. I think also
9 that the Community Land Trust developers are smaller, and
10 they need more help when it comes towards operating
11 costs. And so we're about to launch that where we will
12 have NOFAs set. I am hoping to actually start doing an
13 operating NOFA yearly that will help Community Land Trust
14 over and over. Right now, this is going to be our first
15 one, but as the years go on we see how that helps them,
16 I'm hoping that we can give them a NOFA for operating
17 costs. And that's in addition to the NOFAs for
18 homeownership and rental. So they're not really going to
19 be short, honestly. They're not going to be short
20 because we're still going to fund all of the Community
21 Land Trusts that are here now.

1 Like we, with the money that's in Community
2 Land Trust we can fund all of them. They all can get
3 funded. But it's just money left over, and we could push
4 that money towards new construction to get even more
5 units built.

6 COMMISSIONER GUTHRIE: You mentioned something
7 around Community Land Trust being new, and I'm wondering
8 -- just kind of popped in my mind because this is
9 something that we really we're addressing when it comes
10 to the State-wide bill around -- income discrimination.
11 Like affirmatively promoting and doing the community
12 outreach. Is there any interest or any -- are there any
13 plans on affirmatively promoting Community Land Trusts
14 because we know that the Trust Fund -- so much energy and
15 effort was put behind getting the Trust Fund from the
16 community who wanted Community Land Trust. So do --

17 MS. ESTRADA: Yes.

18 COMMISSIONER GUTHRIE: -- work around like
19 affirmatively promoting --

20 MS. ESTRADA: Yes. So for your answer, yes.

21 SHARE. We're working SHARE Baltimore right now that are

1 promoting -- we are working with them to build, like,
2 educational classes for community land trusts. That if
3 any new upcoming community land trust want get started,
4 they are promoting that. And we're talking about other
5 ways that SHARE Baltimore can help community land trusts,
6 like, getting a contract set up. But, yes, that is a big
7 thing for us right now that we're working with Derek from
8 NEHI who is the physical (verbatim) agent for SHARE
9 Baltimore, and he's been stepping up to the plate to get
10 the word out about Community Land Trust. So --

11 MS. KENNEDY: I'll speak over here. Not going
12 to (indiscernible). I think that one (indiscernible).
13 So one thing absolutely in terms of continuing to grow
14 the awareness of the Community Land Trust, and continuing
15 to work with SHARE Baltimore and the other Community Land
16 Trusts in the City to elevate the awareness from
17 residents that are potentially interested in purchasing
18 property through their Community Land Trust or renting
19 property through Community Land Trust (indiscernible)
20 rental projects come onboard is extremely important. We
21 do recognize the Community Land Trust is an important

1 part of our work, and an important part of our work in
2 the City (indiscernible) and create and provide that
3 long-term stability. I think Stephani did a good job
4 explaining kind of where we are, and what we're looking
5 for this coming year. And this is a year's spending plan
6 looking forward. It's not forever spending plan. It's
7 kind of looking at it for the year in terms of the
8 significant demand that we have right now on affordable
9 housing for buyers that are looking to be built in the
10 City of Baltimore that would create (indiscernible) at 30
11 percent and below, and create (indiscernible) at 50
12 percent below, and (indiscernible) affordable housing
13 projects also (indiscernible). So in order to
14 (indiscernible) a portion of some of the projects that
15 desperately are needing some of the help to close the
16 gap, to increase the overall number of affordable housing
17 rental units in the City of Baltimore to get some of
18 these projects that are kind of just being in the
19 pipeline, getting this together to try to get a little
20 bit more on the street this year while Community Land
21 Trusts continue to spend money that they've had in Fiscal

1 Year '22, spending money (indiscernible) and continue to
2 show a (indiscernible) on Community Land Trust as well.

3 And the other thing about new construction
4 (indiscernible) leverages per project. So if we did a
5 maximum of a million dollars per (indiscernible), our
6 million dollars on a project is typically leveraging on
7 some of these projects. Easily another (indiscernible).
8 But some of the projects typically aren't
9 (indiscernible). Realizing a significant leverage amount
10 with this approach (indiscernible) trying to bring some
11 of these additional units on.

