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BALTIMORE CITY DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

(Webex)

Tuesday, August 24, 2021

BEFORE: DAVID BOWERS, President

MEMBERS PRESENT:

- MATT HILL
- ILETHA JOYNES
- VERNADINE KIMBALL
- KATE EDWARDS
- TISHA GUTHRIE

Reported by:

Roland Thomas Bowman, III

1 Also Present:

2 JOHN MOBLEY, Program Manager, Affordable Housing Trust
Fund, DHCD

3 EBONY RECTOR, Project coordinator, Affordable Housing
4 Trust Fund, DHCD

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

6 STACY FREED, Senior Advisor to Chief Operations Officer,
7 DHCD

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

9 WENDY REDFERN, Director of Grants

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1 Vernadine -- Ms. Kimball.

2 COMMISSIONER KIMBALL: Yes, present.

3 PRESIDENT BOWERS: Ms. Vernadine Kimball is
4 present.

5 Ms. Iletha Joynes.

6 COMMISSIONER JOYNES: Present.

7 PRESIDENT BOWERS: Ms. Joynes is present.

8 And we have a new member we are happy to
9 welcome, Ms. Kate Edwards, who is the Acting Deputy
10 Commissioner for Development, the Department of Housing
11 Community Development, and she is now the new
12 representative for the Department. And so Kate Edwards,
13 are you present?

14 COMMISSIONER EDWARDS: Thank you, David. Yes,
15 I am present.

16 PRESIDENT BOWERS: Great. Thank you, and
17 welcome to our lovely bunch here.

18 So we, seeing that we have at least five of our
19 nine members are present, we do have a quorum, and we
20 will move forward into our meeting.

21 The next item on the agenda is --

1 COMMISSIONER JOYNES: Excuse me, David, if I
2 may. I'm sorry.

3 PRESIDENT BOWERS: Yes.

4 COMMISSIONER JOYNES: Just looking at the
5 agenda, I would like to make a suggestion that we make a
6 small amendment to the agenda, moving the other business
7 up before public comment. Because I feel like this will
8 allow us more time as a Commission to talk and discuss
9 about our September 28th meeting, and the appointment of
10 Commissioners.

11 PRESIDENT BOWERS: Sure.

12 Is there any objection to that?

13 Hearing none, we will move the other business
14 up before the public comment. Make a note of that.
15 Okay.

16 Great. Let's move to the approval of our July
17 2021 notes, minutes. If folks have had a chance to
18 review, Commission Members, if anyone has any suggestions
19 of any edits or changes, please list that up. Otherwise,
20 we will entertain at the appropriate time a move to
21 approve the minutes.

1 COMMISSIONER JOYNES: I just wanted to talk
2 about the part where it says, I think, Part 7, where the
3 Acting Commissioner Alice Kennedy presented to the
4 Commission around the 10 percent transfer. And then it
5 says that Commissioners provided feedback. I want to
6 suggest that we make that more clear because there was
7 more -- it wasn't necessarily feedback. It was -- I
8 think we were in agreement that we didn't want anything
9 to be cut from the CLT. So from the CLT bucket.
10 Commissioner had expressed concern around, a concern
11 around that, and I want to make sure that that's
12 reflected here in the minutes, and not just shown as
13 feedback.

14 PRESIDENT BOWERS: Item 7 --

15 COMMISSIONER JOYNES: On page 2.

16 PRESIDENT BOWERS: Yep. And it looks like --
17 and welcome input from Department staff. I'm looking,
18 Ms. Joynes, at the sentence, the second sentence, second
19 paragraph, second sentence. DHCD expressed support for
20 the Commission's recommended adjustments to the
21 inclusionary housing flexible funds, new construction,

1 preservation of existing rental housing, CLT line items
2 in the spending plan. Would a sentence inserted after
3 that second sentence to some -- stating to the effect
4 that several Commission Members -- Commission Members
5 expressed a desire to hold harmless funding for CLT?
6 Would that kind of sentence being inserted there capture
7 the spirit of what you are suggesting?

8 COMMISSIONER JOYNES: Yeah. Or, I guess, just
9 like clarifying that there was a little bit of push or
10 that there was pushback on that, and that the matter was
11 unresolved instead of --

12 COMMISSIONER EDWARDS: Yeah. I would agree
13 with that. And we're going to present today kind of what
14 we took away from that conversation.

15 COMMISSIONER JOYNES: Okay. Thank you.

16 COMMISSIONER EDWARDS: So I think -- more
17 details.

18 PRESIDENT BOWERS: Is there any objection from
19 anyone on the Commission to inserting some language that
20 captures the essence of that, having Department staff
21 work on that, and inserting some language to that effect?

1 Any objection to that?

2 Okay. Any other changes, edits, suggestions
3 that people have on anything in the notes?

4 Thank you, Ms. Joynes.

5 COMMISSIONER HILL: If not, motion to approve
6 the minutes with Ms. Joynes' suggested addition.

7 PRESIDENT BOWERS: It's been moved by Matt Hill
8 to approve with the suggested changes that Ms. Joynes had
9 offered up. Is there a second?

10 COMMISSIONER KIMBALL: I second it.

11 PRESIDENT BOWERS: Ms. Vernadine Kimball,
12 second. It's been moved, properly seconded. Any
13 discussion?

14 All in favor, say aye.

15 COMMISSION MEMBERS: Aye.

16 PRESIDENT BOWERS: Any opposed, nay? Any
17 opposed?

18 No opposed.

19 Any abstain?

20 Okay. Thank you. The July minutes with the
21 suggested changes from Ms. Joynes will be then approved.

1 All right. We'll move to our third item on the
2 agenda. We are appreciative this evening to be joined by
3 the President and CEO of the Housing Authority of
4 Baltimore City, Ms. Janet Abrahams is with us this
5 evening. You'll see it listed on our agenda as the
6 Faircloth-to-RAD, some conversation about that issue.
7 Ms. Abrahams may have some comments.

8 Ms. Abrahams, right before you get started,
9 what may be helpful is -- and I'll ask, I think,
10 Commissioner Hill had brought up the issue maybe just to
11 say a word to kind of set a context for comments that
12 Miss -- setting the context, and then Ms. Abrahams, we'll
13 allow you to make comments that you have, and then open
14 up to any discussion.

15 But, Matt, anything you wanted to say about the
16 suggestion on bringing this to the table?

17 COMMISSIONER HILL: Yes. Just wanted to say
18 thank you, Ms. Abrahams, for agreeing to provide
19 information to us tonight on Faircloth-to-RAD. I think
20 the context is that DHCD and the Commission were looking
21 at spending priorities for the Trust Fund in the coming

1 fiscal year or the already upon us fiscal year. And the
2 question was, was there any room to implement this
3 Faircloth-to-RAD program, and would there be any need to
4 adjust spending priorities of the Trust Fund in order to
5 facilitate that. Because, I guess, we all know the need
6 for new housing for folks below 30 percent of area median
7 income just a massive need in the City. And at least my
8 first reading of Faircloth-to-RAD is that this could be a
9 real potential avenue to do that in Baltimore City.

10 And I admit it's a very technical program from
11 what I can tell. I don't understand all of it, but
12 that's why I think we were just really happy to have you
13 hear so you can explain Baltimore City's approach.
14 Thanks.

