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BALTIMORE CITY DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

Catholic High School
2800 Edison Highway
Baltimore, MD 21213

Tuesday, September 27, 2022

BEFORE: CATHERINE STOKES, Presiding Commissioner

MEMBERS PRESENT:

- KATE EDWARDS
- TISHA GUTHRIE
- MATT HILL
- VERNADINE KIMBALL
- CATHERINE STOKES
- STACY GRIFFIN
- ERIKA FOX
- STACY GRIFFIN

1 Also Present:

2

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

5 CYNTHIA KEENAN, Interim Network Coordinator, SHARE
6 Baltimore

7

8 EBONY RECTOR, Project Coordinator, Affordable Housing
9 Trust Fund, DHCD

10 CAROLYN WATSON, Community Aide/Administration, Affordable
11 Housing Trust Fund, DHCD

12

13 MARIA SMITH, Cherry Hill Development Corporation

14

15 GARRICK GOOD, Northeast Housing Initiative

16

17 MELENY THOMAS, South Baltimore Community Land Trust

18

19 LISA HODGES, Westport Community Economic and Development
20 Corporation

21

22 Public Speakers:

23

24 KHALILA ELY

25

26 BILL GOODEN

27

28 SHARON HUNT

29

30 TERRY CLAUSEN

31

32 DENISE JONES DORSEY

33

34 COREY CARDELL

35

36 MARIA SMITH

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P R O C E E D I N G S

(6:10 p.m.)

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MS. ESTRADA: Welcome to the Affordable Housing Trust Fund Commission Meeting. We're going to start off with roll call. I'm going to go down the list. First is Kevin Daniels.

Tisha Guthrie.

COMMISSIONER GUTHRIE: Present. Thank you.

MS. ESTRADA: Matt Hill.

COMMISSIONER HILL: Present.

MS. ESTRADA: Ramsey Harris.

Kate Edwards.

COMMISSIONER EDWARDS: Present.

MS. ESTRADA: Vernadine Kimball.

COMMISSIONER KIMBALL: Present

MS. ESTRADA: Bree Jones.

Catherine Stokes.

PRESIDING COMMISSIONER STOKES: Present.

MS. ESTRADA: Anthony Williams.

Stacy Griffin.

COMMISSIONER GRIFFIN: Present.

1 MS. ESTRADA: Erika Fox.

2 COMMISSIONER FOX: Present.

3 MS. ESTRADA: And Ilethea Joynes.

4 Okay. It looks like we have a quorum. Today
5 our president is not here. So Catherine Stokes will be
6 hosting our meeting today.

7 PRESIDING COMMISSIONER STOKES: Thank you.
8 Welcome everybody.

9 We're going to start off with the approval of
10 the August meeting summary. Has the Commission had a
11 chance to review?

12 COMMISSIONER GUTHRIE: Yes.

13 PRESIDING COMMISSIONER STOKES: Anyone want to
14 make a motion to approve?

15 UNIDENTIFIED SPEAKER: Motion to approve.

16 COMMISSIONER EDWARDS: I'll second.

17 PRESIDING COMMISSIONER STOKES: Any objections?

18 COMMISSIONER EDWARDS: No.

19 PRESIDING COMMISSIONER STOKES: Okay.

20 COMMISSIONER EDWARDS: Is everybody done
21 looking?

1 PRESIDING COMMISSIONER STOKES: If I did that
2 too fast. Let me know. I can --

3 COMMISSIONER HILL: I think I'm good. Thank
4 you.

5 PRESIDING COMMISSIONER STOKES: Okay. All
6 right. Is everyone in favor?

7 UNIDENTIFIED COMMISSIONERS: Aye, aye, aye,
8 aye, aye.

9 PRESIDING COMMISSIONER STOKES: The summary
10 from August is approved.

11 I apologize to the group. I'm new.

12 The next thing on the agenda is the NEHI CLT
13 presentation. If NEHI group wants to come take the
14 floor.

15 MS. KEENAN: Good evening. Can everyone hear
16 me? Good evening. My name is Cynthia Keenan, and I am
17 the interim network coordinator for SHARE Baltimore.
18 SHARE Baltimore is a coalition of community land trusts
19 in Baltimore City with the common goal of providing
20 homeownership opportunities for people at 50 percent of
21 area median income and below.

1 SHARE support the CLTs by convening training
2 and opportunities to share documents, processes, best
3 practices, and lessons learned; advocating at the City
4 and State levels for both policy solutions and funding,
5 including (indiscernible) the buy-driven model in
6 Baltimore; centralizing functions for a greater
7 collective impact; and promoting the CLT movement by
8 agitating the general public and potential partner
9 organizations such as lending institutions, developers,
10 lawyers, and realtors.

11 We have with us tonight representatives from
12 each of our CLTs, and if each of you could please stand
13 when I call your name.

14 From Charm City Land Trust, Khalil Uqdah. I
15 don't know if Khalil is here yet. He was driving in from
16 Philadelphia -- so he's probably on the way.

17 From Cherry Hill Development Corporation, Maria
18 Smith.

19 From Northeast Housing Initiative, Garrick
20 Good.

21 From South Baltimore Community Land Trust,

1 Meleny Thomas.

2 And from Westport Community Economic and
3 Development Corporation, Lisa Hodges.

4 Each of these organizations is strengthening
5 Baltimore by providing high quality permanently
6 affordable housing to low income families, and
7 revitalizing their respective communities in the process.

8 To date the Affordable Housing Trust Fund has
9 awarded over \$6 million to Community Land Trust in the
10 City of Baltimore.

11 Because of that funding, South Baltimore
12 Community Land Trust currently has 15 units in the
13 pipeline in Curtis Bay, and has broken ground on two
14 properties.

15 Through its blight reduction and homeownership
16 initiative, Cherry Hill Development Corporation is
17 partnering with South Baltimore to develop an additional
18 five units in Cherry Hill.

19 Charm City Land Trust has sold its first home
20 in the McElderry Park with a second closing expected
21 soon, and an addition six units soon to be redeveloped.

1 They are expanding their footprint outside of McElderry
2 Park, and acquiring properties in Ellwood Park and
3 Baltimore Highlands for redevelopment.

4 Westport CEDC is Harbor West Collaborative.
5 Currently has one rental property as well as three houses
6 being developed. They are on track to acquire 10
7 additional properties.

8 This evening we are going to spotlight the work
9 of Northeast Housing Initiative, and I will invite NEHI's
10 Executive Director Garrick Good to speak about that.