12 PRESIDENT DANIELS: Any further discussion?

13 COMMISSIONER STOKES: I have a separate
14 question.

15 PRESIDENT DANIELS: Okay. It was the -- do we
16 want to suspend -- you put a motion on the floor. Do you
17 want to suspend --

18 COMMISSIONER GUTHRIE: I would actually just
19 like to keep it on the table. Because I recognize that
20 we have a significant number of commissioners here
21 tonight, but there may be other commissioners who would

1 like to weigh in the discussion.

2 PRESIDENT DANIELS: Any other commissioners on
3 the, on the Community Land Trust?

4 Did you want to amend it with some --

5 COMMISSIONER GUTHRIE: No, just -- I would say
6 just --

7 UNIDENTIFIED SPEAKER: I think holding it for
8 the next meeting maybe.

9 PRESIDENT DANIELS: Oh, okay, okay.

10 This is the portion where we look at the --

11 UNIDENTIFIED SPEAKER: There was another
12 question.

13 PRESIDENT DANIELS: I'm sorry.

14 COMMISSIONER STOKES: Yeah. I just had a
15 question about the -- Catherine Stokes. I just had a
16 question on page 9 and 10. I was wondering if there's a
17 reason why you didn't report out on the choice
18 neighborhoods units the way you do on the, on the CLT and
19 rental unit. Just a question, a suggestion.

20 MS. ESTRADA: So you're saying online?

21 COMMISSIONER STOKES: Yeah. On timely

1 reporting on the CLT units and the rental -- I'm sorry
2 -- on the rental on the AMI breakout. I'm just wondering
3 why you didn't do that on the same -- on the choice
4 neighborhoods, and potentially on -- I don't know if you
5 track that on the senior homeownership or --

6 COMMISSIONER EDWARDS: It's because they didn't
7 go through the NOFA, and these are --

8 MS. ESTRADA: Yes.

9 COMMISSIONER EDWARDS: And these are all the
10 NOFA grantees. But we could add it.

11 MS. ESTRADA: I actually do have numbers on
12 choice neighborhoods. I can do that.

13 MS. KENNEDY: (Indiscernible) the structure
14 that as 30 percent below (indiscernible).

15 PRESIDENT DANIELS: Any other questions for the
16 DHCD from the commissioners? From the commissioners,
17 any --

18 MS. ESTRADA: Any online has any -- no
19 questions.

20 PRESIDENT DANIELS: Okay. We can go into
21 public comment. Any comment from the audience or the

1 virtual audience?

2 UNIDENTIFIED SPEAKER: Can everybody hear?

3 UNIDENTIFIED SPEAKER: I don't know.

4 MS. ESTRADA: Do you want -- I guess we can do
5 the public if anyone here, the public, has any public
6 comments, and then I'll do virtual.

7 PRESIDENT DANIELS: Yes, sir.

8 FATHER HULLINGER: So I apologize. It's a
9 little hard to hear. That's my fault for sitting in the
10 back of the room. But I heard in the discussion round on
11 why CLT budget is lower for the projected -- Fiscal Year
12 '23. Commissioner Kennedy, mentioned possible NOFA for
13 operations. Was that going to be (indiscernible) some of
14 the (indiscernible) and Fiscal Year '23 NOFAs operating
15 the CLTs? Is that the plan that has been --

16 MS. ESTRADA: Yes.

17 FATHER HULLINGER: (Indiscernible)?

18 MS. ESTRADA: Yes. Yes.

19 FATHER HULLINGER: And will that be -- timing-
20 wise is June, July?

21 MS. ESTRADA: So the CLT Rental and the CLT

1 Homeownership is actually going to launch on July the
2 20th. And the operating one will probably follow maybe
3 about a month behind.

4 FATHER HULLINGER: Okay. Thank you.

5 And (indiscernible) that operating support is
6 definitely something that (indiscernible) and figure out
7 where they are (indiscernible) some of the understanding
8 of (indiscernible).

9 MS. ESTRADA: Absolutely.

10 PRESIDENT DANIELS: Any other questions?

11 MS. ESTRADA: Any other questions from the
12 public in person?

13 (Indiscernible) was actually a question. I'm
14 sorry, Ms. Hunt.

