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BALTIMORE CITY DEPARTMENT OF HOUSING  
AND COMMUNITY DEVELOPMENT

AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

(Webex)

Tuesday, April 6, 2021

BEFORE: DAVID BOWERS, President

- MEMBERS PRESENT:
- MATT HILL
  - ILETHA JOYNES
  - TISHA GUTHRIE
  - VERNADINE KIMBALL

Reported by:  
Scott Chervinski

1 Also Present:

2 STEPHANI ESTRADA, Project Coordinator, Affordable Housing  
Trust Fund, DHCD

3 JOHN MOBLEY, Program Manager, Affordable Housing Trust  
4 Fund, DHCD

5 EBONY RECTOR, Project coordinator, Affordable Housing  
Trust Fund, DHCD

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

8 STACY FREED, Senior Advisor to Chief Operations Officer,  
DHCD

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INDEX

	<u>Page</u>
Meeting Called to Order by Chairman Bowers	4
Roll Call	4
Consideration of Allocation Proposal (Mr. Mobley)	6
Update	28
Adjournment	32

P R O C E E D I N G S

(4:33 p.m.)

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PRESIDENT BOWERS: Tuesday, April the 6th.  
It's 4:33 p.m., Eastern Time, April 6, 2021. This is David Bowers, President of the Affordable Housing Trust Fund of Baltimore City. I want to call to order this month's public meeting.

I want to do a roll call, make sure we have enough folks here.

Let me see. Shannon Snow.

Ernst Valery.

Tisha Guthrie.

PRESIDENT BOWERS: If you are present, if you could just respond so affirmatively.

Ms. Guthrie, I see your name lit. She may have stepped away from the line. We'll come back.

Matt Hill.

Matt Hill is present. And if I heard that --  
Matt Hill is present.

PRESIDENT BOWERS: Iletha Joynes.

MS. GUTHRIE: This is Ms. Guthrie. I'm sorry.

1 I couldn't find the mic. Present.

2 PRESIDENT BOWERS: Thank you, Ms. Guthrie. I  
3 saw you on there. Okay. So Ms. Guthrie is present.  
4 Matt Hill is present.

5 Ms. Joynes.

6 MS. JOYNES: Present.

7 PRESIDENT BOWERS: Ms. Joynes is present.

8 Ms. Vernadine Kimball.

9 MS. KIMBALL: Present.

10 PRESIDENT BOWERS: Ms. Kimball is present.

11 Thank you.

12 And Cindy Plavier-Truitt.

13 Okay. Looks like we've got -- we do have a  
14 quorum here with five members present. So what I'm going  
15 to do is ask if members don't mind putting the phone on  
16 mute while we're jumping into things. And so I'm going  
17 to turn it over now, and appreciate you all's flexibility  
18 in responding for the meeting today.

19 So we're going to turn it over to John Mobley  
20 from the Department of Housing and Community Development  
21 for consideration of allocation proposal. Mr. Mobley,

1 turn it over to you.

2 MR. MOBLEY: Hello Commission Members. As you  
3 all know, my name is John Mobley. I'm the Affordable  
4 Housing Trust Fund Manager for the City of Baltimore,  
5 Department of Housing and Community Development.

6 Could we pull up the slide show, please? Thank  
7 you.

8 So what we're here to talk about today in  
9 general terms is -- have a little bit more money than we  
10 -- I thought we would have at this point in the year  
11 after making significant reductions to the Spending Plan.

12 It sounds like somebody has their computer on.  
13 Can we all go on mute?

14 Thank you. So, anyway, we -- after these  
15 massive reductions as a result of Covid, we adjusted the  
16 Spending Plan quite a bit, and we actually cut just a  
17 little bit too much from the Spending Plan, at least at  
18 this point of the year, and we find ourselves with just a  
19 little bit more additional revenue than we thought that  
20 we would have. And so today's discussion is to talk  
21 about what are we doing to do? What should we do with

1 that little bit of additional revenue that we have on  
2 hand. I have sent around an e-mail about it to discuss,  
3 and this is what we're going to do.

4           So, originally, we had a \$33-1/2 million  
5 budget, if you were to combine Fiscal Year '20 and Fiscal  
6 year '21. And after the result of seeing Covid for  
7 months where we had -- we were only at 10 percent or 90  
8 percent less of the revenue that we thought we'd have  
9 (indiscernible) month, we made some adjustments to the  
10 Spending Plan. And when we made the adjustments, we came  
11 up with a revised Spending Plan amount that showed a  
12 budget of \$21.3 million. You can see that on the table  
13 in the image on the right, but the column on the left  
14 shows 33.5 and 21.3.