15 MS. ABRAHAMS: Okay. Good evening everyone.
16 Good evening Commissioners. Again, so the Faircloth-to-
17 RAD concept is something that I started exploring when I
18 first came here because I wanted to understand how to
19 turn on the faucet, so to speak, of the units that was
20 already demolished. So if you're not aware, the Housing
21 Authority right now, we have a MTW designation. And what

1 does that designation mean? It is our Move to Work
2 designation that allows the Housing Authorities to block
3 grant their funding sources so that they can create
4 different streams of income to do different strategies at
5 the Housing Authority. So this Housing Authority entered
6 into an MTW agreement several years ago. And in this
7 agreement, they have language in the agreement that is
8 not feasible for this Housing Authority when it comes to
9 the Faircloth process. So Faircloth-to-RAD basically
10 means that because you are demolishing public housing,
11 you develop a bank of units with HUD, and if you intend
12 to create deeply affordable housing, you then turn on the
13 unit subsidy so that if and when you're ready to target
14 the -- start managing the property that this property
15 will have a subsidy.

16 Unfortunately, we just completed a 94-unit
17 scattered sites property. And at that time, we honestly
18 thought we could use the Faircloth-to-RAD concept. But,
19 unfortunately, because of the agreement that we have, and
20 what was stated to us, the Housing Authority had to find
21 within its own allocation the subsidy for these 94 units.

1 That is not how the process is supposed to work.

2 And so what we are doing right now, we're
3 having conversations with HUD. Because there needs to be
4 some clarity. There's an issue with our MTW contract and
5 the clarity. We have to go back and really do some
6 research to find out exactly why that it is being
7 interpreted the way it is.

8 And, basically, what HUD is saying to us is
9 that at this point in time the Housing Authority will
10 receive no additional subsidy. For anything that we do,
11 we would have to use whatever subsidy that we have to do
12 any of these Faircloth activity.

13 Well, as you all know, we have almost 7,000
14 units that we're managing right now that we use that
15 subsidy to manage those units. And at the same time,
16 when we block grant, we use some of our funding to fund
17 gaps in different housing programs. So the Faircloth
18 process doesn't work for us right now until we start
19 getting some clarity, and understand why that the
20 language in the document is being interpreted in that
21 way.

1 So that's it in a nutshell. So basically we
2 don't really -- the Housing Authority, Baltimore City,
3 don't qualify right now for that Faircloth-to-RAD
4 concept.

5 PRESIDENT BOWERS: President Abrahams, thank
6 you so much for that.

7 Let me open the floor. Commission Members,
8 questions, comments, feedback that anyone has based on
9 what we heard?

10 COMMISSIONER HILL: Could I ask, Director
11 Adams, what is the -- what's the agreement -- what's the
12 piece of the MTW agreement -- I apologize. I should have
13 said more context just for folks who are not familiar
14 with all of this. That HUD for a long time -- that the
15 policy in the country has been as public housing was
16 being demolished, it was not going to be rebuilt, right?
17 And so HUD was refusing to essentially -- that Baltimore
18 City had a cap on how many public -- at least this is how
19 I understood it. Baltimore City had a cap on how many
20 public housing units it can have. And that as units were
21 demolished, they were not being replaced. But HUD, at

1 least the idea behind Faircloth-to-RAD was HUD saying,
2 well, look, if you build it up to your limit for public
3 housing, we will fund the operating side of things.

4 And as I understand it, this could be about
5 6,000 units for the City that could be financed.

6 MS. ABRAHAMS: No. It's not that high.

7 COMMISSIONER HILL: Okay.

8 MS. ABRAHAMS: It's not that high. Because if
9 you remember, some of the units were replaced one-for-
10 one. Like we're doing that at Perkins. So it's that
11 high. It is in the thousands. But the issue is the we
12 have block grant our funding. So a typical housing
13 authority that do not have a MTW agreement where they're
14 not block granting their funding do provide under the ACC
15 contract if you have, let's say 500 units, and you tear
16 down 250, you put -- you just put 250 units in the bank.
17 Because HUD will only give you funding for the remaining
18 250.

19 The way MTW work is that even if you tear down
20 units, you still get that subsidy, and that subsidy,
21 you're using it to block grant to provide different

1 services such as your funding gaps, you're demolishing
2 property, you're doing all these other things with the
3 funding. So it's not like the money is sitting there.
4 And so that's the Catch 22 that we found ourselves in
5 because when we did the 94 scattered sites units, we
6 thought we could turn on 94 units out of the Faircloth.
7 And HUD came back, and said, no. You need to find that
8 funding in your current funds.

9 Well, everybody knows that at the time when we
10 entered into the MTW agreement that we were not getting
11 dollar-for-dollar in subsidy. So we were being under
12 funded already in the first place.

13 So it didn't even average out to a unit so to
14 speak. So the Housing Authority had to find this funding
15 in our current bank account to really find the 94 units
16 so that they can have a subsidy.

17 So it's really a situation, and it's an
18 interpretation conversation that we're having with our
19 -- with HUD. And as we go through the process, then we
20 continue to get more clarity on how this would benefit
21 Baltimore. Right now it doesn't benefit Baltimore.

1 COMMISSIONER HILL: Is there anything we could
2 think about -- sorry. I don't want to monopolize the
3 conversation, if other folks have questions.

4 PRESIDENT BOWERS: Matt, I think --
5 Commissioner Hill was about to ask the question, I think,
6 I was about to ask. So go ahead.

7 COMMISSIONER HILL: What can we do about this?
8 Is there any way we can advocate with HUD or talk to
9 Senator Cardin, Van Hollen?

10 MS. ABRAHAMS: No, but, Matt, I thought you
11 would ask that, but not right now. Until we try to work
12 internally to figure out the language to get our
13 attorneys to work with their attorneys. We're not
14 soliciting any outside assistance right now under the MTW
15 program. So and we're not the only one in this Catch 22
16 situation. If you remember, right now we have 35 in the
17 demonstration program. We were one of the 35. And then
18 you have the 12 in the original program.

19 There are a few of us that (indiscernible)
20 issue. So we're really working through that using our
21 industry groups. So we're not asking for assistance yet

1 from the advocates as of yet.

2 PRESIDENT BOWERS: Great. Other comments or
3 questions or thoughts that any Commission Members have?

4 Okay. Going once -- yes.

5 MS. ESTRADA: Tisha is on the phone line. And,
6 Tisha, I unmuted your phone.

7 PRESIDENT BOWERS: Tisha Guthrie, are you
8 there? Commissioner Guthrie.

9 COMMISSIONER GUTHRIE: Yes, I am. Thank you.

10 PRESIDENT BOWERS: Okay. Great. We will
11 reflect that Commissioner Guthrie has joined us.

12 So last call at the alter. Last call at the
13 bar. Anybody have any final comments or questions for
14 President Abrahams?

15 COMMISSIONER HILL: I just, I would hope that,
16 that is if we could, if we could continue this
17 conversation off-line. I'd love to get more
18 understanding of what the strategy is, and what the
19 timeline is. Because thousands of units is just such a
20 -- and I know you know, but such a huge opportunity for
21 the City of Baltimore potentially. And any sort of

1 political pressure we can bring to bear on HUD would, in
2 my mind at least, would be a win to get those units built
3 in the City.