11 MR. GOOD: Thank you. So I am, again, Garrick
12 Good, Executive of Northeast Housing Initiative, and we
13 just have the enormous opportunity for me to kind of brag
14 about what we've been doing. But this event tonight is
15 to really culminate what has been -- what's going on in
16 the resolution so that the Commissioners can see some of
17 the work and the impact that the Community Land Trusts
18 are making and will make as we continue to move forward.

19 And Cynthia, as you all have just met, is our
20 new interim coordinator of SHARE, which is the technical
21 assistant -- Community Land Trust to ensure that we are

1 not reinventing the wheel from land trust to land trust,
2 and culminating the work that has been done.

3 In 2016, it all started with a signature that
4 became a vote. In 2018, it became a City bill. It was
5 Bill 18021, Ordinance 18-25, as it was signed into law.

6 Today I stand before you to in addition to the
7 things that Cynthia shares, the other land trusts are
8 doing to say that we at NEHI -- I hope many of you or all
9 of you had the opportunity to tour our model home. If
10 you didn't, I'll be there after this event for 30 minutes
11 to show it off if anyone wants to see it.

12 But to date we have 68 families that have
13 started the process of homeownership. We have 11
14 families that have closed on a home similar to the one
15 that you saw today. We have four families scheduled to
16 close in the next 30 days, and we have two homes under
17 construction, and one for sale.

18 I have done this --

19 (Applause.)

20 -- without the work that each of you
21 Commissioners have done, the work that my fellow

1 executive directors have done in each of their
2 neighborhoods, and the work that DHCD has done in making
3 it a reality. We sometimes beat them up because we want
4 to see the money get faster, which we all need money
5 faster, but we know we could not have done this without
6 the work of Stephani, Ebony, Paul, who we are on the
7 phone with -- saying what's the update, when will I see
8 my money? But those things are important. What is
9 important especially when
10 -- and we've become very passionate about it especially
11 when you're working with the families that you see that
12 we're making a difference for. So and they are equally
13 as passionate about the work, and wanting us to see what
14 we can do.

15 I know we were going over one of our
16 properties, and Stephani said to me she said wait a
17 minute. This wasn't quoted right. I said hold up.
18 We'll fix it if it's not right. But one of the things
19 which is most important we all have to remember is this
20 is new. It's a new bill. It's a new program. All of us
21 are learning as we go. And so it does take a little

1 extra effort, but it does take a little -- a lot of extra
2 commitment.

3 3444 Emily is the model home that most of you
4 all have seen. Again, if you haven't seen it, you can
5 see it immediately following this session.

6 We have --

7 (Video playing.)

8 (Applause.)

9 MR. GOOD: That's two of our families, and two
10 of the stories that we have to share. There's many. I'm
11 trying to find out exactly which ones we share tonight.
12 And actually we wanted to bring someone here, but we
13 thought we want to keep it to a timeframe which I've
14 probably already gone over, but we'll deal with that
15 later.

16 But we take all the houses down to the studs as
17 you see here, and we make sure -- because all of the
18 houses are for -- as part of the Community Land Trust
19 we're with for 99 years. So we want to ensure that the
20 integrity of the home is as good as it was when it was
21 built in 1926 so that families can continue to live

1 there, and there's no reinvestment that has to be made by
2 DHCD or anyone else.

3 I said I know how to do this. Okay. So in
4 addition to doing the house, we also support community.
5 So as you all were at -- toured the house, you saw some
6 residents that were there. Every time we have an event
7 the residents come out. This is the side of the house
8 which if you saw this, this is a mural. It pays homage
9 to the Laurel Cemetery project, which is actually part of
10 next door. And what we did is you have three notable
11 people that are buried in the cemetery as well as this is
12 someone that lives in the community. The \$100 indicates
13 how much the cemetery was purchased for when they built
14 the mall on top of it. I could go on about that, but I
15 won't.

16 The green space that you see when you come out
17 of the hospital parking lot is going to be a pocket park
18 which we're going to have here. These are the plans for
19 it. Work starts next month on this, and we'll be done by
20 spring. And we did this, and it was important, so that
21 we could give the community a place to actually have

1 recreation. We've had block parties. We've had -- held
2 meetings out there under the tent. We've done a number
3 of different things to bring the community together to
4 figure out exactly how to build a bigger and a more
5 closer community.

6 So they'll be -- we will have in that a tool
7 lending library which we have now. Because one of the
8 things we see that once homeownership becomes a reality
9 you'll be surprised at how many people say I don't have a
10 lawnmower. I haven't cut the grass. And so we have the
11 tools they can actually check out to be able to do those
12 things or make minor repairs, and there will be other
13 things available as we continue to develop this.

14 Again, these are some of the results that we've
15 seen today. I've already gone over them. But we've got
16 over 108 hours of community meetings that we've done, and
17 we've made a 1.8 million economic investment in the
18 improvements that we've made in this community.

19 And, again, as I've mentioned this is just to
20 highlight what one land trust has done as there is so
21 much more being done all across the City of Baltimore,

1 and we would love to take up the whole meeting to tell
2 you about each one of them, but we knew we couldn't. So
3 we wanted to share one.

4 So thank you. Thank you to Catholic High
5 School for always being our partners and letting us have
6 the meeting here.

7 (Applause.)

8 PRESIDING COMMISSIONER STOKES: Thanks Garrett.

9 I think next on our agenda is the DHCD updates.
10 Stephani.

11 MS. ESTRADA: Yes. Hi, everyone. I'm Stephani
12 Estrada, and I'm the program manager for the Affordable
13 Housing Trust Fund, and I will be presenting DHCD
14 updates.

15 We will start with the Trust Fund revenue, the
16 commitments and expenditures. Then we'll talk about what
17 the Trust Fund is doing, the project status, the NOFA
18 updates, inclusionary housing, and Commission
19 nominations. And then last but not least our FY '23
20 spending plan.

21 First, for August we have 42 transactions that

1 resulted in \$704,000. That is an average of \$16,781.14.
2 Year-to-date we have collected \$58,870,601. For FY '23,
3 we have received a total of \$9,740,475. This is -- five
4 year through August the 22nd. The breakdown of each year
5 of the Baltimore City contribution and the tax revenue
6 collected to date for FY '23. The Baltimore City
7 contribution will be \$7 million, and the tax revenue is
8 2.7 400 -- \$2,740,475.