15           So as a result of our last meeting, we find  
16 that we are a little bit ahead of where we thought we  
17 would be at this point of the year. And so I sent around  
18 a question to Commission Members, what should we do? And  
19 this public conversation is a result of that.

20           So next slide. As you can see, so the actual  
21 month for February was a little bit less than what we had

1 expected if we were to average out every month from the  
2 revised plan, but the amount year-to-date that we have  
3 for Fiscal Year '21 is quite a bit higher. So the table  
4 on the left talks about the actual for February '21, and  
5 but on the right you see year-to-date February 2021. And  
6 so what we find is year-to-date we have about \$5.1  
7 million when at that point -- at this point, we were  
8 expecting to have a budget of about 3.5, 3.466 to be  
9 exact, million dollars at this point. So it leaves us  
10 with a little bit more money than what we were expected  
11 to do, which allows us maybe some opportunity to move  
12 forward.

13           Next slide, please. Okay. So we're up what we  
14 can see about \$1.7 million, and so we came up with a  
15 couple of options what to possibly do with some of that  
16 additional revenue.

17           And option number one, we can allocate a  
18 portion of the \$1.7 million to help current projects, and  
19 bolster other spending items that were cut as a result of  
20 the revised Spending Plan, and all the issues that we're  
21 covering from Covid. So in this option, option number



1 one, what we would do is we would take the budget that --  
2 the \$1.7 million that we have additional right now, and  
3 what we would do is we would apply it to the NOFA that  
4 recently closed, which is the New Construction  
5 Preservation Rental Housing NOFA, number two, which had a  
6 budget of \$1.7 million, and we would take a million  
7 dollars of that, of our \$1.7 million surplus, and apply  
8 it to the 1.7 million NOFA that recently closed.

9           Now, this NOFA that recently closed, round two,  
10 has about \$8.5 million of application requests that came  
11 in, and we only currently have \$1.7 million budget. So  
12 this effort to use \$1 million to help fund more of these  
13 applications that were coming in could -- could be a very  
14 good use of this money.

15           And then option number one would also reserve  
16 the additional \$700,000 because we're dealing with still  
17 a variable revenue stream. Doesn't -- is not necessarily  
18 consistent. Some months are above what we expect; some  
19 months are below. And the Covid-19 has had a significant  
20 impact on the way that we receive revenue from it. So in  
21 option number one, we distribute \$1 million. We reserve

1 the \$700,000 that we currently see, and we wait until  
2 year end, and use it as a safety net to see how things  
3 shape out through the end of the year. So this is option  
4 number one.

5           Next option. Next slide. Option -- slide --  
6 option number two is we allocate the entire \$1.7 million.  
7 And what we can do it, break it up into two different  
8 areas. What we would do is we would increase the NOFA  
9 award by one million. Hoping that we would do that to  
10 make sure we can fund projects that we already have  
11 applications for. But then we would take another portion  
12 of the \$700,000, and put it toward a very popular line  
13 item. Something, for example, that was cut very deeply  
14 by the -- budget adjustment due to Covid-19. So in this  
15 example, we would have a targeted \$1 million placement,  
16 and then we would use \$700,000, for example, to bolster  
17 our Community Land Trust, which we are working to develop  
18 an additional NOFA right now.

19           In this case, there would be nor reserve for  
20 the end of the year, but we're still seeing revenue come  
21 in monthly, and we would just have to assume that it

1 would stay consistent with what we've seen for the last  
2 couple of months. So this example, zero reserve, would  
3 be targeted. We'd use a targeted allocation distribution  
4 method for the \$1.7 million.

5           Option number three. Option number three is a  
6 percentage-based distribution method, methodology where  
7 we would essentially take the \$1.7 that we see and have  
8 as additional revenue, and we equally disburse it based  
9 on the relative budget that was in place previously. So,  
10 for example, of \$1.7 million, I would look at Community  
11 Land Trust. And in this case, it has a revised budget of  
12 \$6.25 million. That's what we have in the revised  
13 budget. That accounts for 29.3 percent of the entire  
14 budget. So we would apply 29.3 percent times \$1.7  
15 million, and we would give an additional \$498,423, for  
16 example, to Community Land Trust. And we would do the  
17 exact same math for every single line item that  
18 previously existed. So I think it allows for an  
19 equitable distribution of these funds, but it doesn't  
20 necessarily address, like, a targeting, if we wanted to  
21 target one particular line item.