4 MS. ABRAHAM: I mean, yeah. We'll definitely
5 keep you posted. We still have to work with this
6 administration to carry out our program. So we have to
7 follow the proper protocol in this particular
8 solicitation before we solicit that type of pressure. I
9 do think that they are amenable to having conversations
10 with us to explain the interpretation of that piece in
11 the regs. Because everybody knows that housing
12 authorities are not sitting on funds just waiting to open
13 up their cloth and provide subsidy. We are -- we're all
14 struggling. And so the conversation around the fact that
15 at the time when we entered into the agreement we were
16 only getting 82 -- I think 79 to 82 cents on the dollar,
17 that alone sends a message that we already under funded.
18 So to think that we had kept that money and not take care
19 of units and do all the things that we have been doing is
20 unrealistic.

21 PRESIDENT BOWERS: I would say just in closing

1 two things. One, on this portion, the question that
2 Commissioner Hill raised, and I think for those who are
3 in the audience who may be watching as we go through
4 these conversations as a commission, and thinking about
5 what the trust fund dollars -- who the Trust Fund dollars
6 are designed to serve, right, some of the lowest income
7 Baltimore residents across the board. And so for all of
8 us to think in kind of three-dimensional chess, if you
9 would, in terms of where are the different level points,
10 federal level, city government, private sector where --
11 and I think we'll hear a little bit about some of the
12 leverage later on tonight. But this notion of what are
13 the networks of influence that we have that we may be
14 able to lean in on. So the notion of us all formally or
15 informally kind of getting up-to-speed on some of these
16 issues that affect the residents that we are targeting
17 here at the Trust Fund, and thinking about the
18 conversations that we can have in formal or informal ways
19 to try to influence moving more resources or moving
20 policies in such a way that would benefit some of the
21 lower income residents in Baltimore who this Trust Fund

1 was designed to serve. And, again, there are a number of
2 ways to do that.

3 Second thing I just wanted to say is --
4 somebody have something they were trying to say?

5 COMMISSIONER GUTHRIE: Yes. This is
6 Commissioner Guthrie. I just want to thank Ms. Abrahams
7 for her presentation even though I missed most of it. I
8 do apologize. But I really do want to make a comment
9 with regard to the allocation of funds. What many, and
10 this is, this is not pinpointing HABC, but this is on a
11 federal, this is on a nation-wide level, housing
12 authorities are under demise. Housing authorities, I
13 think it was -- it was either 2011 or 2012 there was a
14 federal investigation done by HUD, which found that most
15 housing authorities are ill-managed, and they are not
16 managing their funds appropriately.

17 So this is not just a matter of not being
18 funded appropriately. It's also a matter of managing the
19 funds. As I said, this was an investigation done on the
20 federal level in 2011, 2013 -- I mean 2012. So, again,
21 not pointing fingers to anyone who is in the Department

1 now, but we do also have to make mention, and not be
2 Pollyannaish, and identify that it's also a management of
3 funds. And a nation-wide affordable, I mean, public
4 housing units, public housing buildings, properties are
5 not being managed. They're not getting the funds that
6 they're supposed to get. Even when they're being
7 allocated funding, it's not being put where it's supposed
8 to be put at least in the past. So I think we also have
9 to have that on our radar, and be mindful that there is
10 oversight. That people who are put in positions to do
11 what we need them to do, we need to hold people
12 accountable, and make sure that the due diligence is
13 being done so that the allocated funds is being optimally
14 used, and we're getting the best bang for our buck.

15 PRESIDENT BOWERS: Yeah, and I would just --
16 thank you, Commissioner Guthrie. Appreciate that. Just
17 building on that right before thanking President Abrahams
18 for coming out tonight. There are some conversations
19 going on at the federal level. I think some members of
20 Congress are lifting up notions of doing appropriations
21 for deferred maintenance. Some may know there have been

1 estimates of anywhere from 25 to 30 billion dollars of
2 deferred maintenance in the public housing portfolio
3 nationally. And so in many ways leaders of public
4 housing authorities are -- there's a structural deficit
5 where folks are being set up for failure. The leaders
6 and the people not being adequately served when you have
7 that level of deferred maintenance and the under funding
8 from the federal level for a generation plus. And so I
9 think that again when we think about our levels of
10 influence, formally or informally, there is advocacy at
11 the local level. There is also -- an accountability, to
12 Commissioner Guthrie's point, but also advocacy at the
13 federal level to get more resources coming in. And,
14 again, I think there is some move afoot to try to right
15 that wrong, if you would.

16 President Abrahams, really appreciate you
17 coming out tonight. Thank you for spending time with us
18 and dialogue with us on the issues. Very much appreciate
19 it, and all the best to you. Of course, you're welcome
20 to stay, but if we see you tip out, we understand. It's
21 a -- on the evening, but thank you for joining us.

1 MS. ABRAHAMS: Thank you for having me.

2 PRESIDENT BOWERS: Absolutely.

3 We'll move on in our agenda then to our
4 departmental updates. I think we're going to start with
5 John Mobley, and then we'll move on to Stacy Freed, and
6 then Kate Edwards, I think. We're going to have kind of
7 a 1, 2, 3 in terms of a range of updates from the
8 Department. So what I'll ask for Commission Members, if
9 we can, is maybe let's let the folks from the Department
10 each all three of them make their way through. Folks
11 take notes of questions you want to ask. We'll let them
12 kind of power through their presentation to make sure
13 they can get through, and then we'll open up and have
14 plenty of time for dialog, questions, comments, feedback.

15 So, John, we'll turn it over to you first.

16 MR. MOBLEY: Oh, there we go. Hello, members
17 of the Commission, members of the community. My name is
18 John Mobley, the Affordable Housing Trust Fund Manager
19 currently.

20 I'll start with the Affordable Housing Trust
21 Fund Program, and revenue update through July 2021.

1 We're going to cover the Trust Fund revenue and Trust
2 Fund expenditures, the Community Land Trust, what's been
3 happening, and awards. We will talk about the rest of
4 the Affordable Housing Trust Fund. I think someone else
5 is going to go over the flowcharts or BOE submissions,
6 and also some of us are going to go over the budget for
7 Fiscal Year '22. But these are all topics we discussed.

8 Next slide, please. Revenue collected to date.
9 We're a little over \$31 million. You can see the
10 breakdown by year. This is how much we have collected.
11 And we -- you can see the breakdown by year, and can see
12 exactly how that works on the next slide.

13 Next slide, please. So the reason why we have
14 so much it looks like in Fiscal Year '22 is because of
15 the City of Baltimore contribution. The actual amount
16 that we received this month is -- from tax revenue is 495
17 -- a little over \$495,000. You can see how the end of
18 the year finished up, and you can also see, you can also
19 see how we're doing so far year-to-date. Because Fiscal
20 Year '22 began July 21, 2021. So the beginning of our
21 fiscal year.

1 Okay. Next slide. With the contribution to
2 the City of Baltimore and the tax revenue that we've
3 received, you can see the percentage breakdown, dollar
4 breakdown here, of the two, of the two funding sources.

