

**AFFORDABLE HOUSING TRUST FUND COMMISSION
MEETING SUMMARY
AUGUST 24, 2021**

Attending: David Bowers, Matt Hill, Iletha Joynes, Vernadine Kimball, Kate Edwards, Tisha Guthrie

1. Call to Order

Commission President, David Bowers, called the meeting to order at 6:04 p.m. It was determined that a Quorum was present, and therefore the Commission would be able to conduct official business, approve minutes, recommendations, etc.

2. Approval of the July 2021 Meeting Summary

The following correction was noted to the July Meeting Summary: Commission member Iletha Joynes, requested additional language in section seven, to emphasize Commission members' concerns to Community Land Trust reductions in the proposed spending plan. With the suggested changes, Commissioner, Matt Hill, motioned that the meeting summary be accepted. Commissioner, Vernadine Kimball seconded the motion.

3. City Agency Updates

Affordable Housing Trust Fund (AHTF) Program Manager, John Mobley, provided the following updates for the Department of Housing and Community Development (DHCD):

1. Through July 2021, the AHTF collected \$31,282,271, consisting of \$18,782,266 in tax revenues and \$12.5 million in DHCD contributions. Revenues collected in June 2021 and July 2021 total \$444,730 and \$495,503, respectively. For FY 22, Trust Fund revenues of \$495,503 have been collected. AHTF operations expenditures total \$572,399 and \$17.5 million in funding have been committed as of May 2021.
2. The Department is working with recipients of the Community Land Trust (CLT) Single Family Homeownership Notice of Funding Availability (NOFA) award, in structuring agreements for their respective projects. Award recipients, Charm City Land Trust, Northeast Housing Initiative (NEHI) and South Baltimore Community Land Trust, have each been awarded the maximum funding amount of \$750,000.
3. Round two of the CLT- Single Family Homeownership NOFA is under development. The Department has set a tentative release date for the first week of September, 2021.

4. The Department continues its efforts with the Inclusionary Housing Consultant, Enterprise Community Partners, to improve the effectiveness of the City's Inclusionary Housing policy. The Inclusionary Housing Advisory Board meets every third Wednesday of the month from 3:00 p.m. – 4:00 p.m. The next Advisory Board meeting is scheduled for Wednesday, September 15, 2021.
5. Award recipients for rounds one and two of the New Construction/Preservation of Existing Rental Housing NOFA continue to work with DHCD staff to structure agreements in preparation of Board of Estimates (BOE) approval.
6. Acting Deputy Commissioner, Kate Edwards, presented a revised AHTF spending plan proposal for FY 22, based on suggestions received from Commissioners in the August meeting. The revised proposal would reduce the CLT, Inclusionary Housing, and Flexible Funds line items and increase the New construction and Preservation of Existing Rental Housing line items.

As presented, Commissioners reiterated a commitment to CLT projects and did not support any reductions to the CLT line item. Commissioners discussed the possibility of rental housing projects being eligible for funding and requested a commitment from DHCD in continuing the conversation to explore as an option in future CLT NOFAs. DHCD will consider all suggestions and present a revised spending proposal at the September meeting.

7. Kate Edwards discussed and requested feedback from Commissioners, on the AHTF flow chart draft, provided to Commissioners prior to the meeting. DHCD intends to present a finalized flow chart draft at the September commission meeting.
8. Kate Edwards, provided an update on transitional housing projects and eligibility for Trust Funds per the AHTF legislation. Based on Baltimore City's interpretation, transitional housing is an eligible use of funding.

Commissioner Matt Hill, expressed concern around the coordination of Continuum of Care (CoC) as it relates to residents transitioning from homelessness. Commissioner Hill suggested in future NOFA's, that any proposals targeting homeless populations be required to provide a letter of support from the CoC Program, to ensure that funding is coordinated around best practices.

President Bowers, asked Commission members to consider CoC as a possible topic of discussion for a future meeting and recommended inviting guests to provide more insight to help inform AHTF decision-making on transitional housing projects.

9. Senior Advisor, Stacy Freed, presented President Bowers, with a Mayoral Proclamation in recognition of his exceptional leadership as the President of the AHTF Commission and

thanked President Bowers for his service, on behalf of the City of Baltimore. David Bowers will be stepping down as President of the Commission on August 31, 2021.

10. Stacy Freed provided updates on nominations to the AHTF Commission. DHCD will be submitting a list of nominations to the Mayor in September 2021. The Mayor's office will review, make a nomination determination and send out an official letter nominating Commissioners. Depending on the charter position being filled, additional information may be requested. Once letters of nominations have been accepted, legislation is introduced to confirm the members. A confirmation will take place at a City Council hearing. Nominations are subject to final confirmation by the City Council. Once the City Council completes its confirmation process, The Mayor appoints a President to the Commission.
11. President Bowers requested clarity from DHCD on how meetings will convene in the absence of the President. Senior Advisor, Stacy Freed, informed the Commission that DHCD is awaiting a response from the Mayor's office and will provide an update when more information is available.
12. President Bowers asked Commissioners to confirm if they intend to continue holding meetings on the fourth Tuesday of the month from 6 – 8 p.m. All Commissioners were in agreement to continue meeting under the existing schedule.
13. President Bowers requested a Commissioner volunteer to work with DHCD in planning and preparing for the September meeting, in the event that an Interim President has not been nominated. Commissioner Kimball nominated Commissioner Guthrie to work with DHCD in planning the September meeting. Commissioner Guthrie obliged.

4. **Presentations**

Housing Authority of Baltimore City (HABC) President and CEO, Janet Abrahams, provided information on the agencies' efforts in accessing funds from the Federal Faircloth to RAD Program.

1. The Faircloth to RAD Program provides subsidy to housing authorities when public housing is demolished. Faircloth to RAD subsidy funding becomes accessible when new units are developed.
2. HABC entered into an agreement with The Department of Housing and Urban Development (HUD) and currently has a Move-To-Work (MTW) designation. The MTW agreement allows HABC to block-grant funding sources to create different streams of income and develop spending strategies within the agency.

3. HABC has been notified by HUD that based on their interpretation of the MTW agreement, HABC does not qualify for Faircloth to RAD Program funding.
4. HABC is working with HUD to gain clarity on their MTW agreement interpretation, in an effort to identify ways that Faircloth to RAD subsidy may be beneficial to Baltimore City residents.

5. Other Business

1. Commission President Bowers offered words of thanks well wishes to Commission members, members of the public, DHCD staff and all other stakeholders. This will be his last meeting as Commission President.
2. The next Commission meeting is scheduled for Tuesday, September 28, 2021 from 6:00 p.m. to 8:00 p.m.

6. Adjournment

As there was no additional business, President Bowers adjourned the meeting at 7:52 p.m.