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BALTIMORE CITY DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

100 N. Holliday Street
4th Floor
Baltimore, MD 21213

Tuesday, December 6, 2022

BEFORE: KEVIN DANIELS, President

MEMBERS PRESENT:

- KATE EDWARDS
- MATT HILL
- RAMSEY HARRIS
- KATE EDWARDS
- CATHERINE STOKES
- STACY GRIFFIN
- ERIKA FOX
- AMY MCCLAIN
- VERNADINE KIMBALL

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1 Also Present:

2 STEPHANI ESTRADA, Program Manager, Affordable Housing
3 Trust Fund, DHCD

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P R O C E E D I N G S

(6:11 p.m.)

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PRESIDENT DANIELS: Good evening. This is the Affordable Housing Trust Fund Commission Meeting, December the 6th, and it is called to order.

And we're going to have the roll call.

Commissioner Tisha Guthrie.

Commissioner Matt Hill.

COMMISSIONER HILL: Present.

PRESIDENT DANIELS: Commissioner Ramsey Harris.

COMMISSIONER HARRIS: Present.

PRESIDENT DANIELS: Commissioner Kate Edwards.

COMMISSIONER EDWARDS: Present.

PRESIDENT DANIELS: Commissioner Vernadine Kimball.

Commissioner Bree Jones.

Commissioner Iletha Joynes.

Commissioner Catherine Stokes.

COMMISSIONER STOKES: Present.

PRESIDENT DANIELS: Commissioner Anthony Williams.

1 Commissioner Stacy Griffin.

2 COMMISSIONER GRIFFIN: Present.

3 PRESIDENT DANIELS: Commissioner Erika Fox.

4 And we do have a quorum.

5 And Commissioner -- I'm sorry. Commissioner --

6 COMMISSIONER MCCLAIN: Amy McClain.

7 PRESIDENT DANIELS: Amy McClain.

8 We do have a quorum. And we want to take a
9 look at the October meeting summary. Want to make a,
10 make a -- we want to -- with the meeting summary notes,
11 we want to make a motion to accept.

12 COMMISSIONER EDWARDS: So at the last meeting
13 (indiscernible). So it was called to order by, I believe
14 it was Catherine Stokes, Commissioner Stokes, rather than
15 Commissioner Daniels or President Daniels because you
16 weren't there at the October meeting. Is that right? Or
17 that was them meeting before --

18 PRESIDENT DANIELS: The meeting --

19 COMMISSIONER EDWARDS: That was the meeting
20 before.

21 (Indiscernible simultaneous comments.)

1 PRESIDENT DANIELS: The approval of the
2 September 2022.

3 So there's a correction.

4 (Simultaneous indiscernible comments.)

5 PRESIDENT DANIELS: So there is no correction.

6 Make a motion to accept the meeting summary.

7 COMMISSIONER STOKES: I second.

8 RESIDENT DANIELS: It's properly moved and
9 seconded.

10 All in favor.

11 COMMISSION MEMBERS: Aye.

12 PRESIDENT DANIELS: Any opposed?

13 Motion carries.

14 We're going to have the DHCD updates.

15 MS. ESTRADA: (Indiscernible). First is the
16 revenue that was collected in October was 1.1 million.
17 Revenue collected to date (indiscernible). The revenue
18 contribution by year (indiscernible) FY '23 we have
19 contribution from Baltimore City for (indiscernible)
20 million. This has not completely been confirmed, but
21 that is contribution that (indiscernible). The revenue

1 collected to date is 4.6 million, and that's due to tax
2 revenue, which gives us a total of 11 million
3 (indiscernible). The (indiscernible) 43,000,003 has been
4 collected from the tax revenue, and 18,550,000 was the
5 (indiscernible) contribution. (Indiscernible) this is a
6 breakdown of each association, and it talks about the
7 amount that was allocated (indiscernible) transferred,
8 and the amount that has been expended to date. Total
9 amount allocated for FY '23 is (indiscernible) and
10 expended to date (indiscernible).