5 Next slide. And now we get down to a more
6 granular bit about what's happened in the last couple of
7 months. We see that in July 2021, we had the record
8 month of all months to date so far with the Affordable
9 Housing Trust Fund where we collected a little over
10 \$3 million. And then there wasn't (verbatim) an enormous
11 purchase that skewed all of our numbers for everything,
12 and kind of got back on tracking with an area more of
13 what we would expect in June and continuing into July
14 where we went from -- went down from to 444,000 to
15 495,000 dollars. You can see the breakdowns of monthly
16 revenue, the monthly transactions, et cetera. All this
17 information has been provided to, I believe, the
18 Commission Members. And this will be posted online.

19 Next slide. Here's what I mean. You can see
20 what it looks year-over-year at this point. July
21 actually compared to the last two years is a little less

1 than what we had expected but, I mean, May was so much
2 higher than what we had expected. Still kind of trying
3 to figure out maybe there's just some hang over. But as
4 you know, some months are going to be higher than others.
5 But here's a comparison FY '20, FY '21, FY '22 going
6 back, going a ways.

7 Next slide. Using the information, the
8 projection that we had for Fiscal Year '20 per month,
9 every month we assumed based on the last year's
10 projection that it was going to be about \$433,000 that
11 we're going to receive from tax revenue. Since we're
12 still working on trying to figure out the budget that
13 we're going to use for Fiscal Year '22, I kept the last
14 year's monthly average, and just wanted to show as
15 comparisons to what we've received this year. It's
16 higher than what we -- just a little bit higher than what
17 we expected, but pretty close to on par if we were to
18 keep it about the same. Until we officially decide on
19 next year's budget, I just thought that this was a good
20 way to show a comparison to what we would expect monthly,
21 and what we had expected monthly last year.

1 Next slide. Right now we can see the net
2 expenditure, and the amount available, and the commitment
3 that we have. If you'll notice, the expenditures haven't
4 really changed a whole lot from last month, and that's
5 because the fiscal year has not closed for City of
6 Baltimore. Our accounting system hasn't closed, and so
7 it takes a little bit of time for the transactions all to
8 necessarily catch up. So because that being said, we
9 kept it at the same, and we'll see kind of how it shakes
10 out once the books are finally closed for the year. But
11 you can see the amount available, the commitments, and
12 expenditures that have -- that exist currently in
13 percentage and dollar form.

14 Next slide. Here you can see the breakdown by
15 budget line item that we have. Don't really have
16 anything else to say. Just a separate view.

17 Next slide. Now, we'll talk about different
18 line items that we have. So the Community Land Trust
19 home ownership NOFAs, we have one that has already been
20 on the street, and we're going to -- no -- we are
21 structuring deals and presenting agreements to the Board

1 of Estimates for approval, trying to make sure the
2 (indiscernible) are good, and get through the entire
3 process, which I believe we'll talk about. That's in the
4 first round.

5 Next slide. And there's been a lot of requests
6 about having a second NOFA, a round two, for Community
7 Land Trust. It's gone from being ready to go; then we
8 had to hold up; ready to go. Now, then we had a hold up;
9 and now after a legal determination, obviously, couple of
10 hours before this Commission meeting, I was told that we
11 should try to -- there's going to be a new schedule, and
12 try to figure it out. So made a tentative schedule, and
13 we're working with the leadership here to make sure this
14 is okay. But this is the proposed timeline for the
15 upcoming NOFA that we plan to put out for Community Land
16 Trust. So start at posting date around 9/1, and we have
17 an award announcement around January 14, 2022. Because
18 we're going to the holiday months, et cetera. This is
19 the tentative schedule that came up with, with the
20 information -- around.

21 Next slide. The inclusionary housing section.

1 There's a consultant onboard. Have the new intake -- the
2 next -- they meet on the third Wednesday of the month.
3 Next meeting is September 15th from 3 to 4 p.m. The
4 website is highlighted here, and will be available to all
5 people -- click on the -- who looked at the presentation,
6 which will be on the website.

7 Next slide. So for new construction,
8 preservation of existing rental NOFAs, both of them have
9 been out for round one and round two. We're still
10 structuring deals. Some are going to be grants. Some
11 are going to be loans. And we're working our way through
12 that based off of management's discretion and decisions.
13 That's it for now.

14 Next slide. Here's where I believe that
15 someone is going to talk about the budget, the spending
16 priorities and the going into Fiscal Year '22. I'm not
17 exactly sure who is going to do that. Am I supposed to
18 do it?

19 COMMISSIONER EDWARDS: I can. I can cover it.
20 I think it's more on the next -- this slide is pretty
21 fuzzy, but I think the next slide showed the updated --

1 well, no, not that one. You want to talk about those two
2 you can, but the next one is really the one that reflects
3 the changes that were made after the last meeting. So
4 maybe go through --

5 MR. MOBLEY: I'll jump in. Back to the last
6 slide. Sorry it's a little fuzzy you all, but this
7 information is on the website. On the right-hand side we
8 have the old -- the original priorities for the
9 Affordable Housing Trust Fund. You can see Fiscal Years
10 '20, '21, and '22. It will be much clearer on the
11 website. And you can see what the original plan was.
12 On the left-hand side is the updated spending plan when
13 we had to make adjustments for the pandemic response, for
14 example, and all the things that happened as a result of
15 Covid. So you can see that there was -- we had an
16 original plan, and then the amended plan. And that's
17 what these are side-by-side, and very easy to see them on
18 our website about what the adjustments are -- what the
19 adjustments were made in order to fit.

20 On the next slide, next slide is a simple
21 projection. We didn't really have a plan what we were

1 going to do as a result with the new information that we
2 had for this year. So back in March, April, I created a
3 couple of projection -- or used a couple of tools, and
4 created a couple of projections to see maybe where could
5 we end based on tax revenue at that time. Now, since
6 then we've had record months. We've had higher months
7 than expected. So this is a little bit, a little bit
8 older info, but we traded at least a framework in order
9 to have some sort of idea of where we should start the
10 budgeting process. With this being the case, after quick
11 conversations, we decided to go and base our budget based
12 on the \$8.6 million projection. And so this is just a
13 couple of ways that we came up to, and this is what we
14 went up -- what we eventually -- what I presented as an
15 option.

16 So next slide. Next slide. All right. So
17 with this being said, what we did was we took the, we
18 took the 8. -- \$8.6 million, and we added on the City of
19 Baltimore contribution of \$5 million that you agreed to
20 for Fiscal Year '22. With that being said, the end
21 dollar amount comes up to about \$13.6 million based on

1 information that we had going back couple of, couple of
2 -- number of months now.

3 Now, originally, the way that I created a
4 spreadsheet was to say, well, this is exactly where we
5 were if we were using a 13. -- \$13.6 million. And off to
6 the right, I put an area said, well, if there was to be
7 -- if there was adjustments that we could make, anybody
8 on our team wanted to make adjustments, we could do that,
9 and lower one line item or another by certain percentage
10 points seeing if we could make it fit or make sense going
11 forward based on management's priorities. Kate Edwards
12 and Alice Kennedy thought about what should be done, and
13 they recommended that these adjustments be made. And so,
14 I guess, that Kate can take it over for now.

