Affordable Housing Trust Fund

21-0001R Investigative Hearing
- Need
- Community Driven History
- Legal Framework
- Oversight
- Funding
- Spending Priorities
- Future
45,400 Total Baltimore Households

- Earn 50% or less of Area Median Income (AMI)
  - $52,000 annual income – Household of four (4)
- Disproportionate Cost-Burden
  - Pay over 50% of Income for Housing

37,000 Households

- Earn 30% or less of AMI
  - $31,200 annual income - Household of four (4)
- 27,000 - Renters
- 10,000 - Homeowners

8,400 Households

- Earn between 30% - 50% of AMI
- 4,900 - Renters
- 3,500 - Homeowners

Source: Table 7, Housing Problems 1, Draft Consolidated Plan FY2021-2025 & Draft Annual Action Plan FY2021, HUD FY2020 Income Limits Summary, HUD User Data Set, 2020 Income Limits, Maryland Department of Housing and Community Development
Housing for All
- Grass-roots advocacy
- 20/20 Campaign
  - 2016 Mayoral Platform
  - $20 Million Affordable Housing
  - $20 Million Deconstruction & Job Creation

Question J - 2016
- Affordable Housing Trust Fund Created
- Petition Driven
  - 13,000+ Certified Signatures
- 83% Approval

Housing Roundtable
- Leadership Coalition: Community Development Network, Housing Roundtable, United Workers Association
Outreach and Engagement Process

Commission Meetings
- Public / Virtual
- Monthly
  - 4th Tuesday (Since May 2019)
- Public Comment Opportunity

NOFA
- Pre-Release Public Feedback
- Pre-Proposal Conferences
- Open Question Periods
Notable Community Meetings

May 1, 2019- City Hall
100 Holliday Street, 4th Floor
• Initial Meeting

July 23, 2019- Curtis Bay Recreation Center
1630 Filbert Street
• Round Table Presentation – Peter Sabonis

October 22, 2019- Morgan State University
1600 Havenwood Road, Rm 100
• Department of Finance presentation
• Dr. Lawrence T. Brown

January 28, 2020- City Hall,
N. Holliday St, 4th Floor Curran Conference Rm, 100
• Voted/approved the proposed spending priorities.

February 25, 2020-Harlem Park recreation
700 North Calhoun Street
• Presentation of Faith-Based Developments

August 25, 2020 – Webex
• Finance Dept. presentation

September 22, 2020 – Webex
• Fourth Quarter planning

October 27, 2020 – Webex
• Baltimore City Resources presentation

February 23, 2021 – Webex (Upcoming)
• FY20 Annual Report Presentation
Support Low Income Households

- Earning 50% or Less of AMI
- Half of funds support at or below 30% AMI
  - 3-Year Period

Range of Uses

- Development, Programs & Services
- 5% Administrative uses cap

Establishes

- DHCD as Administering Agency
- Advisory Board

Creates

- Reporting Recommendations
- Non-Lapsing Fund

LEGAL FRAMEWORK:
ARTICLE 1, SECTION 14
AHTF Commission

• 12 Members
  • Nominated by Mayor – Confirmed by City Council
  • Professional Expertise, Advocates, Residents

• 4 Resident Representatives
  • Renter at 30% AMI
  • Homeowner at 50% AMI
  • Homeowner beneficiary of the Affordable Housing Program
  • Renter who has received assistance

• Roles and Responsibilities
  • Make Recommendations, Advise, Establish Policies, Implement Rules and Regulations
  • Submit Annual Report to Mayor and City Council
  • Ensure 4-year audit occurs

❖ Subject to Citywide Boards and Commissions Requirements
**Ordinance 18-215**
- Creates Dedicated Funding Stream
- Estimated Annual Revenue: **$13 Million**
- **Increases Excise Tax** — Property Sales of $1 Million+
  - 0.6% – Transfer Tax
  - 0.15% – Recordation Tax
    - Some Exclusions Apply

**City Funds MOU**
- Executed September 2018
- Establishes Commitment to Advocates
- CDN, United Workers Association, Housing Roundtable
- **Commits City Funds**
  - $2 Million – FY20
  - $3.5 Million – FY21
  - $5 Million – FY22
  - $7 Million – FY23+

**Revenue Collected to Date DEC20**
- FY20: 9,162,717
- FY19: 3,435,372
- FY21 (YTD): 6,955,961
- Total: 19,554,051
DEC 20 Actual Revenue vs Projected Tax Revenue

- Actual: $458,456
- Revised (Updated) Avg: $433,333

FY21 Total Actual vs Projected Tax Revenue

- Actual: $3,455,961
- Revised (Updated): $2,599,998
Annual Report

• Charter Requirement
• Due October 31 (Annually)
• Commission Submits to Mayor and City Council

Provided Info

• Fund Balances
• Revenue Types
• Fund Uses
• Financial Position
• Notes
Advocates Role

• Identify Spending Priorities

• Focus
  o Equitable Development
  o Racial Equity
  o Perpetual Affordability
  o Older Adults