9 The breakdown for the tax revenue is
10 40,120,000, and the City contribution to date is
11 18,750,000.

12 This is our commitments and expenditures, and
13 this is broke down each appropriation that we have put
14 the money in with Community Land Trust project
15 commitments to date is 12,543,000. New construction and
16 preservation of existing rental is eleven five. Senior
17 home ownership has been transferred 5.2 million. Choice
18 neighborhoods 4.5. Rent supplements 2.9. The
19 inclusionary housing received 302,000. Pandemic
20 homelessness received 2,750,000. CLT consultant, SHARE
21 Baltimore is -- received 500 -- 400,000. Administrative

1 costs, which is 5 percent of the budget, is 2.2. And FY
2 '23 revenue to date is -- with the transfer of the
3 surplus from FY '22 we have 15,310,000.

4 This is just a overview of the project status
5 of each project. The Commissioners you all have
6 received, like, the breakdown of each project and the
7 awardee, and where they are in the project.

8 NOFA information. So new construction and
9 preservation of existing rental housing NOFAs. Round one
10 we are deal restructuring and presenting agreements to
11 BOE for approval, and preparing for settlement.

12 Round two we're also deal restructuring and
13 presenting agreements to BOE for approval.

14 Round three, we're in the middle of kickoff
15 meetings and deal restructuring.

16 NOFA information for Community Land Trust.
17 Single-family homeownership rental NOFA, round three, the
18 NOFA has closed. Four applications received for
19 homeownership, and two applications were received for
20 rental. Applications are under review. Applicant
21 questions, rescoring are ongoing. Community Land Trust

1 operating NOFA round one. NOFA was open on August the
2 29th. The deadline for submission is October the 10th.
3 NOFA is for 500. We made up to 500,000 for this NOFA.
4 Applicants can now request 100,000 for Community Land
5 Trust.

6 The pre-proposal conference was held on
7 September the 7th, and awards will be announced the week
8 of November the 1st.

9 The inclusionary housing the legislation has
10 expired as of June 30, 2022. The new inclusionary
11 housing requirements are being considered by Baltimore
12 City Council.

13 For the Commission nomination updates Stacy
14 Freed is not here today. So we don't have an update on
15 this right now.

16 And for FY '23 Spending Plan we are still at
17 -- for Community Land Trust 5.5; new construction 6.5;
18 reservation of existing rental is 3.75; senior
19 homeownership repair 2.5; choice neighborhoods 2.75; rent
20 supplement 1.75; inclusionary housing 250,000; flexible
21 funds 1.275; administrative cost is 1.275. And that

1 gives us a grand total of \$25,550,000.

2 And that is the end of the presentation, and we
3 will take questions. Does anybody have questions? I'll
4 use this microphone for this side, and on that side
5 there's a microphone, but Ebony will walk it back and
6 forth.

7 COURT REPORTER: Could I just ask if someone
8 speaks, to state their name? Because I don't have any
9 name --

10 MS. ESTRADA: Absolutely.

11 COURT REPORTER: Thank you.

12 COMMISSIONER FOX: I'm also here, Erica Fox.

13 COURT REPORTER: Thank you.

14 UNIDENTIFIED SPEAKER: Go ahead, Tisha.

15 COMMISSIONER GUTHRIE: Oh, okay. Tisha
16 Guthrie. Thank you. Thank you -- thank you for the
17 presentation Stephani.

18 So I wanted to ask -- I attended the
19 informational session last week given by Grounded
20 Solutions --

21 UNIDENTIFIED SPEAKER: And that was fantastic.

1 COMMISSIONER GUTHRIE: It was really very
2 informative, and I'm just wondering if --

3 (Simultaneous comments.)

4 Hold the button. It's green. It's going in
5 and out.

6 COMMISSIONER GUTHRIE: And I'm wondering if
7 something like that -- well, first of all, will the
8 presentation be posted on the DHCD website? And I'm
9 wondering if something like that can be -- if it's not
10 going to be posted on the website if something like that
11 can be offered more frequently. And it kind of speaks to
12 the point that one of the homeowners made during the
13 presentation that not a lot of people -- that there are a
14 lot of people are interested, and not a lot of people
15 know about Community Land Trust. So I'm just wondering
16 if, like I said, the presentation can be posted; and if
17 not -- if it can be done on a maybe a quarterly basis.

18 MS. ESTRADA: Yes, it can be. We will post it
19 to the website. Jason did -- the host -- he did send it
20 out to everyone who attended, but, yes, we'll post it on
21 the website, and we definitely can do it quarterly, yes.

1 COMMISSIONER FOX: All right. Well, just to
2 piggyback off of what Tisha just said. Basically, I
3 really didn't even really know that we had a Community
4 Land Trust, or if it was one in Baltimore. But just the
5 idea that we had one, I'm actually so glad that I'm
6 actually onboard so that I can just push my word that I
7 know that people have that I've talked to and lived with
8 my whole life coming up in Baltimore from my 30 some odd
9 years that the fact of you're seeing vacant houses
10 everywhere you go. It's just like sitting for 30, 40
11 years. It's, like, somebody could be living in those
12 houses, and the homeless problem could be eradicated,
13 could be fixed. So just to know that it exists, and the
14 -- like, we don't have programs to teach people even
15 about homeownership let alone where to go to get it.
16 It's, like, yeah, you go to the library, but everybody
17 don't have a library down the street, or you don't have
18 transportation, or you don't have the time, or the
19 workshop is only at a certain time and a certain place,
20 and stuff like that. So we do need more educational
21 stuff about homeownership, rental, everything, getting

1 the spaces to do it, everything.

2 MS. ESTRADA: Absolutely.

3 COMMISSIONER FOX: That's it.

4 MS. ESTRADA: Any other comments, questions?

5 UNIDENTIFIED SPEAKER: I have a question,
6 please.

7 MS. ESTRADA: Not the public yet.

8 UNIDENTIFIED SPEAKER: No?

9 MS. ESTRADA: We've got public comment after --
10 (Simultaneous indiscernible comments.)

11 COMMISSIONER HILL: Well, without the
12 microphone then. So the -- I looked on the -- see if I
13 got it before --

14 COURT REPORTER: Could I just get your name
15 too, sir?

16 COMMISSIONER HILL: Sorry. Matt Hill.

17 COURT REPORTER: Thank you.

18 COMMISSIONER HILL: So I noticed on the
19 Spending Plan that the allocation for Community Land
20 Trust is still at 20 percent. I wanted to know if DHCD
21 had a response to the motion that was passed by the

1 Commission last month to increase that to 39 percent?

2 MS. ESTRADA: Yes. Based off of the
3 applications that came in, the amount we put out for four
4 million we only received -- the applications totaled
5 about to 3.4. So with the money left over that's what
6 DHCD has been saying is that demand isn't there yet. So
7 we choose to keep it at the 5.5 for the next round.