15 MS. EDWARDS: Yes. Thank you. So last meeting
16 when we presented it there was a 10 percent -- we talked
17 about this at the top of the meeting -- there was a 10
18 percent reduction in the Community Land Trust, and then
19 5 percent of that went to the new construction, and
20 5 percent went to preservation of existing rental. And
21 then throughout our conversation there was a lot of

1 disagreement with reducing Community Land Trust by that
2 amount, and there was also questions about the
3 inclusionary housing and the flexible funds. So out of
4 that conversation, the ending agreement was to reduce the
5 flexible funds, and move that back to Community Land
6 Trust so that reduction wasn't going to be so high. And
7 also take the inclusionary housing down -- I think the
8 last time we presented it, inclusionary housing was
9 closer to \$600,000. And so reduce that, and leave
10 100,000 there just in case there's any problems with the
11 current contract that we have. But reduce that, and add
12 that back into the Community Land Trust. So this right
13 here reflects those changes based on the last meeting.
14 And that's -- so I think we have more after this slide
15 because I can hand it back to John. Or that's it.

16 PRESIDENT BOWERS: And Commission Members and
17 Kate, I'm actually going to adjust a little bit of what I
18 said at the beginning. I know Stacy's got some things to
19 present, but let's actually pause here because I think
20 the Department was -- we wanted to make sure, see if
21 there's any feedback, making sure that the updated

1 priorities matrix kind of reflects what the conversation
2 was at our last meeting. See if there are any issues
3 around any of that before we move on with the other parts
4 of Departmental updates or anything that John laid out
5 and/or including the spending priorities piece.

6 COMMISSIONER HILL: This is Matt. A couple of
7 questions or comments. Just going in order. First,
8 going back to the CLT NOFA. One, is that NOFA going to
9 include, allow for a rental housing NOFA for the CLT as
10 well? Getting a head shake no.

11 COMMISSIONER EDWARDS: I don't believe so. I
12 don't know if John wants to jump in here. But I think
13 there was a discussion of allowing other types of
14 ownership, perhaps, like, condominiums at some point, but
15 I don't think rental would be included.

16 John, I don't know if you know any --

17 COMMISSIONER HILL: Co-op.

18 COMMISSIONER EDWARDS: -- discussions on that.
19 Yeah.

20 MR. MOBLEY: So far I think we allow for co-op,
21 but we do not allow for rental. I believe that we allow

1 for condo. We -- townhouse definitely okay. Single-
2 family residents, if at all possible, allowed. Do not
3 believe this is for a rental. I think this is for
4 building equity through ownership.

5 COMMISSIONER HILL: And then there was a
6 question too along those lines about the definition of a
7 CLT. I know that Wes Porter (ph.) raised. Has that been
8 resolved? Has that -- that issue.

9 MR. MOBLEY: Well, there was a -- we did reach
10 out to our legal -- part of our legal team, and there was
11 a determination, and so I'm actually a little fuzzy --

12 COMMISSIONER EDWARDS: I can talk about it a
13 little bit.

14 MR. MOBLEY: Yeah.

15 COMMISSIONER EDWARDS: Yeah. I can talk about
16 it a little bit. So we did get a legal determination
17 basically saying that under Maryland law there is an
18 opportunity for a nonprofit that manages an LLC. And we
19 need to put -- we'll put clarifying language in the
20 upcoming NOFA to say what would be required to show that
21 relationship. And so that's what -- we were waiting on

1 that determination before we released the NOFA, and so we
2 will provide that in an upcoming NOFA, and we'll also
3 respond to the letter that came to the Commissioners
4 regarding that to clarify that based on the legal
5 determination.

6 COMMISSIONER HILL: Great. So just so I
7 understand. I think it sounds like you are going to
8 allow kind of the Westport model to be eligible? Is that
9 -- okay.

10 COMMISSIONER EDWARDS: Yeah. I mean, we have
11 to put in the clarifying language of what needs to be
12 shown to show that relationship between the nonprofit and
13 the LLC, but there is an opportunity that that model
14 could be -- if it has the proper relationship.

15 COMMISSIONER HILL: Got it. Thank you. And
16 then are there any obstacles to keeping the timeline for
17 the CLT NOFA? Because I know you mentioned it was kind
18 of a tentative NOFA, and it's been a tentative NOFA
19 timelines for a few months now, and I'm just wondering if
20 there are any obstacles to address.

21 MR. MOBLEY: Not from me. Not from me on our

1 end. The leadership (indiscernible).

2 COMMISSIONER EDWARDS: I think the language
3 that we need to put together for the CLT is the last
4 piece that once we got this legal determination. So I
5 don't expect any problems other than that. I mean, there
6 was discussion of should it go out after Labor Day. I
7 don't know if anybody has any opinions on that, but other
8 than that I don't see any other reasons.

9 PRESIDENT BOWERS: Any other comments,
10 questions on these portions?

11 Ms. Joynes?

12 COMMISSIONER JOYNES: Yeah. I have a couple of
13 questions. I have a question, I guess, going back to the
14 CLT rental for the second NOFA. Can you clarify a bit
15 more as to why the CLT rental isn't -- or is not allowed
16 in this NOFA? Because we had discussions around
17 including rental housing, and the last I remember there
18 wasn't really a clear answer yet. And now we're saying
19 it's not allowed. So I want to get more clarity around
20 that.

21 COMMISSIONER EDWARDS: I don't have anything

1 more. I don't know, John -- I don't remember being part
2 of those conversations. I'm fairly new. So I -- just
3 coming into it thought that the goal of the CLT was
4 ownership, but I don't know the history of those
5 conversations.

6 COMMISSIONER GUTHRIE: This is Commissioner
7 Guthrie. Part of the problem is that there haven't been
8 many conversations. We're supposed to be having -- well,
9 as of last Commission meeting, we were supposed to
10 continue with the dialog around including different
11 models or looking into different ways of different models
12 of ownership, and including CLTs of course, but co-op, as
13 Commission Joynes said. And those conversations are not
14 happening. So decisions seem to be made without our
15 input, and that is part of our job as Commissioners to
16 provide input, guidance, and some kind of structure to
17 how these decisions are being made. We know that we
18 don't end up making the decisions, but if these
19 discussions are happening without us, then you're not
20 really keeping to the Charter. So --

21 PRESIDENT BOWERS: I want to --

1 COMMISSIONER GUTHRIE: Commission Joynes said
2 this is coming really out of left field, and I'm just
3 hoping that we can, that we can get some clarity as well.

4 PRESIDENT BOWERS: This is Mr. Bowers. So just
5 -- I want to be clear here for us and for the record. It
6 seems as though there are various models. What I heard
7 earlier there are various models related to ownership
8 that will be eligible, including co-ops and other models.
9 What I'm hearing is that rental will not be. And so I --
10 one of the questions I have was there a -- has there been
11 a push -- maybe I missed this -- for rental being one of
12 the Trust Fund's options there amongst Commission
13 Members? But to be clear, there are varying models
14 related to ownership that will be eligible. So I want to
15 make sure that's clear on the record. But rental, which
16 is kind of a threshold question, are we trying to do
17 Trust Fund for rental or is Trust Fund designed to
18 promote ownership? Which I -- which is what I thought
19 typically is kind of the angle there. So let's -- are
20 Commission Members pushing for rental to be an option
21 under the

1 Land Trust model?

2 COMMISSIONER GUTHRIE: I think what we
3 mentioned last month was that we introduced the idea or
4 the idea had been floated rental CLTs. Now, again, we
5 never had a robust discussion around it. So I think the
6 point of contingency (verbatim) here is that we're
7 hearing flat out on without having a discussion, and it's
8 kind of hard to make a decision here without really
9 investigating and having a discussion as to if that is
10 appropriate for a model, if it's not appropriate. It's
11 worthy of discussion, and seems like sometimes these
12 discussions are not taking place.