• Emphasis
  o City Hiring
  o Fair Wages
  o Community Ownership
Plan FY20-FY22

- Community Land Trusts
- Choice Neighborhoods
- New Construction – Rental Housing
- Preservation of Existing Rental Housing
- Senior Homeownership Repair
- Inclusionary Housing
- Flexible Funds
- Housing Preservation
- Rent Supplement

Anticipated: $16-18 Million (Annually)
COVID-19

- Eviction Crisis
  - 25% of renters behind
- Uncertain Revenue Climate
- Less Revenue

Actions

- Pandemic Homelessness Prevention
  - $2.75 Million (One-time)
- Revised Spending Plan
  - Combined FY20 & FY21
  - ReducedProjection

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<tr>
<th>SPENDING PRIORITIES</th>
<th>AMENDED FY20 &amp; FY21</th>
<th>REVISED FY20 &amp; FY21</th>
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<tr>
<td>Community Land trust/Shared Equity</td>
<td>9,250,000</td>
<td>6,250,000</td>
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<td>New Construction - Rental Housing</td>
<td>5,000,000</td>
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<td>Preservation of Existing Rental Housing</td>
<td>3,130,000</td>
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<td>Senior Homeownership Repair &amp; Homeownership Preservation</td>
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<td>Choice Neighborhoods</td>
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<td>Rent Supplement (3% Annual increase)</td>
<td>3,545,000</td>
<td>1,342,800</td>
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<td>Inclusionary Housing</td>
<td>750,000</td>
<td>201,804</td>
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<td>Flexible Funds</td>
<td>1,500,000</td>
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<td>Administrative Costs (5% of total funds)</td>
<td>1,425,000</td>
<td>1,065,862</td>
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<td>Pandemic Homelessness Prevention (One-Time Expenditure)</td>
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<td>2,750,000</td>
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<td><strong>Total</strong></td>
<td><strong>33,500,000</strong></td>
<td><strong>21,317,232</strong></td>
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New Construction/Preservation of Existing Rental Housing NOFA

Awardees
- Applicants have been awarded funds: 4

AHTF Units
- Total amount awarded: $2,059,500
- Units Supported: 127
- Avg award amount per unit: $16,216.54
  - Units at 30% AMI: 45
  - Units at 50% AMI: 82

Total Projects Info
- Total Units Created: 271
- Total Development Cost (TDC): $92,312,681
- Award Dollar Leverage Ratio: 44.82 to 1
Senior Housing Repair & Preservation

- Spending Plan Budget: $3 Million
- Goal: Senior Assistance (55+)
- Backlog: 520 People
- Current Wait: 3+ Years
- Projected Need: 1,000 People
- Max Award: $20,000
  - Leverage w/ other resources
- Status: In Process
Community Land Trust

- Goal: Perpetual Affordability

Awards

1. Share Baltimore (GEDCO) $200,000
   - Supports Citywide CLT Network

2. Grounded Solutions $125,000
   - Consulting Services to Build Capacity & Infrastructure

3. CCG Grantees $395,000
   - Charm City Land Trust
   - Cherry Hill CDC

Single Family Homeownership NOFA

- Budget: $2 Million
- Max Request: $750,000
- Submissions: 6
- Status: In Review
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<th>Funded</th>
<th>Amount</th>
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<tbody>
<tr>
<td>1. GEDCO SHARE Baltimore</td>
<td>$200,000</td>
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<tr>
<td>2. Grounded Solutions (Community Land Trust Consultant)</td>
<td>$125,000</td>
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<td><strong>Total</strong></td>
<td><strong>$325,000</strong></td>
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<td>1. CHAI</td>
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<td>2. Rebuild Metro</td>
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<td>3. Druid Heights</td>
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<td>4. Episcopal Housing</td>
<td>$180,000</td>
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<td>5. Cherry Hill Community Development Corporation</td>
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<td>6. Charm City Land Trust</td>
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<td>7. Enterprise Community Partners (Inclusionary Housing Consultant)</td>
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<td>8. Pandemic Homelessness response (Funds moved to MOCFS)</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$5,304,500</strong></td>
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<th>In Pipeline</th>
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<tr>
<td>1. Senior Housing Repair</td>
<td>$3,000,000</td>
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<tr>
<td>2. Community Land Trust - Single Family Homeownership</td>
<td>$2,000,000</td>
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<tr>
<td>3. New Construction/ Preservation of Existing Rental (Round 2)</td>
<td>$1,700,000</td>
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<td><strong>Total</strong></td>
<td><strong>$6,700,000</strong></td>
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**Grand Total** $12,329,500
Right to Counsel (Evictions) 20-625
- Legal Counsel for Individuals
- Expands Commission Role
- Adopting Rules and Regulations
- Annual Report Oversight
- Adds Commissioner
  - Tenant in an ELI Household

Office to End Homeless 21-0004
- Permanent Housing Voucher Program
- $1.3 Million (Annually)
THANK YOU