8 COMMISSIONER HILL: Okay. I think -- so I
9 think there was a miscommunication on the motion. The
10 motion was for FY '23 as a whole where there's another
11 nine months or so left in FY '23 to put out another
12 essentially RFP, and then to evaluate if there's
13 sufficient demand, and look at other mechanism such as
14 increasing the maximum award, looking at rental more, and
15 doing a rental -- potentially a rental set-aside. So I
16 don't think that's what I was trying to get at. I don't
17 think that's what the Commission was getting at. I think
18 we all knew last month that there wasn't going to be
19 sufficient applications to meet that -- whatever the
20 amount was that would comprise 39 percent.

21 So I'm a little bit confused because I'm pretty

1 sure that -- well, I was on the page that we're talking
2 about the entire FY '23, and not just last month.

3 MS. ESTRADA: Right. Okay. I believe at the
4 last one even -- because Bree was very vocal about it,
5 that that was one of the questions was can we see what's
6 going to come in, and then make a decision. And that's
7 what we went off of is that what came in. We're basing
8 it off of that. And this is, again, the second round
9 where we have put funding out, and it -- the amount of
10 money is not being spent. So it's based off of history
11 of what's happening. As we grow we plan to, of course,
12 increase it to meet the demand. But at this moment it's
13 based off of the demand.

14 COMMISSIONER GUTHRIE: But what was the vote?
15 What did we -- what does the record indicated that we
16 voted on? I think that's the point that Bree made, and
17 what really is supposed to stand.

18 COMMISSIONER EDWARDS: I think that the issue
19 is that the vote and the Commission is advisory to the
20 Commissioner, and it's the Commissioner that makes the
21 final decision.

1 COMMISSIONER HILL: So the Commissioner --
2 excuse me. Matt Hill. The Commissioner is choosing to
3 ignore the recommendation of the Commission then?

4 COURT REPORTER: I just want -- I just need it
5 one time. So if I could get your name on the end --

6 COMMISSIONER HILL: Okay. Got it.

7 COURT REPORTER: -- just because I don't have
8 any name plates. I'm sorry to interrupt.

9 COMMISSIONER EDWARDS: Kate Edwards.

10 COURT REPORTER: Thank you. Sorry about that.

11 COMMISSIONER EDWARDS: I think that she took it
12 under advisement. Unfortunately, the Commissioner is not
13 able to be here tonight, but based on the applications
14 that we've received, the historic application that we
15 received, the amount of demand that we received on the
16 rental NOFA side, which outweighs the amount available by
17 about twice as much applications that we get on that
18 side. Whereas we're not getting the even -- number of
19 applications for the amount of money that's putting out
20 on the Community Land Trust side, it just at this time
21 makes sense to put the money where the demand is, and to

1 grow the operating funds for Community Land Trust that we
2 put out. We want to do that again. We want to find
3 other ways to support the Community Land Trust to build
4 that capacity up. But at this time the demand isn't
5 there for the NOFAs.

6 COMMISSIONER HILL: If I could just follow-up
7 on that. I mean, it doesn't sound as though -- and
8 correct me if I'm wrong, but it doesn't sound like the
9 Commission -- excuse me -- the Department's considered
10 some of the ideas that were brought forward about
11 increasing the cap on the amount of the award, having a
12 set-aside in the rental program as ways to explore
13 whether or not there is demand for up to 39 percent of
14 the funds, or you did explore that and you're just
15 rejecting that?

16 MS. ESTRADA: We did increase the cap. The cap
17 is at a million dollars now. It was at 750,000. So they
18 can request up to a million dollars.

19 COMMISSIONER HILL: Right. But the -- well,
20 the discussion was around -- so but the discussion was we
21 all knew that there was a NOFA. The NOFA had already had

1 a certain cap, and we all know that there's a certain
2 number of Community Land Trusts in the City. So the
3 proposal was that there'd be another RFP in which the cap
4 could be raised in FY '23, and potentially some sort of
5 set-aside on the rental housing NOFAs that would have for
6 Community Land Trust. And you're saying that the
7 Department's just not going to do that?

8 MS. ESTRADA: For the set-aside part we haven't
9 -- we -- so as we come up on the rental NOFA we have not
10 made a decision about the set-aside. So that is still a
11 possibility but, again, like with the new construction
12 and the preservation of existing rental, Community Land
13 Trust can apply in that round even whether there's a set-
14 side or not, as well as there's a Community Land Trust
15 rental just for Community Land Trust as well. So they
16 can apply in pretty much all the NOFAs.

17 COMMISSIONER HILL: But there's not going to be
18 another RFP for Community Land Trust in FY '23; is that
19 right?

20 MS. ESTRADA: No.

21 COMMISSIONER HILL: Okay.

1 MS. ESTRADA: So we have the operating NOFA.
2 We have the homeownership, and we have the rental NOFA.

3 COMMISSIONER HILL: Right. I mean, I -- so I'd
4 make a motion that DHCD reconsider the motion of the
5 Commission from last month, and adjust the allocation to
6 39 percent of the Trust Fund revenue for FY '23, and
7 consider other avenues such as an additional RFP and a
8 set-aside in the rental NOFAs in order to meet that goal.

9 MS. ESTRADA: Okay.

10 COMMISSIONER GUTHRIE: I second the motion.

11 PRESIDING COMMISSIONER STOKES: I think we need
12 to, I think we need to discuss it first. Do any other
13 Commission Members --

14 COMMISSIONER GRIFFIN: I have a question.
15 Staci Griffin for the record.

16 COURT REPORTER: Thank you.

17 COMMISSIONER GRIFFIN: So have all of the CLTs
18 applied for the maximum amount? I know we probably have
19 that somewhere but --

20 PRESIDING COMMISSIONER STOKES: Catherine
21 Stokes. I have a question. I'm curious if you could --

1 I don't know if you could speak briefly just to some of
2 the efforts that either DHCD is doing to increase kind of
3 the coverage of the City that could access CLTs or some
4 of the CLTs that are maybe increasing their own
5 geography. Because right now there are only six areas
6 within the City that are eligible for --

7 MS. ESTRADA: Right. So DHCD has funded SHARE
8 Baltimore as a consultant to be, like, the voice of the
9 Community Land Trust, and market out to extra Community
10 Land Trusts. There are other Community Land Trusts that
11 are in the community that are up and coming, but they
12 just didn't apply -- yet.