15 COMMISSIONER JONES: This is Bree. I have
16 (indiscernible) question.

17 MS. ESTRADA: Oh, okay, hey, Bree.

18 UNIDENTIFIED SPEAKER: Okay, Bree.

19 MS. ESTRADA: We can hear you.

20 COMMISSIONER JONES: (Indiscernible) from me.

21 MS. ESTRADA: Oh, you're saying no questions.

1 Okay. My bad.

2 Okay, no, I don't have any questions in the
3 Q&A or the chat.

4 It's time for public comments. If you have any
5 comments, please put them in the chat or raise your hand.

6 I don't see any.

7 PRESIDENT DANIELS: Okay. With that being
8 said, we'll move into other business. And one of those
9 is we have determined that the -- we will not have a July
10 meeting, but that meeting will be -- the date for the
11 August meeting will be determined through the working
12 group, the agenda setting group. We will talk about that
13 what date, and we will get right back to all of you as
14 far as the public is concerned. But there is a -- we are
15 not having a meeting in July. Just wanted to make sure
16 that everybody heard me on that. And we are determining
17 the date for the August date.

18 Okay, sure.

19 COMMISSIONER KIMBALL: I'd like to see this
20 meeting go back to the neighborhoods, Liberty Heights and
21 Hilldale. It's a brand new (indiscernible) beautiful. I

1 would love (indiscernible). That's what I'd like to say.

2 PRESIDENT DANIELS: Okay.

3 MS. ESTRADA: We can discuss it in the
4 commission workgroup meeting, next locations.

5 And for the public comment that's coming up in
6 the commission workgroup meeting, we'll discuss -- you
7 all remember at the beginning we used to have, like, an
8 advocates meeting to discuss the different --

9 COMMISSIONER KIMBALL: Yes.

10 MS. ESTRADA: -- things like the public
11 comments (indiscernible) priorities. So we want to do
12 that in July. I'm thinking July 11th, but we can discuss
13 it in the commission workgroup meeting, and to discuss
14 the public comments because then that -- we'll get
15 feedback from the comments, and then I can incorporate
16 that into the new NOFA that's coming out in July. So if
17 we can do that early part of July would be great.

18 COMMISSIONER EDWARDS: I think one other thing,
19 Stephani, now that we have almost the full Commission, I
20 think, a lot of the commissioners aren't familiar with
21 some of the different workgroup meetings, and

1 subcommittees and stuff like that. So I think we need to
2 give everybody a little overview of what those are, and
3 how they become part of it. And we were kind of waiting
4 until we had everybody, but now we pretty much do.

5 MS. ESTRADA: So we prepare for the
6 (indiscernible) for the next meeting for the month a week
7 after this meeting we have another meeting to discuss the
8 different topics that you all want to talk about in the
9 next meeting. And that is workgroup meeting that is --
10 has to be under quorum. So it's only --

11 COMMISSIONER EDWARDS: Five I think --

12 MS. ESTRADA: -- four or five can attend. But
13 as, since we're full, I don't think we've ever had a full
14 commission not since I've been here. But since we're
15 full, we're thinking about maybe even doing a rotating
16 commission members that come in and give feedback on it.
17 I think that would be great.

18 So, yeah, now that we are fully staffed, I
19 believe Amy should be on next meeting. She's on now
20 watching, but she'll be on next meeting, and then we can
21 start talking about rotating the commissioners in and out

1 on workgroup meetings.

2 Now, for the advocate, it was like a advocate
3 workgroup meeting. That was in the beginning because the
4 Affordable Housing Trust Fund was new, and we were
5 working through what the NOFAs would entail, and the
6 points and all that stuff. So we would do that I think
7 it was like once a week to, like, narrow down on
8 everything. Now that we are well-established, we don't
9 do that as much, but would like public comment summary
10 and stuff, and that's going to have an impact on the new
11 NOFA that's coming out. We'll do those meetings as they
12 come up. And it will probably be, like, during the
13 spending priorities times. So probably like once a year
14 with the physical (verbatim) year unless we decide to do
15 a public -- another public comments period. But this
16 one, FY '23 spending priorities is coming, and then
17 public comments. I just think we should do a workgroup
18 meeting for that. So that's also another group that
19 we could rotate commissioners in and out of that as
20 well.

21 COMMISSIONER HARRIS: How many commissioners

1 are allowed to be a part of each workgroup? Is there a
2 maximum, obviously?