11 This is project status overview, and
12 (indiscernible) has a chart that broke down each project
13 that has been awarded, and where we are in the process.
14 Projects awarded thus far 29 (indiscernible) BOE
15 (indiscernible) 12, BOE approved is 9, and
16 (indiscernible) is 5.

17 This is (indiscernible) spending breakdown
18 (indiscernible) how much has been spent (indiscernible)
19 total for 30 percent AMI is 6.6 million, and the total
20 for 50 percent AMI is 9.9 million. This does not include
21 the round three NOFA awards that came in for rental and

1 (indiscernible). This will be updated every month

2 (indiscernible).

3 (Indiscernible) preservation, new construction
4 and preservation of existing rental NOFA rounds 1 through
5 3 (indiscernible). Round 4 the NOFA (indiscernible)
6 January 25th. We are (indiscernible). We will be
7 accumulating (indiscernible) rental project, and that
8 will allow them to apply for (indiscernible)
9 homeownership rental Round 3 the current status is NOFA
10 closed (indiscernible) two applications received on
11 rental where the applicant had been awarded homeownership
12 (indiscernible) have been awarded, awardees will also be
13 announced (indiscernible) homeownership Round 4, this
14 will be (indiscernible). The NOFA will be put out
15 (indiscernible). The NOFA will run from the launch date
16 until June 30th, and then the NOFA will open back up in
17 August up in that fiscal year. Remaining funds will roll
18 over to the next NOFA term.

19 For inclusioary housing legislation
20 (indiscernible) June 30, 2022. New inclusionary housing
21 requirements are being considered by (indiscernible).

1 Nomination update. I do not see Stacy Freed
2 here today (indiscernible).

3 UNIDENTIFIED SPEAKER: (Indiscernible) able to
4 make it today, but she (indiscernible).

5 MS. ESTRADA: And that's the updates.

6 Questions.

7 PRESIDENT DANIELS: (Indiscernible).

8 COMMISSIONER MCCLAIN: Is it possible to
9 (indiscernible)?

10 MS. ESTRADA: So I (indiscernible) because the
11 updates they change. So if (indiscernible) virtual you
12 will get it (indiscernible).

13 PRESIDENT DANIELS: Matt.

14 COMMISSIONER HILL: Yeah, quick question.
15 (Indiscernible) but if I'm reading it correctly it's
16 \$6.6 million spent (indiscernible), and 9.9 million spent
17 for (indiscernible).

18 MS. ESTRADA: Correct.

19 COMMISSIONER HILL: My (indiscernible).

20 COURT REPORTER: I'm sorry. I just can't get
21 you without the microphones.

1 UNIDENTIFIED SPEAKER: We can move the
2 microphone around.

3 COURT REPORTER: It's really --

4 COMMISSIONER HILL: So I was, I was trying to
5 say that the target I remember says that at least half
6 the money in the Trust Fund needs to be for folks below
7 30 percent of area median income. Page 9 it looks like
8 they're not meeting that portion, and (indiscernible).

9 Feedback here --

10 (Simultaneous indiscernible comments.)

11 UNIDENTIFIED SPEAKER: Want to try his
12 microphone?

13 UNIDENTIFIED SPEAKER: Sure.

14 (Simultaneous indiscernible comments.)

15 COMMISSIONER HILL: Does that work better?

16 UNIDENTIFIED SPEAKERS: Yes.

17 COMMISSIONER HILL: Okay. I think, I think you
18 know what -- what's the Department's response with
19 respect to that --

20 MS. ESTRADA: That we will (indiscernible). I
21 know this last round (indiscernible) round for the NOFA

1 we had a great amount of (indiscernible) it may change.
2 (Indiscernible).

3 COMMISSIONER EDWARDS: Currently
4 (indiscernible) more applicants (indiscernible).

5 UNIDENTIFIED SPEAKER: (Indiscernible).

6 COURT REPORTER: I can't --

7 UNIDENTIFIED SPEAKER: The chart is back to 50
8 percent of the unit to those (indiscernible) and 30
9 percent of the AMI in -- over a three-year period. So if
10 there's an imbalance now it would be (indiscernible).