1           So, for example, the NOFA that would be -- that  
2 is being reviewed right now, and it has \$8.5 million  
3 worth of application asks, but would only get -- \$1.7  
4 million of budget set aside, would only get about  
5 \$290,000 to help additional in order to help fund more  
6 projects. So it would still leave us with quite a gap.

7           In this case, there would be zero reserve, and  
8 we still have a question is the revenue stream going to  
9 hold? Like I said, this is just a discussion. It seems  
10 like revenue stream, it seems like it will hold, but  
11 we're asking an accountant, an economist, are things  
12 going to be consistent while we're coming out of a  
13 recession? So we need to keep that in mind.

14           Then we have one more option that is being  
15 proposed is option number four. Where option number  
16 four, we allocate the entire \$1.7 million, and we just  
17 put it to fund the current budget, the current NOFA that  
18 we are reviewing right now where we would essentially  
19 take the entire thing, and try to use it to fund the  
20 projects, the applications that we have so we can fund  
21 more of them. So we would raise the NOFA budget from

1 \$1.7 million to \$3.4 million. In this case, we still  
2 would have no reserve nor would we count or assume that  
3 the money is going to continue to come consistent with  
4 the rest of the year so far.

5           So next slide, please. So, I mean, where we're  
6 at is do we have a recommendation? The recommendation,  
7 if we are trying to be conservative, would be option  
8 number one, where we would allocate some of it, some of  
9 the budget, the additional revenue that we have, and we  
10 would save some of it wait and see. We would allow for  
11 immediate implication (verbatim), and allow us to have a  
12 bit of a safety net to go through the rest of the year.  
13 However, we appreciate the input of the Commission, and  
14 we would love to have your input.

15           That's all that I have.

16           PRESIDENT BOWERS: Mr. Mobley, thank you so  
17 much. We appreciate that sharing that information.

18           Are there any questions that members of the  
19 Commission have for clarity to Mr. Mobley, maybe start  
20 there? Anybody have any questions to get clarity? And  
21 then we can discuss if there are thoughts on the

1 recommendation from the Department, if Commission Members  
2 agree or would recommend going with one or the other  
3 options that was laid out.

4           So the floor is open for Commission Members.

5 Any questions?

6           MS. GUTHRIE: Yes. This is --

7           PRESIDENT BOWERS: Ms. Guthrie.

8           MS. GUTHRIE: Yes. Thank you. So I understand  
9 the draw for the Department to be more on the  
10 conservative side, but given the projects that have  
11 actually applied in the past, and actually currently --  
12 and this is, I guess, this is not really a question.  
13 It's more of a comment. I'm kind of wondering really  
14 what is the benefit of leaning more conservatively, if,  
15 in fact, the money still is needed and still will be used  
16 eventually, and if there are projects that are being  
17 turned away not based on their eligibility, but based on  
18 a lack of funds?

19           MR. MOBLEY: So, I mean, there have -- in the  
20 last round, in the last NOFA that was submitted, we had  
21 an issue of qualification as opposed to necessarily funds

1 for that last round. The time before, which was a  
2 completely different NOFA, which was very similar to the  
3 one that we have currently, is true we only have so much  
4 set aside budget-wise in order to be able to fund the  
5 projects that we have on -- that we had applications that  
6 we had on there. So, the way that, I mean, the way that  
7 we are going about this so far is we're very unsure. I  
8 mean, about, like, the way the revenue is stacking up  
9 just because it's so variable, and there are so many  
10 factors that go into the way that the revenue is  
11 calculated, and the way -- when the revenue comes into  
12 the Trust Fund.

13           So being conservative is not necessarily a bad  
14 thing. It might actually be -- it can be considered a  
15 positive, only because there's lots of moving pieces and  
16 things that the Department cannot necessarily control on  
17 its own. And the money we spent absolutely, it's just  
18 what is the most fiscally responsible way in order to do  
19 that? And that's the -- that's just an approach that  
20 we're here to discuss, and that we would love your advice  
21 on. A couple of months we were dealing with 10 percent,

1 only 10 percent of what we expected from the original  
2 budget. Now, that has changed quite a -- a little bit --  
3 quite a bit over the last couple of months, but, I mean,  
4 we're unsure, we're unsure about properties over a  
5 million dollars that are being bought and sold in the  
6 City of Baltimore at this point in the year. And that's  
7 what impacts the revenue that comes into the Trust Fund.