13 COMMISSIONER GRIFFIN: So without changing the
14 maximum, you would never be able to spend 39 percent with
15 the --

16 MS. ESTRADA: Not at this moment.

17 COMMISSIONER HILL: Could I follow-up on that?
18 I mean, so we don't know if you issue another RFP and
19 change the maximum, you don't know how many land trusts
20 would apply, right?

21 MS. ESTRADA: Of course not.

1 COMMISSIONER HILL: Right.

2 MS. ESTRADA: I mean, you have to see who is
3 going to apply but --

4 COMMISSIONER HILL: Right.

5 MS. ESTRADA: -- as of right now it's still --
6 with what we know about Community Land Trust if we put it
7 at 39 percent, which is, like, 9 million or something
8 like that, if all 6 of them applied, it wouldn't, it
9 wouldn't spend the money.

10 COMMISSIONER HILL: Right.

11 MS. ESTRADA: Our limit is a million dollars.
12 So if all six of six million --

13 COMMISSIONER EDWARDS: It was suggested to
14 raise the million --

15 COMMISSIONER HILL: Correct. Yeah. So I'm
16 just saying there are other ways to do this. You could
17 raise the maximum amount. You could have a set-aside in
18 the rental program. There are nine months left in
19 FY '23, and there's a field of dreams aspect to this too,
20 right? If you fund it, they will come. So if -- maybe.
21 Maybe they won't. And if they don't, then you can fund

1 other things. But --

2 MS. ESTRADA: If we fund it and then they
3 didn't come --

4 COMMISSIONER HILL: And they don't come, then
5 you reallocate those funds to the rental projects that
6 you were planning to fund in the first place.

7 PRESIDING COMMISSIONER STOKES: Any other
8 questions or comments?

9 So does someone want to make a motion on this?

10 COMMISSIONER GUTHRIE: I second the motion.
11 The motion has already --

12 (Simultaneous comments.)

13 COMMISSIONER GUTHRIE: I second the motion.

14 UNIDENTIFIED SPEAKER: So now you vote.

15 PRESIDING COMMISSIONER STOKES: Wait. Can you
16 repeat the motion so we know exactly --

17 COMMISSIONER HILL: Now you're just being mean.
18 The motion is for the -- for DHCD to reconsider for the
19 original motion -- I'm going to repeat the original
20 motion from August that DHCD raise the total revenue for
21 FY '23 for Community Land Trust to 39 percent of that

1 revenue, and explore options to make that happen within
2 FY '23. And if that doesn't happen because there's
3 insufficient demand, DHCD can reallocate those funds to
4 other priorities.

5 PRESIDING COMMISSIONER STOKES: So just a point
6 of clarification. Would this all need to happen then
7 before the rental NOFA? Because if they're going to
8 reprogram to the rental -- they would have to know before
9 that time.

10 COMMISSIONER HILL: My motion is going to stay
11 simple. What DH -- how DHCD responds to that I think is
12 something to consider.

13 PRESIDING COMMISSIONER STOKES: Yeah. I guess
14 I was thinking people might vote differently depending on
15 the details but --

16 COMMISSIONER GUTHRIE: So Commissioner Guthrie,
17 second the motion.

18 COMMISSIONER KIMBALL: And I third it.

19 PRESIDING COMMISSIONER STOKES: Roll call?

20 I guess we'll do -- do us a favor.

21 COMMISSIONER KIMBALL: Aye.

1 COMMISSIONER EDWARDS: Aye.

2 COMMISSIONER HILL: Aye.

3 COMMISSIONER GUTHRIE: Aye.

4 COMMISSIONER GRIFFIN: Aye.

5 MS. KEENAN: Nay.

6 (Simultaneous comments and laughter.)

7 PRESIDING COMMISSIONER STOKES: Yeah, 5 to 2.

8 I really feel like if there were details I might vote
9 differently.

10 MS. ESTRADA: Okay.

11 PRESIDING COMMISSIONER STOKES: Okay. All
12 right, any other questions?

13 COMMISSIONER GRIFFIN: So the motion carries I
14 think is --

15 PRESIDING COMMISSIONER STOKES: The motion
16 carries.

17 So any other questions or comments for DHCD?

18 UNIDENTIFIED SPEAKER: From the Commission.

19 PRESIDING COMMISSIONER STOKES: From the
20 Commission.

21 COMMISSIONER GUTHRIE: I do have a question.

1 This is Tisha Guthrie again. So yesterday -- no, it was
2 today. Anyway, yesterday there was a meeting around the
3 City's initiative to address the vacants. Something that
4 Commissioner Fox mentioned earlier. And I'm wondering if
5 there is -- if the Department on behalf of the Trust Fund
6 is in communication with the City around how the vacants
7 can be leveraged to assist in any way the work that the
8 Trust Fund is doing whether that is giving CLTs an
9 opportunity to leverage the vacants or however --
10 whatever strategy might be, might be feasible.

11 COMMISSIONER GRIFFIN: Yes. Definite, I mean,
12 the Department is very much involved with the vacant
13 housing initiative. We're one of the main leads in that
14 initiative. And looking at ways to -- definitely have
15 talked about Community Land Trusts we're increasing our
16 acquisition of properties through the vacant housing
17 initiative. So a big part of it is using a lot more
18 (indiscernible) acquisition. Also especially in our
19 impact investment areas increasing acquisition there. So
20 we'll have a lot more inventory, and then looking at ways
21 that that could potentially feed into inventory for

1 Community Land Trusts, and others that want to turn that
2 into affordable housing. So we're definitely looking at
3 that.

4 COMMISSIONER GUTHRIE: Thank you.

5 COMMISSIONER KIMBALL: I have a question.
6 Vernadine Kimball.

7 COURT REPORTER: Thank you.

8 COMMISSIONER KIMBALL: For the senior homeowner
9 repairs have any program set up for seniors that doesn't
10 have computer skills and Wi-Fi in their home, somebody
11 comes to their house and do this application for a grant?
12 What kind of program are we doing for the seniors? Is
13 that one of them or just what -- and how do you get in
14 contact with them?

15 COMMISSIONER EDWARDS: Do you mean a grant that
16 would actually put -- modifying their home or somebody to
17 come and help them apply for grants?

18 COMMISSIONER KIMBALL: Both.

19 COMMISSIONER EDWARDS: Okay. I don't know. We
20 could find out whether or not there's any grants for
21 getting Wi-Fi in the home, but I do know that there's

1 definitely assistance for people that need help filling
2 out the applications. We have the LIGHT intake -- the
3 LIGHT intake form. It's a form for all of the services
4 that are offered. And through that people could, if
5 they're not able to fill out the form themselves, then we
6 can provide assistance.

