

**AFFORDABLE HOUSING TRUST FUND COMMISSION
MEETING SUMMARY
MAY 25, 2021**

Attending: David Bowers, Shannon Snow, Matt Hill, Iletha Joynes, Vernadine Kimball, Tisha Guthrie

1. Call to Order

Commission President, David Bowers, called the meeting to order at 6:03 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 March 23 and April 6, 2021 Meeting Synopsis'

Commission member, Shannon Snow, motioned that the meeting synopsis be accepted. Commission member, Tisha Guthrie seconded the motion. All Commission members were in favor of approving the March and April 2021 meeting minutes.

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 April 2021, the AHTF has collected \$22,201,539, consisting of \$14,701,534 in tax revenues and \$7.5 million in DHCD contributions. Revenues collected in March 2021 and April 2021 total \$738,178 and \$180,536, respectively. For FY 21, Trust Fund revenues of \$6.1 million have been collected as of April 2021, slightly above revised budget projections. Through April 2021, AHTF expenditures total \$572,399 in operations plus \$17.5 million in funding commitments.
2. The Department is working with recipients of the Community Land Trust (CLT) Single Family Homeownership Notice of Funding Availability (NOFA) awards, in structuring agreements for their respective projects. The award recipients are Charm City Land Trust, Northeast Housing Initiative (NEHI) and South Baltimore Community Land Trust. Each awardee will receive the maximum funding amount of \$750,000.

3. The second round CLT- Single Family Homeownership NOFA is under development with a projected release date of June 2021.
4. Award recipients from round one of the New Construction/Preservation of Existing Rental Housing NOFA are continuing to work with the Department to structure agreements in preparation of the Board of Estimates (BOE) approval.

First round New Construction/Preservation of Existing Rental Housing Awardee, CHAI, has notified the Department that they are unable to accept the \$750,000 award, due to budget constraints and wage requirements. The Department recommends awarding the funds to Gillis Memorial, whom applied in round one, but was not initially awarded funding. The Department requested input from Commission members on the recommendation. Commission members discussed the recommendation and expressed support for funding Gillis Memorial's project.

5. Applications from round two of the New Construction/Preservation of Existing Rental Housing NOFA are currently under review. The Department has amended the NOFA schedule and intends to make award announcements by July 2021. This NOFA will make \$2.7 million available to support the development of affordable rental housing. Sixteen applications were received, for a total funding request of \$8.5 million.
6. The Inclusionary Housing Consultant RFP contract, awarded to Enterprise Community Partners, has been submitted to the BOE for approval.
7. The Department is continuing to develop operating and spending procedures for the Senior Homeownership Repair and Preservation spending priority, which will utilize \$3 million in Trust Funds to support housing repairs and preservation for income-eligible senior homeowners in the City.
8. Trust Funds of \$2.75 Million have been transferred to the Mayor's Office of Children and Family Success (MOCFS) to support the Eviction Prevention Program. MOCFS is working to identify eligible residents and distribute the funds to support those impacted by the COVID-19 pandemic. MOCFS will be providing updated reports as the funds are disbursed.

4. Presentations

1. Guest speakers were invited to discuss potential uses of federal relief & stimulus resources and the implications on the AHTF spending plan for the next fiscal year. Tori Bourret, Senior Organizer for Housing Advocacy, Kim Johnson, Policy Analyst and Rebecca Yae, Senior Research Analyst, all of the National Low-Income Housing Coalition, presented on best practices in utilizing new federal housing funds, housing advocacy and potential opportunities for increased, consistent funding into the Trust Fund. A recording of this presentation and the Commission meeting in its entirety can be found [here](#).

5. Other Business

1. Commission members discussed potential topics and will be coordinating planning meetings in preparation for the next commission meeting.
2. DHCD Senior Advisor, Stacy Freed, updated the Commission on the Mayor's appointments to the AHTF Commission. Applications have not yet been posted and there has been no update on when they will become available. The Department will update the Commission once new information becomes available.

3. Adjournment

As there was no additional business, President David Bowers adjourned the meeting at 7:14p.m.