8 So that's my answer, if that's clear.

9 MS. GUTHRIE: Yes. Thank you for your -- thank  
10 you for that. I appreciate that.

11 PRESIDENT BOWERS: Thank you, Ms. Guthrie.

12 Other questionings Members of the Commission  
13 may have or comments, thoughts on the -- questions for  
14 clarity and/or thoughts on the recommendation that's been  
15 made by the Department? Are people feeling in agreement  
16 with that or leaning towards one of the other options as  
17 something they want to consider for the Commission to  
18 support? The floor is open for discussion.

19 MS. GUTHRIE: Yes. This is Ms. Guthrie again.

20 PRESIDENT BOWERS: Yes, ma'am.

21 MS. GUTHRIE: Yes. As I, I think I did mention



1 this at the -- our last meeting. I'm leaning in favor of  
2 a more equitable distribution of the 700 after the one  
3 million is allocated simply because I do, I think that it  
4 would definitely benefit, as Mr. Mobley said,  
5 (indiscernible) for the other projects that are lying in  
6 wait, and have yet to apply for a NOFA. Yeah.

7           PRESIDENT BOWERS: Mr. Mobley, is that -- a  
8 question on that point, was that -- is that option three  
9 or was option three kind of the percentage distribution  
10 option one that would apply to the entire 1.7 or would  
11 that be the one million to the rental NOFA, and then  
12 percentage distribution of the 700 remaining? Can you  
13 remind us?

14           MR. MOBLEY: So the -- actually, we had taken,  
15 I had taken the \$1.7 million equitably distributed  
16 amongst all the line items. I'm doing the math right now  
17 in order to try to figure out, like, what it would look  
18 like if I were to allocate \$1 million, and then use the  
19 700,000 amongst the rest of them. It would take me a  
20 little bit -- just a few minutes. I just don't  
21 necessarily think we -- I want to wait around for you all

1 to -- I mean, you all want to wait around for me to just  
2 sit here and do math. So I -- we would just, I mean, it  
3 can be done, but I have to say it would have a lot less  
4 of an actual impact --

5 PRESIDENT BOWERS: Sure.

6 MR. MOBLEY: -- to be placed. But I -- we  
7 understand the need to want to try to bolster other line  
8 items.

9 MS. GUTHRIE: So option two would be the  
10 percentage distribution of the 1.7?

11 MR. MOBLEY: Yeah. It was either --

12 PRESIDENT BOWERS: Option three.

13 MS. GUTHRIE: Option --

14 MR. MOBLEY: Yeah, option three was the entire  
15 1.7 million. So we can also mix, mix some of --

16 MS. GUTHRIE: Yeah, I do. I would agree that  
17 that would make a lot less of an impact on any of the  
18 buckets.

19 PRESIDENT BOWERS: And, Mr. Mobley, if we were  
20 to get to the end of the fiscal year and that 700 --  
21 under the Department's recommendation for the million

1 dollars going to the rental NOFA, and then \$700,000 being  
2 held, can you explain again to the Commission Members  
3 what would happen with that money if receipts come in as  
4 expected, and that money is still kind of there at the  
5 end of the fiscal year? What would then happen with that  
6 700,000?

7 MR. MOBLEY: Well, I guess, the Department with  
8 advice from the Commission would be able to figure out  
9 what exactly to do with it. That is just making sure  
10 that we have -- that there are less surprises possible  
11 going through the rest of the year. If there's a month  
12 where there's very little commercial million dollar  
13 transactions, well, that's okay because we have a bit of,  
14 we have a bit of a cushion, and it would roll into the  
15 Spending Plan of next year.

16 PRESIDENT BOWERS: Right. Thank you.

17 For Commission Members, then let me ask the  
18 question. So a recommendation -- we've got four options  
19 on the table, and the Department is looking for some --  
20 if the Commission can come to an agreement on some  
21 guidance, if you would, an affirmation of one of the

1 recommendations. So the Department is recommending this  
2 first option, a million dollars going to the rental NOFA,  
3 and the \$700,000 being held to end of year. Are  
4 Commission Members comfortable with the notion that at  
5 the end of the fiscal year, if that money is there or  
6 more or less, whatever amount may be there in terms of  
7 surplus, that the Commission would be consulted by the  
8 Department for guidance on what -- how that -- those  
9 funds should be utilized, whether it's the rollover as  
10 Mr. Mobley said, into the next year's Spending Plan, and  
11 maybe having it targeted in one of the specific buckets  
12 or equally distributed percentage-wise?