3 MS. ESTRADA: Yeah. So at the --
4 (Simultaneous comments.)

5 COMMISSIONER HARRIS: One commissioner or two?

6 MS. FREED: It has to be less than -- so it has
7 to be less than what would constitute a quorum.

8 (Simultaneous comments.)

9 MS. FREED: -- constitutes a quorum.

10 MS. ESTRADA: Yes.

11 MS. FREED: So what are we looking -- 12.
12 So there would be ideally four and not
13 (indiscernible) five.

14 COMMISSIONER HARRIS: Thank you.

15 COMMISSIONER EDWARDS: So I guess we can try
16 and coordinate that through e-mail after this meeting,
17 and the next agenda setting meeting, figure out both the
18 date and who will be part of that.

19 PRESIDENT DANIELS: Any other questions,
20 comments?

21 COMMISSIONER KIMBALL: (Indiscernible) and

1 those seats aren't full. So I make a recommendation that
2 we need to have (indiscernible), and we need to --

3 MS. KENNEDY: So I think we just need to check
4 on -- with the Rules Committee --

5 COMMISSIONER KIMBALL: Yes.

6 MS. KENNEDY: -- what is possible. I know that
7 office is (indiscernible) my time with City government,
8 and I know that that can be really frustrating
9 (indiscernible) that some members show up more than
10 others, that are participating in their area than others
11 (indiscernible) and see what is possible.

12 COMMISSIONER GUTHRIE: Just -- I'm sorry.

13 PRESIDENT DANIELS: Go ahead.

14 COMMISSIONER GUTHRIE: Just to kind of
15 piggyback off of Commissioner Kimball. I'm actually
16 serving my second term on the State Commission, and I
17 know that in some -- on some State Commission boards you
18 miss 75 percent, and you're off. Especially when they're
19 -- when you're serving a multiple-year term. And I
20 believe that -- that particular was a four-year term.
21 This one is two years. And as Commissioner Kimball said

1 this -- we all -- we are committed to the work, and that
2 is a, that is a component of actually agreeing to this,
3 this position. Our last council or our last board we had
4 several seats where commissioners for the two years maybe
5 attended one or two meetings. And with most of that term
6 being virtual, it really put us at a disadvantage, and it
7 was kind of inexplicable to, to be appointed -- to be
8 given the honor of appointed to a council or a commission
9 like this, and choosing not to participate. So just in
10 support of Commissioner Kimball.

11 UNIDENTIFIED SPEAKER: We have a new board now,
12 so I think all the people who did attend are still here,
13 and we've got some people (indiscernible).

14 PRESIDENT DANIELS: Okay. Any other update,
15 other business? If not, I get the distinct pleasure of
16 calling for the adjournment.

17 COMMISSIONER EDWARDS: Have to do a motion.

18 (Simultaneous comments and laughter.)

19 PRESIDENT DANIELS: Is there a motion to
20 adjourn?

21 COMMISSIONER EDWARDS: So moved.

1 PRESIDENT DANIELS: Thank you everybody for
2 attending.

3 UNIDENTIFIED SPEAKER: Need the commissioners'
4 names.

5 COMMISSIONER GRIFFIN: Commissioner Stacy
6 Griffin.

7 COMMISSIONER KIMBALL: Commissioner Vernadine
8 Kimball.

9 COMMISSIONER GUTHRIE: Commissioner Tisha
10 Guthrie.

11 COMMISSIONER DANIELS: Commissioner Kevin
12 Daniels.

13 COMMISSIONER EDWARDS: Commissioner Kate
14 Edwards.

15 COMMISSIONER STOKES: Commissioner Catherine
16 Stokes.

17 COMMISSIONER HARRIS: Commissioner Ramsey
18 Harris.

19 UNIDENTIFIED SPEAKER: Bree, can you --

20 COMMISSIONER JONES: Commissioner Bree Jones.

21 PRESIDENT DANIELS: Okay. Thank you

1 everybody.

2 (Whereupon, at 6:54 p.m., on June 28, 2022, the
3 meeting was adjourned.)

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C E R T I F I C A T E

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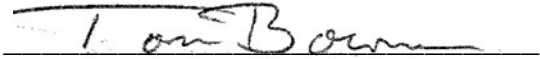
AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

BEFORE: Kevin Daniels, President

DATE: June 28, 2022

PLACE: Baltimore, Maryland

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