13 PRESIDENT BOWERS: And, Ms. Kimball, just real
14 quick. I'm sorry. I heard Ms. Kimball trying to chime
15 in. Go ahead, Ms. Kimball.

16 COMMISSIONER KIMBALL: I have to agree with
17 Ms. Edwards. Everybody in Baltimore City that's low
18 income do not want to buy a house, and this money should
19 also go towards rental. Okay. And the reason why is
20 because that's what they want. We want to be able to
21 house everybody that wants a house. Everybody don't want

1 to buy a house. They don't want the responsibility.
2 They don't think they could keep up with it. So you mean
3 to tell me that CLT Affordable Housing cannot help the
4 people that are renters?

5 MR. MOBLEY: Real quick. So, ma'am, there are
6 -- we have an actual new construction and preexisting
7 rental NOFA that we have awarded as well. So there are
8 funding. We do provide funding to builders who are
9 providing rental housing. So we've done two rounds of
10 that. And on top of that, we are -- we've done -- we are
11 doing two rounds of Community Land Trust ownership model
12 housing.

13 Now, I have not been involved in any
14 conversation that has talked about a rental -- had a
15 rental component as a part of Community Land Trust. I'm
16 definitely open. I know that we're all open to the
17 conversation. I would love to be involved in these
18 conversations, if that's what the -- what Kate Edwards
19 and Alice Kennedy want, are persuaded to do. Obviously,
20 I'll go along with it. As of right now really I haven't
21 been involved in that. So --

1 (Simultaneous comments.)

2 COMMISSIONER EDWARDS: Jump in real quick too
3 and just clarify. I wasn't aware of this as -- I heard
4 somebody say it came up at the last meeting. I've always
5 heard about other ownership options is one thing people
6 wanted to talk about, and that was what we were trying to
7 be responsive to in the NOFA, and open it up to ownership
8 models.

9 I don't think we're against discussing rental,
10 Community Land Trust rentals at all. It just -- I have
11 not been aware of that being something that was proposed.
12 For me this is new. And we'd be happy to have those
13 conversations, and if you guys want us to delay the
14 September 1st date to have those conversations, we can do
15 that. We're open to that. So if that's what the
16 Commission would like to do just let us know.

17 COMMISSIONER HILL: Let me make a suggestion,
18 if I could. I suggest not delaying the NOFA. My
19 understanding is from our Community Land Trust partners
20 is that they're interested in moving forward, and have
21 some ideas for projects lined up. I would suggest maybe

1 the ability to do rental be a part of a separate
2 conversation after this NOFA is issued to see if that can
3 be incorporated. Because there are a lot of community
4 land trusts, my understanding, around the country who do
5 incorporate rentals into their strategy, and it's a way
6 to give folks who are in rentals -- actually become a
7 member of the Community Land Trust, and so they have some
8 more, some part of ownership and control over their
9 housing. But that's a conversation, I guess, for another
10 day, but I do hope we can have it.

11 COMMISSIONER GUTHRIE: Well, I don't want the
12 NOFA to be delayed, that's for sure. But I agree with
13 you, Matt.

14 MR. MOBLEY: I know that we're open to having
15 it, and we'll make -- I will make the adjustment if
16 that's the decision that's made. So but we can --
17 obviously, I'd love to have that offline. So --

18 PRESIDENT BOWERS: So I want to make a
19 statement. Commission Members let me know if this is
20 capturing the essence that we are in favor of the CLT,
21 second CLT NOFA moving forward on the proposed -- I don't

1 know whether we identified tentative timeline that was
2 shown, but when I have a commitment from the Department
3 to have Commission members and Department staff start to
4 have intentional conversations about the possibilities of
5 rental in future CLT NOFAs. And that can be -- and that
6 will actually be part of the conversations in future kind
7 of working group meetings as well as in the formal
8 meetings.

9 Does that capture -- are Commission Members in
10 agreement with that?

11 Okay. Why don't we -- Kate, I think, I know, I
12 believe Commissioner you had some updates. I think they
13 were still about the NOFA flowchart, and a couple other
14 updates from the Department.

15 COMMISSIONER EDWARDS: Yeah. Yeah. So I'll --
16 (Simultaneous comments.)

17 COMMISSIONER HILL: I apologize. Before we
18 move on to the next agenda item, I don't know if we
19 finished discussion of the -- or at least I still had a
20 comment I wanted to make about the proposed spending
21 plan. So are we having that discussion now or are we

1 waiting?

2 PRESIDENT BOWERS: We are having that now,
3 yeah.

4 COMMISSIONER HILL: Okay. Sorry.

5 PRESIDENT BOWERS: Yeah, go ahead.

6 COMMISSIONER HILL: Thanks. Yeah. So I, I do
7 want to -- so, A, I appreciate you providing a revised
8 spending plan, and taking the feedback from last meeting
9 into that plan. I really do. I do think though that
10 there was a lot of discussion around Community Land Trust
11 and the folks who are working on the Community Land Trust
12 as being central to creating the Trust Fund, to getting
13 the Trust Fund a dedicated stream of revenue, and to
14 having that agreement to have within three years a
15 certain amount of money dedicated to Community Land Trust
16 as a percentage of the Fund.

17 So I do think that the DHCD should hold firm to
18 that commitment. And I realize it's a 2 percent cut and
19 not a 10 percent cut. I appreciate that. But is there
20 any way we can get it to a zero percent cut? And I
21 realize that means that the money would have to come

1 elsewhere, and I'm open to suggestions about that. But
2 it seems like a small percentage reduction in a couple
3 areas could bring you that 2 percent back for Community
4 Land Trust.

5 COMMISSIONER EDWARDS: I think for us to
6 respond to that, I mean, Commissioners can discuss it
7 further, but just as far as DHCD, our Commissioner,
8 Acting Commissioner Kennedy was supposed to be here
9 tonight. Unfortunately, she had an emergency situation,
10 wasn't able to be here. So I think I wouldn't be able to
11 make any commitments without working with her on that,
12 but if you guys want to discuss it further, that's fine.

13 PRESIDENT BOWERS: Are there any Commission,
14 other Commission, other Commission Members, who have a
15 similar sentiment? And, if so, please express that now.
16 And if there are suggestions on where to cut from in
17 order to do that, certainly folks can express that now
18 for the Department to consider as it goes -- as it takes
19 back our suggestions and comments.

20 COMMISSIONER GUTHRIE: This is Commissioner
21 Guthrie. I still, I do hold the perspective that CLTs

1 really are -- even with two percent, it's still two
2 percent. And we see in the past that there are
3 applicants for the NOFAs who are denied mainly based on
4 the lack of money. So every bit counts. So I don't -- I
5 really, I can't suggest where the money will come from.
6 Especially right now working at a deficit, I really can't
7 say anything, but I just know that at this juncture we
8 are -- when it comes to building equity, and really
9 turning control back to the residents, we're already
10 working at a deficit. So need to hold on to what we have
11 in the CLT bucket.