13           So in other words, we would -- the Commission  
14 would be consulted per the money left, if we go with the  
15 approach recommended by the Department to have that  
16 money, the 700,000 come at the end of the year. Is there  
17 comfort around there or is there any discomfort around  
18 proceeding with essentially accepting, affirming the  
19 Department's recommendation with the understanding that  
20 the Commission would be consulted again at the end of the  
21 fiscal year about the 700 -- whatever amount may be left

1 is over?

2 MS. JOYNES: Hi. This is Iletha. I'm still  
3 leaning to, I think, option three, as the more equitable  
4 distribution of the 1.7.

5 PRESIDENT BOWERS: Okay. Thank you,  
6 Ms. Joynes, for that feedback.

7 And, Ms. Guthrie, I think I was hearing you  
8 kind of leaning that way as well, but I don't want to put  
9 words in your mouth. I thought we're kind of considering  
10 a few things, others thoughts about which one of the  
11 dates we want to affirm.

12 MS. GUTHRIE: Yes. You're correct. I just do  
13 want to get some clarification. Pardon me for -- I just  
14 want to be clear. When is the end of the fiscal year?  
15 Is that July?

16 MR. MOBLEY: January -- June 30th is the end of  
17 the fiscal year.

18 (Simultaneous comments.)

19 MS. GUTHRIE: Okay. Thank you. Yeah. So I am  
20 in favor of option three.

21 PRESIDENT BOWERS: Okay.

1 MS. KIMBALL: I also favor option three.

2 PRESIDENT BOWERS: Ms. Kimball. Okay.

3 Go ahead, Mr. Mobley.

4 MR. MOBLEY: So in option three, only \$290,000  
5 would go to bolster, implement NOFA that is  
6 (indiscernible). I just want to make sure everybody is  
7 aware of that.

8 PRESIDENT BOWERS: And just to be -- I was  
9 going to say, Mr. Mosley, to be clear, the way it was  
10 presented, right, that would be the percentage  
11 distribution of the entire 1.7, right?

12 MR. MOBLEY: Yes, right.

13 PRESIDENT BOWERS: So we've got 290,000 would  
14 go towards the current (indiscernible) as opposed to the  
15 one million recommended; that's what you're saying?

16 MR. MOBLEY: Right. And that's not even one  
17 award. That award maximum is \$750,000.

18 PRESIDENT BOWERS: Understood. Understood.

19 Matt, I don't know if Matt can hear. Matt, any  
20 thought on that, if you can still hear us?

21 MR. HILL: I apologize. I had been drawn away

1 by a work emergency, and I was trying to participate more  
2 fully, but I failed.

3           PRESIDENT BOWERS: Understood. Well, we've had  
4 certainly have had -- did I miss anybody? So for members  
5 of the Commission, we certainly can entertain -- we've  
6 heard the thoughts of the Department, their  
7 recommendation on hearing that (indiscernible) option  
8 three on this. Is there a (indiscernible) Mr. Mobley,  
9 let me ask you one other question -- point you made.

10           Let me ask if folks can go on mute. We're  
11 hearing some background noise.

12           Thank you. Appreciate it.

13           Mr. Mobley, if we went with option three, and  
14 there is the equitable distribution across all the lines,  
15 kind of percentage distribution across all the lines in  
16 the budget, the 290,000, as you mentioned, so is the --  
17 if that were the approach would then instead of -- would  
18 it be -- would the approach be do an award that would be  
19 just a \$290,000 award to a new project that it met  
20 threshold or would it be to take that money, and simply  
21 do it as additive to the projects that have already been

1 selected?

2 MR. MOBLEY: Added to the bucket of available  
3 funds. So we essentially are taking \$290,000 and adding  
4 it onto the \$1.7 million budget, rounding it out to  
5 \$2 million. So, now, we can fund not quite three  
6 projects fully at \$750,000 each, if we found that 3 of  
7 them needed -- 3 of the 16 applications needed 750,000,  
8 we still wouldn't make -- be able to fully fund three.  
9 Only fund two, and maybe the ones that are a little bit  
10 less than the maximum allowable.