7 COMMISSIONER KIMBALL: I have a suggestion.

8 COMMISSIONER EDWARDS: I can find out more
9 about the LIGHT --

10 COMMISSIONER KIMBALL: Far as the seniors is
11 concerned because I'm involved with a lot of seniors, and
12 majority of them don't know that they can get their
13 repairs done. They don't know how to maneuver on a
14 computer. They don't even know how to use a computer.
15 And I would like to see this even announced on TV or
16 something like that, the radio or something to get people
17 ready for the winter. I don't want to see our seniors
18 not having what they need for the winter, windows, doors,
19 roofs, holes in the drainage system. I'd like to see our
20 senior citizens live better than what they are living.
21 So if I can be of any help to see that done, please don't

1 hesitate.

2 PRESIDING COMMISSIONER STOKES: Good
3 suggestion. Thank you.

4 COMMISSIONER KIMBALL: Thank you.

5 PRESIDING COMMISSIONER STOKES: Matt.

6 COMMISSIONER HILL: Sorry, just two quick ones.
7 The Charter says that half the money should be spent on
8 30 percent AMI and below. I know we've talked about this
9 in the past.

10 UNIDENTIFIED SPEAKER: Yes.

11 COMMISSIONER HILL: And I know you all
12 presented some additional information. I appreciate
13 that, but I think we were still looking for something
14 about calculating the per unit cost.

15 MS. ESTRADA: Yes -- Matt. Yes. I'm working
16 on it. I have to gather information from other
17 departments, and then I'll be able to do a whole report.

18 COMMISSIONER HILL: Thank you. And then the --
19 I believe the Commissioner promised at the last meeting
20 to have some sort of written description of how the rent
21 supplement funds are going to be used. Is there any

1 update on that?

2 MS. ESTRADA: I don't have an update.

3 Do you have (indiscernible).

4 COMMISSIONER HILL: Okay. If you all could --

5 UNIDENTIFIED SPEAKER: -- a written summary?

6 I'm sorry.

7 COMMISSIONER HILL: I'm pretty sure she said
8 that -- because we've been asking about the rent
9 supplement and how it's going to be used, and she's
10 provided some verbal description. But some sort of
11 policy or practice framework for how it's going to be
12 used. It's a significant amount of money, and I didn't
13 quite understand the program. So, yeah, so we're still
14 looking for that written understanding of how that money
15 is going to be used.

16 COMMISSIONER EDWARDS: Okay. We'll follow-up
17 on that.

18 COMMISSIONER HILL: Thank you.

19 PRESIDING COMMISSIONER STOKES: Any other
20 questions or comments?

21 I think now we can take public comments.

1 MS. ELY: I can ask -- yea. I was curious how
2 they -- actually, you asked a lot of the same questions
3 that I was curious about.

4 COURT REPORTER: Could I just ask you to state
5 your name, ma'am?

6 MS. ELY: My name is Khalila Ely (ph.).

7 COURT REPORTER: Ely?

8 MS. ELY: Yes. And I was curious about the
9 people that are above the AMI. If you're at 35,000,
10 you're already struggling pretty hard. If you're at 50,
11 you're still not even doing that well. If you're at 55,
12 whatever, you're completely out of this program. Almost
13 seems like it's kind of catch-22. As a person who lives
14 in these communities, and has been here for the last,
15 like, 15 years, like, the goal is not to stay at
16 subsistence level. So if I may get to the point where I
17 can support myself and my family a little bit better, but
18 I still can't get into housing because I'm always just
19 like a little bit out of the range to get the support,
20 but not enough to -- for, like, a regular conventional
21 loan, and, like, in the area that I enjoy or a space that

1 I fell like I'm deserving of. Is there anything that
2 catches the people that actually get up and go to work?

3 COMMISSIONER EDWARDS: Yeah. Well the people
4 that actually get up and go to work because I think
5 people under 30 to 50 percent AMI --

6 MS. ELY: Oh, no. I'm just --

7 (Simultaneous comments.)

8 COMMISSIONER EDWARDS: I understand what you're
9 saying above the rate. I understand. So, yeah, I mean,
10 we do have other funding. Matt -- we don't have as much.
11 It's not a robust as this funding that we have for the
12 Affordable Housing Trust Fund because this is geared
13 towards the most vulnerable, and the most needing
14 population, but we do have CDBG funds that can be used up
15 to 80 percent of AMI. We have a couple other sources of
16 funding especially in -- DHCD does in our impact
17 investment area we're using ARPA funds which is the
18 American Rescue Plan Act. So we're going to have funds
19 available for incentives for homeownership in those
20 areas. So there's other programs where we're getting
21 funding into area, but this is just a specific pot of

1 money that's for the 30 to 50 percent AMI.

2 (Indiscernible).

3 MR. GOODEN: Yeah, I have a question. First I
4 just want to thank all the organizations. My name is
5 Bill Gooden.

6 COURT REPORTER: Bill Gooden?

7 MR. GOODEN: Yes.

8 COURT REPORTER: Thank you.

9 MR. GOODEN: I just want to thank all the
10 organizations that's working (indiscernible), right? But
11 I guess my question is this. Because Ms. Fox said
12 something that interested me. I think it should be some
13 kind of way that you go into communities, and have
14 lunches, dinners, and invite people, and (indiscernible)
15 communities to get engaged. And the ones that end up
16 getting into the program have some sort of reward to give
17 them so you could encourage people about this type of
18 program. Because lots of people don't know. You know
19 what I'm saying? Lots of people need to be taught on how
20 to try to buy a house or where to go to to get some help,
21 and it's just not there in the community.

1 So I would just like to see some sort of
2 program going directly into the community engaging the
3 people trying to get the people involved.

4 COMMISSIONER GUTHRIE: Can I address that?

5 PRESIDING COMMISSIONER STOKES: Sure.

6 COMMISSIONER GUTHRIE: Mr. Gooden, I think your
7 comment is spot-on, and that's one of the things that
8 we've been, we've been gearing up for, and hopefully
9 pushing toward is the community outreach and education
10 piece around Community Land Trust. Because it is -- it
11 mean -- it's relatively a new model, but it's really new
12 here in Baltimore. And like Commissioner Fox is saying
13 people who are legacy residents do not know. We just
14 don't know. I mean, I didn't know about Community Land
15 Trusts really honestly until I was given this position as
16 a Commissioner. The United States is behind the -- is
17 really behind. But your comment is definitely spot-on.