11 COMMISSIONER HILL: Does this chart
12 (indiscernible)?

13 Sorry. Does this chart reflect spending to
14 date like from the inception of the Trust Fund?

15 MS. ESTRADA: Yes.

16 COMMISSIONER HILL: Okay. So it is roughly a
17 three-year period?

18 MS. ESTRADA: Yes.

19 COMMISSIONER HILL: Yeah, okay.

20 MS. ESTRADA: (Indiscernible).

21 COMMISSIONER HILL: Right.

1 MS. ESTRADA: (Indiscernible).

2 COMMISSIONER HILL: I think one thing that
3 could help too show more than 30 percent AMI category is
4 the pandemic response allocation that was made.

5 MS. ESTRADA: (Indiscernible).

6 COMMISSIONER HILL: Right, I see that -- unless
7 I'm missing it, it's 502,000. Is that -- so of the
8 3 million roughly that was provided to (indiscernible) to
9 distribute, 500,000 has been spent?

10 MS. ESTRADA: Yes.

11 COMMISSIONER HILL: Okay. So there's -- okay.
12 Yeah, I would -- anything the Department could do to tell
13 us a little bit more about other thoughts. Maybe if you
14 have -- if you said you're thinking about ways to get
15 more (indiscernible)?

16 MS. ESTRADA: (Indiscernible).

17 COMMISSIONER HILL: Okay. Is there a way to
18 increase that number of points? I'm just thinking what,
19 what else can we do to, to increase --

20 COMMISSIONER EDWARDS: We could, but
21 (indiscernible) aren't ranking high enough because

1 (indiscernible). So giving more points that doesn't make
2 (indiscernible) rank higher in the allegation process.
3 So really (indiscernible).

4 COMMISSIONER MCCLAIN: As part of incentivizing
5 is it possible to cooperate with (indiscernible) to link
6 vouchers to the applications for the (indiscernible)?

7 MS. ESTRADA: Well (indiscernible) to try to
8 bring more (indiscernible) the AMI (indiscernible)
9 healthy amount of (indiscernible).

10 COMMISSIONER HILL: Last time I was
11 (indiscernible).

12 (Simultaneous indiscernible comments.)

13 MS. ESTRADA: (Indiscernible) I'll keep this in
14 the updates. Keep updating it every month.

15 COMMISSIONER HILL: That would be good. Thank
16 you.

17 COMMISSIONER EDWARDS: This is a small thing,
18 but one other comment is where you have amount per unit,
19 I think you're totaling it at the bottom which is not --

20 MS. ESTRADA: (Indiscernible) total yes, the
21 total --

1 COMMISSIONER EDWARDS: Well, I just think for
2 that row that's not accurate. It's not 577,000 per unit.
3 Because you totaled all the per units.

4 MS. ESTRADA: Right.

5 COMMISSIONER EDWARDS: So that shouldn't have
6 totaled. I guess for the next round just take out the
7 total for that.

8 COMMISSIONER HILL: I don't want to monopolize
9 (indiscernible) okay. So the, the Community Land Trust,
10 Single-Family Homeownership NOFA says it's going to be
11 put up for public comments, and then released. Do you
12 have a schedule for when the -- will be released for
13 comment, and then ultimately for (indiscernible)?

14 MS. ESTRADA: (Indiscernible).

15 COMMISSIONER HILL: By January 24th?

16 MS. ESTRADA: Yes.

17 COMMISSIONER HILL: Oh, by -- I see.

18 MS. ESTRADA: (Indiscernible).

19 COMMISSIONER HILL: And then, okay, the
20 nominations. As I understand it, Ms. Iletha Joynes is
21 the one spot that hasn't been filled yet.