12 PRESIDENT BOWERS: Any other thoughts on that
13 from other Commission Members?

14 Matt, you made a suggestion as well. Did you
15 have suggestions on where to cut from?

16 COMMISSIONER HILL: I'll say that I'm not
17 entirely understanding what the inclusionary housing
18 bucket is providing at this point. I know that the
19 consultants has received a contract, and they've
20 completed, but where is the -- where are they on the
21 contract? Have they completed the term of the contract?

1 If they are contemplating a contract extension, is it a
2 \$100,000 contract extension? What has been obtained
3 through that contract? So I'd love to know more about
4 that. And if there are small -- again, small cuts that
5 might be made in the rental bucket or the senior
6 homeownership repair. I know a significant amount of
7 money just went into senior homeownership repair. I
8 think you could probably get to restoring that two
9 percent through a series of very small cuts in those
10 items.

11 MS. FREED: David, I can -- if you'd like,
12 David --

13 PRESIDENT BOWERS: Sure.

14 MS. FREED: I can answer Matt's questions about
15 the inclusionary housing consultant study.

16 PRESIDENT BOWERS: Sure.

17 MS. FREED: So for folks who may not be
18 familiar, DHCD issued a professional services request for
19 a consultant to help us evaluate our inclusionary housing
20 program, and to make recommendations for improvement.
21 Enterprise Community Partners along with HRA advisors was

1 selected as the consultant. They have recently completed
2 their interim phase one findings. The report is under
3 review. We, DHCD, plans to post that interim report on
4 our website probably towards the end of September or
5 beginning of October. Those are not dates firm for
6 public comment period. Our goal is to have revised
7 legislation introduced, and passed through the City
8 Council before the sunset legislation expires at the end
9 of June 2022.

10 PRESIDENT BOWERS: Anyone else from the
11 Department, any comments on suggestions made? I will
12 just say that for -- as a Commission Member that the
13 notion of the kind of cut from the -- I think part of the
14 logic that was brought to the Commission on the senior
15 homeownership repair was a backlog of specifically
16 identified need, and Commission Members kind of agreed to
17 approve that move over. So I would think that that would
18 be an area that we wouldn't want to cut from, if that --
19 it's been tied to specific, a specific pipeline of need,
20 one. Two, we're talking about low income elder
21 homeowners, which kind of hits on multiple priorities of

1 the Trust Fund kind of in terms of what it's designed --
2 who it's designed to help, and also some of the goals
3 that have been discussed by Commission Members since we
4 first started meeting; ownership, helping low income, and
5 in this case seniors, folks who have a long tenure in the
6 City, helping them. So I would personally suggest that
7 that not be an area that we look to cut from.

8 Any other thoughts from Commission Members that
9 they want to express before we move on into this? So
10 that the Department has heard some of the opinions as
11 they go back and look at this.

12 COMMISSIONER GUTHRIE: Since -- I'm sorry,
13 since -- and this is definitely not meant to be
14 sarcastic, but I think the Department has a better idea
15 of finances and where various monies are floating and
16 being filtered. And from their perspective, how can we
17 come up with the funds without there being a haircut to
18 CLTs? I mean, I would (indiscernible) back at you guys.
19 Because you know the finances better than we do.

20 PRESIDENT BOWERS: Let me just make a comment.
21 I know -- thank you, Commissioner Guthrie. I think one

1 of the challenge I would lift up for us as Commission
2 Members is the Department, Ms. Guthrie is right, knows
3 the finances and kind of where the money is. I think for
4 us part of our challenge is the Commission has brought
5 forth its recommendation based on where monies are, and
6 also based on what they perceive as the needs that have
7 been brought in from stakeholders who have been applying
8 for dollars, and even thinking about the conversation at
9 our last meeting, and what has been brought forth. So it
10 seems as though the Department has said taking into
11 consideration what was discussed the last meeting, taking
12 into consideration what they've seen as a demand that has
13 come in for varying NOFAs, et cetera, et cetera, kind of
14 balancing all of that, this is what they have brought to
15 us. And so now I think it's incumbent upon us that if
16 we're saying, hey, this is a priority for us, right, and
17 it's part of our responsibility say back to them this is
18 their best case, and say where would we then suggest to
19 make the cuts from? So some opinion has been offered to
20 that point. Matt's offered his. But I do think it would
21 be on us to say if this is what the Department is

1 proposing, if this is a priority, (indiscernible) CLT,
2 then we ought to make recommendations like Matt has done,
3 but specific recommendations on where cuts would be made
4 and how much.

5 COMMISSIONER HILL: Well, and to follow-up on
6 my previous comment. I mean, I think -- put some of
7 these things together, right? I was just talking about
8 how you could have rental housing in a community land
9 trust, how community land trusts around the country do
10 that. If the next round of community land trust is going
11 to expand to allow for rental housing, then rental
12 housing providers can team up with community land trusts
13 and put in NOFA applications that way.

14 So in that sense I would, and again, the idea
15 is to give residents more control and stakehold in their
16 communities. So I would suggest you could cut the rental
17 and preservation by one percent each, transfer that to
18 the Community Land Trust with the commitment or the
19 exploration of allowing for rental housing in the context
20 of a Community Land Trust.

21 PRESIDENT BOWERS: Great. Thank you. Thank

1 you, Matt.

2 Other thoughts?

3 COMMISSIONER JOYNES: I agree with what Matt
4 just said. This is Iletha. I agree what Commissioner
5 Hill just said.

6 COMMISSIONER KIMBALL: Yes, I do too, and I
7 also agree with you, Mr. Bowers about not taking anything
8 from the senior bucket.

9 PRESIDENT BOWERS: Great. Thank you,
10 Ms. Joynes. Thank you, Ms. Kimball, Commissioner
11 Kimball, and Commissioner Joynes.

12 All right. So I think, Department, you clearly
13 have heard some of the sentiment that's been expressed
14 here by members of the Commission. And perhaps we could
15 have again -- and I know again Commissioner Kennedy
16 couldn't be here this evening, but perhaps the Department
17 could have some -- look back at some of the numbers, and
18 come back for at our next meeting with kind of updates on
19 any proposed changes to the spending priorities, if
20 that's agreeable.

21 COMMISSIONER EDWARDS: Yes. We'll definitely

1 bring these comments back to Commissioner Kennedy and --

2 PRESIDENT BOWERS: Great. Bring that back to
3 our next meeting. Thank you all. Thanks Commissioners
4 for your feedback on all of that, and Department for
5 that.

6 Commissioner Edwards, I'll turn it back over to
7 you for some of the additional updates.

8 COMMISSIONER EDWARDS: Yeah. Okay. So I
9 wanted to talk first a little bit about the flowchart
10 that we sent out today. We wanted to get that up to the
11 Commissioners because I know that's an item that you guys
12 have been wanting to see, but I also know that it is --
13 it needs some more, honestly, some more internal reviews.
14 We hadn't had a chance to get that in front of Alice yet,
15 and it's pretty complicated. I didn't want to put this
16 up right now. I don't need a slide right now. Thank
17 you.