11 For the record, if it helps, I was doing the  
12 math in order to see what it would look like if we were  
13 to allocate \$1 million, and then use the 700,000 in order  
14 to -- for the -- percentage-wise among the rest, and  
15 that, obviously, we could do. It would allow for about  
16 \$250,000 in Community Land Trust, \$119,000 in a couple of  
17 other lines, and, I mean, and down and down. So, I mean,  
18 that is absolutely an option that could work. Just a  
19 statement.

20 MS. JOYNES: This is Iletha again. Sorry.

21 PRESIDENT BOWERS: No. Go ahead.



1 MS. JOYNES: I was just going -- I just wanted  
2 to be clear. So about that option that you were just  
3 saying, John, so the one million dedicated to the rental  
4 NOFA, and then the 700 that's left will be equitably  
5 divided between the other line items; is that correct?

6 MR. MOBLEY: Yes. Yes.

7 MS. JOYNES: All right.

8 MR. MOBLEY: We came up with that on the --  
9 more on the spot here. So it's kind of a merge between  
10 the other options and revenue. So I'm looking -- I just  
11 did the math, and that's (indiscernible).

12 PRESIDENT BOWERS: Is there comfort around that  
13 kind of new option being presented, the million dollars  
14 into the rental NOFA, which essentially allows for full  
15 funding of an additional award in the queue out of the  
16 projects that have met threshold, and then taking the  
17 700,000 remaining, and doing a distribution amongst the  
18 other key line items that Mr. Mobley just mentioned,  
19 including CLT and a couple of the others. Is there  
20 comfort around that option?

21 I'm thinking, as people are considering that,

1 I'm going to reference thinking about the presentation we  
2 had at last month's meeting around the needs assessment  
3 that was done, and this notion of kind of 20,000-unit  
4 need. So there's, obviously, a whole lot more need than  
5 there is money, but the notion of if we have projects in  
6 the queue that are meeting -- that have met threshold,  
7 the notion of trying to fund one more is one more that's  
8 funded. And, obviously, any of the line items are  
9 important. But just thinking about kind of the need that  
10 had been identified shared by a speaker last month in the  
11 -- what this money would go for in terms of fully  
12 funding, kind of a project that's meeting threshold  
13 midst. So and then the other dollars being -- and,  
14 Mr. Mobley, just to be clear too, for the money, if we  
15 went with that approach, and the 700,000 was split  
16 between some of the other line items more in the  
17 immediate function, could some of that money be used for  
18 the current or upcoming CLT NOFA? So the notion of,  
19 like, the money moving to projects that are either in the  
20 queue or will be in the queue shortly.

21 MR. MOBLEY: Right. So, yeah, the -- yes. The

1 additional \$700,000 in this model is looking like it  
2 would be around 250 of that would go toward the upcoming  
3 \$250,000 of that would be allocated to upcoming to meet  
4 Land -- or the Community Land Trust budget line item. So  
5 that about \$250,000 would (indiscernible) impact in that  
6 line item. So it would probably be reflected in the  
7 upcoming Community Land Trust NOFA.

8 PRESIDENT BOWERS: Okay. Great. So that  
9 sounds like an option.

10 Let me ask other Commission Members, is there  
11 comfort with that -- this kind of new option on the  
12 table, one million towards the rental NOFA, the remaining  
13 700,000 being split amongst the other items in current  
14 time, including about 250 going to the upcoming CLT NOFA?

15 MS. KIMBALL: Yes.

16 MS. GUTHRIE: I agree.

17 PRESIDENT BOWERS: Okay. Is there -- would  
18 there be a motion -- oh, thank you. Sorry about that.  
19 Would anyone be willing to make a motion for us to affirm  
20 supporting this new option that's just been described?

21 MS. GUTHRIE: This is Ms. Guthrie. I motion.

1 MS. KIMBALL: I second.

2 PRESIDENT BOWERS: Ms. Guthrie motioned.  
3 Ms. Kimball seconded. Ms. Guthrie has made a motion to  
4 support the new option as outlined. Ms. Kimball has  
5 seconded it.

6 Is there any discussion? Discussion?

7 Okay. All in favor, please indicate by saying  
8 aye.

9 COMMISSION MEMBERS: Aye.

10 PRESIDENT BOWERS: All opposed, nay.

11 Any abstentions?

12 Okay. So that motion passes to support that  
13 new option that was laid out.

14 Mr. Mobley, thank you for the information, and  
15 kind of walking us through, and thanks to Commission  
16 Members for that.