18 COMMISSIONER KIMBALL: Yes.

19 COMMISSIONER GUTHRIE: And I'm hoping that we
20 get to that point where we're robustly reaching out to
21 the community. Because our community, everybody in here

1 probably knows, our community is dying, like, literally
2 and figuratively. If our -- if Baltimore City gets any
3 smaller, we're going to be in a really, really tough
4 position.

5 COMMISSIONER KIMBALL: Yes.

6 COMMISSIONER GUTHRIE: And so we have to give
7 people incentives to look at this model, and to really
8 take it seriously, and I think people will if they know
9 about it.

10 COMMISSIONER KIMBALL: Um-hmm. I think so too.

11 MS. THOMAS: So my question is -- well, it's a
12 comment in regards to the different ways that you can
13 raise and increase the allotment for CLTs to be able to
14 spend down. I know one of the comments that we had
15 submitted was eliminating or increasing threshold
16 percentages where 30 percent is only capped at 100,000
17 versus the 50, 50 percent AMI capped at 50,000. And with
18 that, with the current rate of what it's costing to rehab
19 a home and all of that, we are still not able to keep the
20 homes truly affordable. So that is a -- I didn't see a
21 change in the last NOFA that passed, and I don't know

1 what the Department is considering or are they discussing
2 that at all? Because that is a way for CLTs to truly be
3 able to maximize the full award because we do need more
4 money to keep the homes at an affordable rate based on
5 how we're building it. So the narrative or the notion of
6 it's not enough there, no. We have to do more to
7 actually meet the true demand. That proposes a challenge
8 when grant dollars are so limited and very competitive.

9 MS. ESTRADA: Yes. The department is
10 considering --

11 COURT REPORTER: Ma'am, did you state your
12 name?

13 MS. THOMAS: Melanie Thomas.

14 COURT REPORTER: Thank you.

15 MS. ESTRADA: State your name.

16 MS. HUNT: My name is Sharon Hunt. I am
17 concerned about a certain drift that I think I can see
18 with the allocation of funds for the CLTs and the AHTF
19 funds. The CL -- this is a fund that was created by the
20 initiative of the people, and it was the people's wish
21 that it be used for permanently affordable housing.

1 Another thing that I noticed or I think I
2 noticed, if I'm wrong, I apologize, is I seem to sense an
3 idea or a feeling of let's take money away from the CLTs
4 until they are ready or grow or whatever so they can use
5 it. Whereas given the purpose of the AFT funds, and the
6 history of redlining and some other things we mentioned
7 in the City, I am concerned that the City -- that you are
8 not looking for -- actively looking for ways to help the
9 CLTs to use all the money that they can rather than
10 saying, well, they're not using it right now. We'll take
11 it away, and we may give it back later. Instead of
12 reversing that mental attitude, and say they need help in
13 how they can spend this to the maximum of 39 percent. I
14 am absolutely committed to 39 percent because of the
15 origins of this fund. And I support Commissioner Hill in
16 once again putting forward how do we make this happen?
17 Not how do we take it away, but how do we make it happen?

18 MS. CLAUSEN: Yes, I just -- question --

19 MS. ESTRADA: Your name?

20 MS. CLAUSEN: Terry Clausen.

21 COURT REPORTER: Thank you.

1 MS. CLAUSEN: I wanted to know how you can
2 access the information. You guys mentioned the
3 consultant SHARE Baltimore. How can you access that
4 information if someone is interested in, like, starting a
5 land trust themselves or, like, helping out, like, a
6 community association or, like, a task force that's
7 interested in, like, taking ownership (indiscernible)?
8 So I'm just, like, I'm just kind of interested to see
9 that information.

10 MS. ESTRADA: SHARE Baltimore now has a website
11 up, and Garrett Good, who is (indiscernible) he is a
12 facilitator of SHARE Baltimore. So the website, and
13 reaching out to I would say NEHI.

14 MS. CLAUSEN: NEHI?

15 MS. ESTRADA: Yes.

16 MS. CLAUSEN: Okay. Thank you.

17 MS. DORSEY: Denise Jones Dorsey. I want to
18 slightly correct that, Stephani.

19 Madam, you should be in touch with Cynthia
20 Keenan. Cynthia, can you come down and talk -- touch
21 this sister? Cynthia Keenan is the interim network

1 coordinator for SHARE. Anyone that wants information
2 should be in touch with her. Thank you. Thank you so
3 much. Thank you.

4 MR. CARDELL: Corey Cardell. I'm a licensed
5 contractor, and I was wondering how to -- how would I
6 find out about (indiscernible) these programs that help
7 bring back Baltimore (indiscernible)?

8 MS. ESTRADA: Visit our website, DHCD,
9 Baltimore DHCD, and then it will say Affordable Housing.
10 Drop down -- Affordable Housing Trust Fund will come up
11 under that. And all of our information about NOFAs that
12 are coming up, I can give some feedback on that. Our new
13 construction is mainly for people who are not Community
14 Land Trust. The next one comes out in January. So that
15 would be one that you would be --

16 COMMISSIONER GUTHRIE: I'm sorry. What's your
17 name again?

18 MR. CARDELL: Corey Cardell.

19 COMMISSIONER GUTHRIE: Okay. Thank you.

20 MS. ESTRADA: Corey, were you asking to be a
21 contractor for the Community Land Trust or --

1 MR. CARDELL: Yes.

2 MS. ESTRADA: -- to get funding from the City
3 to do work?

4 MR. CARDELL: To be a contractor.

5 MS. ESTRADA: Oh, a contractor. Well, okay,
6 you would need to reach out to the Community Land Trust.
7 We have NEHI, South Baltimore, and Harbor West in the
8 building. Say it again? Oh, okay. Thank you.

9 PRESIDING COMMISSIONER STOKES: Any other
10 questions?

11 Next item on the agenda is other business. Any
12 other questions on other business?

13 COMMISSIONER GUTHRIE: This is Tisha Guthrie
14 again. Just wanted to remind the fellow Commissioners
15 that if you have any suggested locations for our
16 following meetings, please, please, please contact Ms. --
17 e-mail Stephani so that --

18 MS. ESTRADA: Yes. We will be doing in-person
19 meetings every other month, and then other than that they
20 will be virtual, and you can watch them either on
21 Facebook live, or you can log in on Webex, which we put

1 the link on DHCD's website page (indiscernible). You can
2 log in that way.

3 COMMISSIONER GUTHRIE: Have we -- are we --
4 altered, modifying the meeting schedule for the, for the
5 holidays or anything?