1 MS. ESTRADA: Yes, Iletha (indiscernible).

2 COMMISSIONER HILL: Okay.

3 MS. ESTRADA: I got the update (indiscernible).

4 COMMISSIONER HILL: Okay. So it is

5 (indiscernible)?

6 MS. ESTRADA: Yes.

7 COMMISSIONER HILL: Okay. Thank you.

8 PRESIDENT DANIELS: Any other comments?

9 COMMISSIONER HARRIS: Commissioner Ramsey
10 Harris. Question on page 7. Looking at the October '22
11 commitments and expenditures. Can we get better, a
12 better understanding of particularly on the CLT project
13 12.5 million allocated FY '21, and '22. Almost 80
14 percent of that has been transferred (indiscernible), but
15 only little over one million expended to date. Can I get
16 more clarity around the, kind of delay on the expenditure
17 side?

18 MS. ESTRADA: Yes. So (indiscernible).

19 (Loud banging sound.)

20 (Laughter and indiscernible comments.)

21 UNIDENTIFIED SPEAKER: Turn one of them off.

1 MS. ESTRADA: Yes. So for the CLT
2 (indiscernible) and right now these are projects that are
3 in the works. So for them to start going down on the
4 money they need to have (indiscernible) back together,
5 and other issues that are coming up on (indiscernible),
6 but what's important for (indiscernible) that rushing to
7 get your (indiscernible) done stops the time clock. So
8 we have, like, 24 months where you draw down on the
9 money. And if they're not prepared to close and all
10 that, we can't (indiscernible). Now, we do allow them to
11 start (indiscernible) and get up to 25 percent
12 advancement, but we also (indiscernible) if you don't
13 (indiscernible) this project to get through within 24
14 months, you should not do it because the advancement
15 doesn't mean that -- that's included in the 24 months.
16 Like (indiscernible). So the developers (indiscernible),
17 and so they don't push it hard to move it through either
18 because they understand the time clock.

19 PRESIDENT DANIELS: Just a little bit. I want
20 to talk for just a little bit about some of the
21 (indiscernible).

1 MS. ESTRADA: I (indiscernible) of the issues,
2 and probably the biggest (indiscernible) for the most
3 part like (indiscernible) is normally like the first
4 (indiscernible). So we're the first funders that's
5 funding these projects, and they're able to use our
6 funding, our goals to leverage other funding sources. So
7 they can take some time for them to gather all the
8 funding sources together after we have awarded. So
9 that's, that's -- those are the big --

10 COMMISSIONER HARRIS: So (indiscernible).

11 PRESIDENT DANIELS: Any other comments?

12 COMMISSIONER HILL: Just real quick
13 (indiscernible).

14 MS. ESTRADA: We can, we can cover it. I just
15 gave you the narrative because it's already been
16 presented in the Commission meeting by Alice, and you all
17 requested for it to be in writing. So it's -- I just
18 think it should be a part of the Commission document.

19 COMMISSIONER EDWARDS: Can you repeat into the
20 microphone?

21 MS. ESTRADA: Yes. He would like to discuss

1 the Rent Supplement Program that Alice presented
2 (indiscernible). Do you have questions?

3 COMMISSIONER HILL: I do, yes. So the, the
4 -- as I'm reading this, this looks a lot the Rapid Re-
5 Housing sort of model to, to housing. And so I'm
6 wondering if the Department's looked into Rapid Re-
7 Housing and best practices, and what regulations to
8 introduce around this. I just (indiscernible) have been
9 a part of Rapid Re-Housing program before, and there are
10 all sorts of complications that come up when
11 (indiscernible) the tenant is not doing their part or
12 when the landlord is not doing their part
13 (indiscernible), and also there's some indication,
14 national data, that Rapid Re-Housing is not a very
15 effective model if there's not sufficient support for the
16 tenants, caseworkers and (indiscernible). So that's one
17 question. Have you looked at Rapid Re-Housing, and what
18 are the, the lessons learned there? And then, two, who
19 exactly does this target? Who is going to get into this
20 program? How will that decision be made?