17 We have one last item on the agenda for today,  
18 and that's just an update on a couple of future meetings,  
19 and wanting to get people to start thinking about topics.  
20 So as it has been indicated to members in an e-mail, our  
21 normal month -- so this will be our April public meeting.

1 We will have our next public meeting on May 25th, our  
2 regular fourth Tuesday of the month, 6 p.m., May 25th,  
3 will be our next public meeting. On April 27th,  
4 Commission members, who are part of the Working Group  
5 will meet to kind of -- will meet to drill down on what  
6 our topic can be for the May meeting topic and speakers,  
7 if we want to have any speakers for the May meeting. But  
8 wanted to spend a couple of minutes of time. So I wanted  
9 to make sure the public is aware of that here tonight,  
10 and then also Commission Members. I wanted to just take  
11 five or six minutes here tonight to see if there are any  
12 idea that people want to start to float as things that we  
13 may want to possibly look at in May and potentially in  
14 June, again, being mindful that at some point this body  
15 will be reconstituted with membership as the City takes  
16 in new members and all that. But we, for now, we are who  
17 -- we are it, and so we'll keep working until such time  
18 as the replacements come.

19           And so with that in mind, thinking about our  
20 May meeting, are there any -- we've had the last couple  
21 of conversations about how to grow the money in the Fund,

1 how to leverage the money in the Fund, some of the needs  
2 that exist. Are there topics that folks have in mind you  
3 think would make sense for May that the Working Group can  
4 kind of bounce around and consider and drill down on in a  
5 couple of weeks?

6           And while people are thinking about it here, I  
7 do want to also say if people have ideas, please feel  
8 free to e-mail it to me, and I will, obviously, bring  
9 that to the Working Group when we meet in a few weeks.  
10 So I know one of the -- if anyone has anything that jumps  
11 to the top of mind now, we'll -- another couple minutes.  
12 If anyone has anything, please mention it. But feel free  
13 in the weeks ahead to e-mail me before the April 27th --  
14 I can bring that to the Working Group.

15           MS. KIMBALL: I have the (indiscernible).

16           PRESIDENT BOWERS: Ms. Kimball.

17           MS. KIMBALL: I don't know how it will be  
18 taken, but how to make other communities ready to start a  
19 CLT. What does it take? Putting that kind of  
20 information out from this Commission. What does it take  
21 to become a CLT, to have a CLT in your community?

1           PRESIDENT BOWERS: Go it. Okay. Thank you,  
2 Ms. Kimball.

3           MS. JOYNES: This is Iletha.

4           PRESIDENT BOWERS: Yes, ma'am, Ms. Joynes.

5           MS. JOYNES: I was just thinking that maybe  
6 this will be a good time to start talking about next  
7 fiscal year and budget allocations; looking at that  
8 again.

9           PRESIDENT BOWERS: Okay. Budget allocations  
10 next year. Thank you, Ms. Joynes. Next year. Okay.

11           Last call at the bar. Any other ideas for  
12 right now?

13           MS. GUTHRIE: Actually, those two sound really  
14 good.

15           PRESIDENT BOWERS: Okay. Thank you,  
16 Ms. Guthrie.

17           All right. Well, thank you all for the ideas.  
18 And those two ideas, certainly the group has heard that  
19 -- folks who are on the line that they are on that group.  
20 So that will be good. And, again, if folks have other  
21 ideas, please e-mail them to me. So there's that.

1           So with no other business on the agenda as  
2 outlined for today, it is 5:10 p.m., and I want to thank  
3 the Department staff for pulling this together. And,  
4 again, thank you, Commission Members for being flexible  
5 so we could get this one. And we are now officially  
6 adjourned.

7           (Whereupon, at 5:10 p.m., on April 6, 2021, the  
8 meeting was adjourned.)

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C E R T I F I C A T E

This is to certify that the foregoing  
transcript in the matter of:

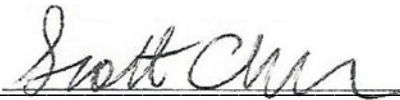
AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

BEFORE: David Bowers, President

DATE: April 6, 2021

PLACE: (Webex)

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



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Scott Chervinski, Reporter  
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