6 MS. ESTRADA: Oh, for November, possibly. I
7 mean, we normally do. So we can talk about that in our
8 group meeting.

9 COMMISSIONER GUTHRIE: Sure.

10 MS. ESTRADA: For the Commissioners I will send
11 out a e-mail to who wants to participate in workgroup
12 meetings. I think we can have up to five -- have up to
13 five commissioners in the workgroup meetings to discuss
14 the agenda for the next meeting. So I'll send that out
15 probably tomorrow.

16 MS. DORSEY: Denise Jones Dorsey. This
17 question may be complicated, but it's essential. For us,
18 for the Community Land Trusts and other contractors to do
19 our work it is essential that under the ground, the city
20 under the ground, water, sewage, and so on and so forth
21 be state of the art. What is the intersection between

1 DHCD's work and DPW's work so that we come together at
2 the same time as we do this construction work? I'm real
3 concerned about water. Particularly if we -- if our
4 model is to build, like, three stories up, so a surface
5 and then three stories up, we've got to have
6 infrastructure to be able to push that up. Can somebody
7 answer that question? Or I'm asking the Department will
8 you all investigate them? Because that's essential to
9 the construction work once we start construction.

10 MS. ESTRADA: Yeah. I can look into it.

11 COMMISSIONER EDWARDS: Yeah. I mean, whenever
12 you have a large development where it's going to be
13 multi-family housing there would definitely be an
14 evaluation that would need to be done to look at the
15 water that's available, the pipes that are available, and
16 see what improvements need to be made. So that's always
17 part of the process to get to building the multi-family.
18 If you're talking about single-family houses, then
19 generally if it's like a renovation there will be some
20 infrastructure there, but there may be some upgrades or
21 improvements or maybe a bolt needs to be put in a meter

1 or stuff like that. But I mean we definitely work with
2 DPW and with the developers at that point to identify
3 what needs to be done and --

4 MS. DORSEY: So, Kate, what I'm asking for is
5 now to even be more deliberate because we've already
6 heard about challenges with our water system. That's
7 another protest. I'll be over there soon. But because
8 we know about that, then we need to work smart. So as
9 the agency is doing its work it needs to make sure that
10 its partners, whether it's through the CIP or whether
11 it's through DPW dot, we've got to work across the silos
12 and interface. And we are particularly committed --
13 concerned because if those pieces are not in synch that
14 can slow down our work which adversely impacts the cost,
15 and adversely impacts affordability. So I'm raising that
16 for the record Commissioners. I'm hoping you all will,
17 will really will consider that, and maybe even have DPW
18 planning to -- CIP plan to begin to show you what this
19 looks like, particularly in those communities that are 50
20 percent AMI right down to zero.

21 Thank you so much.

1 COMMISSIONER KIMBALL: Thank you.

2 PRESIDING COMMISSIONER STOKES: (Indiscernible)
3 your public comment --

4 MS. HUNTINGTON: My name is Sharon Hunt again.
5 I have a request that the Committee in the next several
6 months, meaning the first quarter of 2023, actually
7 present what is going to happen -- what you say you have
8 been working on to assist for the acquisition of
9 properties for the CLTs. Not just what you're working
10 on. I understand that. I accept that. But I would like
11 to request that you do a presentation of what you are
12 working on, where you are, what ideas you're fielding,
13 what you think can come to fruition more quickly.
14 Because once again if we try to use all the money, and we
15 are going to try to use all the money --

16 COMMISSIONER KIMBALL: I know that's right.

17 MS. HUNT: We are going to use it. I stand
18 corrected.

19 (Simultaneous comments and laughter.)

20 MS. HUNT -- that 39 percent. We also have to
21 have the properties to acquire. And acquisition of

1 properties is crucial for all of us here. And the City
2 has not only some properties that the City may be in
3 control of, but also the City laws for absentee
4 landlords, we'll call them that in a nice way, are
5 vested, and most politely, archaic to say the least,
6 inefficient, and too slow. So I'm asking then in the
7 first quarter we know how you can help us to get the
8 houses so we can use all that money that you want to give
9 us.

10 PRESIDING COMMISSIONER STOKES: One more
11 question.

12 MS. SMITH: It was me. I just wanted to
13 piggyback on both what she said with our project in
14 Cherry Hill Development Corporation, the (indiscernible)
15 homeownership initiative. That's exactly what recently
16 happened. We did a sewer line investigation before we
17 even started construction. And he couldn't even put a
18 1500-foot line -- couldn't go either way. So we already
19 had to add almost 10 to 15 thousand dollars per house
20 just for that, and that wasn't something that we put into
21 our environmental study or anything. So -- look into

1 that just trying to close the gap on that item that
2 wasn't there. But also too you're right, we don't want t
3 to build on top of that, and we have a new house, and
4 we've only done what we could to our particular capacity
5 only for that to later up, later on become a huge issue.
6 I just want to add that in. So that's definitely real
7 big, and I think we should be connecting everything
8 together with all of our projects. And I think that will
9 also be for the benefit of our current homeowners that
10 are there, and that ties in to what you were saying
11 there. The seniors, we have a lot of seniors in Cherry
12 Hill that they call us. How do I get help? I need a
13 roof. They don't know. So I just thick just, just
14 having more information out there on how to get help.
15 But also as, as we building that, that also is going to
16 solve the problem for any water issues that could be on
17 that block that could be identified too for the existing
18 residents.

19 COURT REPORTER: Could I just get your name
20 too, ma'am?

21 MS. SMITH: Maria Smith.

1 COURT REPORTER: Thank you.

2 COMMISSIONER HILL: So along these lines one
3 thing we could think about for the next meeting. I know
4 that Councilmember Ramos and the Department are really
5 working hard on this judicial interim process. Maybe
6 that's a presentation to have at the next meeting to kind
7 of address some of these issues. I mean, if that's what
8 is needed, putting Trust Fund money into even expanding
9 the capacity of that program, I mean, if -- I don't know
10 if there's a capacity constraint, but if there is, and
11 it's used for affordable housing, let's do that, right?
12 And it could help Community Land Trust. That could be
13 part of the allocation. I'm just saying there's a lot of
14 ways to think through. And maybe there's additional
15 funding when you encounter some sort of environmental
16 hazard that you didn't anticipate you could apply to the
17 Department for a supplement. I don't know. I'm just
18 spitballing.

19 PRESIDING COMMISSIONER STOKES: -- have a
20 motion to adjourn.

21 COMMISSIONER EDWARDS: So moved.

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COMMISSIONER HILL: So -- second.

(Whereupon, at 7:11 p.m., on September 27,
2022, the 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: Catherine Stokes, Presiding Commissioner

DATE: September 27, 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.



Sean Becker
Reporter