21 MS. ESTRADA: I believe it stated that

1 (indiscernible), and as for the Rapid Re-Housing, I don't
2 think it's a bad idea to maybe get homeownership to come
3 in and talk about the program. Because that's, that's a
4 whole -- homeownership will be administering the program.
5 I don't know the whole ins and outs of that program, but
6 I think it would be a great idea to have homeownership
7 attend a Commission meeting, and then she can kind of,
8 like, discuss any of your concerns.

9 PRESIDENT DANIELS: Any other questions?
10 Being none we're going to go to public comment.
11 Do we have anyone online?

12 UNIDENTIFIED SPEAKER: (Indiscernible).

13 PRESIDENT DANIELS: Any public comment?

14 Okay. We'll just wait until --

15 UNIDENTIFIED SPEAKER: (Indiscernible) online.

16

17 (Indiscernible simultaneous comments.)

18 PRESIDENT DANIELS: I think we have
19 Commissioner Kimball come in.

20 COMMISSIONER EDWARDS: I just wanted to let
21 everybody know if anybody is public speaking online, if

1 you have any public commentary at this point, you can
2 type it into the comments section, and we'll read it out.
3 So we'll give you a moment to type in. If not, we'll
4 move on.

5 PRESIDENT DANIELS: Do we have any other
6 business?

7 COMMISSIONER EDWARDS: Yeah, sorry about that.
8 Thank you for the (indiscernible). I did want to let
9 everybody know that we do have a new Assistant
10 Commissioner, Project Finance, Laurie Glass, is our new
11 Assistant Commissioner for Project Finance. I believe
12 she, she -- is she online? I think she's joining online.

13 Anyway, so she's coming to us from the
14 Neighborhood Impact Investment Fund. She was there for
15 three and a half years, and has a wealth of experience in
16 lending and grant making. And so we're just happy to
17 welcome her to our team.

18 COURT REPORTER: What was her last name?

19 COMMISSIONER EDWARDS: Glass.

20 COURT REPORTER: Thank you.

21 PRESIDENT DANIELS: Any other public comments

1 or other business?

2 Okay, if not --

3 MS. ESTRADA: (Indiscernible).

4 COMMISSIONER EDWARDS: So Stephani was just
5 letting everybody know that we do have some pastries and
6 whatever, cookies and other refreshments over there. So
7 if anybody wants to stay for a few moments and mingle,
8 it's available, and we had talked about it before. So we
9 just wanted to make sure that everybody knew that. And
10 thank you everybody. And I did want to also give you a
11 word from the Commissioner. She wasn't able to make it
12 today. She, unfortunately, had an emergency, but she did
13 want to extend her holiday wishes to everybody, and thank
14 everybody for all your hard work, and for being here with
15 us, and working with us on this important work that we're
16 doing in increasing affordable housing.

17 PRESIDENT DANIELS: I do want to definitely
18 also to extend happy holidays and, of course, a happy New
19 Year as we're coming into a new (indiscernible). So
20 thank you to all of your hard work for me, all of your
21 hard work for the Commission, and look forward to the New

1 Year.

2 Can we have a motion, please?

3 COMMISSIONER EDWARDS: So I'll (indiscernible).

4 PRESIDENT DANIELS: Properly moved. Any

5 second?

6 COMMISSIONER HILL: Second.

7 PRESIDENT DANIELS: All in favor.

8 COMMISSION MEMBERS: Aye.

9 PRESIDENT DANIELS: Any opposed?

10 Thank you everybody.

11 (Whereupon, at 6:41 p.m., on December 6, 2022,
12 the meeting was adjourned.)

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C E R T I F I C A T E

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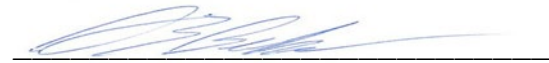
AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

BEFORE: Kevin Daniels, President

DATE: December 6, 2022

PLACE: Baltimore, Maryland

Represents the full and complete proceedings of the
aforementioned matter as reported and reduced to
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Sean Becker
Court Reporter

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