18 So I wanted to propose that we put together a
19 more streamlined version of this that's not as
20 complicated. We could go through step-by-step at the
21 September meeting after we've been able to have those

1 internal reviews. If we have any, like, immediate
2 questions, just first responses on this first draft, I
3 really did want to get that out to you guys, and be
4 responsive. But, honestly, it needs further refinement
5 internally. With all the vacations and everything it
6 just -- this is part of a broader effort throughout the
7 development division in general for -- actually,
8 throughout the entire agency where we are trying to make
9 sure that all of our different processes have flowcharts
10 that -- so we have kind of an internal step-by-step
11 analysis of what the different steps are for our
12 processes. And so this is, like I said, part of a
13 broader effort. I think it needs a little more
14 refinement, but wanted to be responsive to your request,
15 and get you the first draft.

16 PRESIDENT BOWERS: Thank you, Commissioner
17 Edwards.

18 Any initial thoughts? It sounds reasonable.
19 But initial thoughts, issues, questions that people have
20 knowing that there will be more kind of streamlined
21 detail to come? But any initial thoughts or questions

1 people have?

2 COMMISSIONER JOYNES: I just had a general
3 question around the numbers. Do they represent days?

4 COMMISSIONER EDWARDS: Yes. That's one thing
5 that we saw afterwards, and we were, like, we need to add
6 that to it. Yes. Those are intended to be days. And
7 these are goal timelines. This is, obviously, not what
8 we've been able to do up to this point, but this is a
9 start. Has been a start up for us for the past two
10 years. So we've had to get staff onboard dealing with
11 all of the challenges that we've had to deal with with
12 Covid. So it's just been an onslaught of different
13 things that have delayed things, but we are finally to
14 the point where we're getting the contracts together. We
15 have a template together, and we're being able to move
16 things a lot quicker. So these are goal timelines going
17 forward.

18 PRESIDENT BOWERS: Thank you, Commissioner
19 Joynes.

20 Any other initial comments, questions that
21 anyone has, Commission Members have on the flowchart?

1 COMMISSIONER GUTHRIE: Yeah. This is
2 Commissioner Guthrie. And, Ms. Edwards, thank you for
3 getting this to us. In light of your admitted need to
4 have this revised, and a bit more succinct, when can we
5 expect to have that?

6 COMMISSIONER EDWARDS: I was thinking at the
7 September -- well, ahead of the September meeting, but we
8 can actually go through it at the September meeting. We
9 can present it at that meeting, and but send out to the
10 Commission ahead of that meeting.

11 COMMISSIONER GUTHRIE: Okay. Wonderful. Thank
12 you.

13 PRESIDENT BOWERS: Thank you, Commissioner
14 Guthrie.

15 Other comments?

16 COMMISSIONER HILL: Follow-up on that
17 suggestion. I appreciate you sharing this as well in
18 draft form. If there's a way, yeah, it could be shared
19 publicly maybe on the, the Trust Fund's website at some
20 point prior to that meeting so that folks can have a look
21 at it, think about it, and then have that more important

1 discussion at the September meeting, I think that would
2 be really helpful. Maybe, say, 10 days in advance of the
3 meeting have this posted or something like that. Would
4 that be possible?

5 COMMISSIONER EDWARDS: Potentially. I have to
6 think about -- when is the next -- and so it will be
7 third week of September. Five days ahead might be more
8 realistic. But we need to work internally because it's
9 not going to be this version. This is the draft version.
10 But, yeah, we'll work on a version that could be shared
11 publicly.

12 COMMISSIONER GUTHRIE: Yeah. It's actually the
13 fourth week of September.

14 PRESIDENT BOWERS: Fourth. Yeah, Fourth
15 Tuesday. Thank you, Commissioner Guthrie.

16 Okay. All right. Thanks for feedback on the
17 flowchart.

18 Commissioner Edwards, any other updates from
19 your end from the Department? I know Stacy had some as
20 well, but any other updates from your end?

21 COMMISSIONER EDWARDS: The other item that I

1 sent out was about the transitional housing question. We
2 did consult with the Law Department. They looked at the
3 charter of the Affordable Housing Trust Fund, and made
4 the determination that transitional housing is an
5 eligible use. And I sent out the description that we
6 have for the last one, for Beacon House Square. So I
7 don't have a lot more than what was sent out already to
8 the Commissioners, but I know that was an item that --
9 really wanted to have for discussion, Commissioner Hill
10 in particular. So just sharing that that was shared.
11 And if there's any questions or things that we need to
12 follow-up on.

13 COMMISSIONER HILL: Yes. I appreciate it. I
14 appreciate you sending that around. First question is I
15 thought I saw that there were two awards to some sort of
16 transitional or temporary housing on the last rental
17 NOFA. I remember Beacon House, but I think there was one
18 other. Am I correct about that?

19 COMMISSIONER EDWARDS: We'll have to look
20 through them, and get confirmation. So we can get that
21 -- look back into them. I was focused on Beacon House

1 because that was the one that you had brought up by name
2 several times. But I can get staff to look over the
3 other ones, and just see if there was another one.

4 MS. ESTRADA: No, it wasn't.

5 COMMISSIONER EDWARDS: No.

6 MS. ESTRADA: Beacon House is the only
7 transitional, but Beacon House was awarded two for the
8 transitional and rental. So --

9 COMMISSIONER EDWARDS: Correct.

10 MS. ESTRADA: Yes.

11 COMMISSIONER HILL: Okay. So I think the
12 concern that I had last time, which I still have is
13 around coordination with the Continuum of Care and their
14 priorities; specifically, when it comes to housing for
15 folks are homeless. And so the Continuum of Care has
16 adopted a housing first model, a permanent housing first
17 model for the vast majority of situations. And so,
18 obviously, the horse is out of the barn on this one. I'm
19 not suggesting that anything should be taken back. I am
20 suggesting that in the future for future NOFAs that if
21 there is some sort of proposal for transitional housing

1 or single-room occupancy, SRO, or some sort of other type
2 of housing targeted at folks who are homeless that the
3 Continuum of Care provide some sort of letter of support.
4 Just, again, trying to make sure that all the -- all of
5 our funding is coordinated around best practices,
6 particularly as it comes to folks who are homeless.

7 And then my second -- so that's kind of like
8 for future NOFAs that would be a suggestion. And then my
9 second concern is just that in the past I know as legal
10 service providers -- and I'm not saying this is the case
11 with Beacon House. I don't think it is. But with some
12 providers or transitional housing folks will make the
13 claim that they're not really governed by landlord-tenant
14 law; that they can just evict people the same way you
15 could as if you were a motel guest or something like
16 that. And if residents don't participate in one of their
17 programs, they can just evict people on that basis.

18 And so I -- if there's opportunity in the
19 contract process with Beacon House, the City making it
20 clear this is about residential housing. This is
21 supposed to be about landlord-tenant housing, and that

1 Beacon House or whoever would abide by landlord-tenant
2 law, and that if you don't participate in the programming
3 you're not going to be evicted from the housing. Those
4 are my two suggestions.

5 PRESIDENT BOWERS: Any thoughts from Department
6 staff on those comments?

7 COMMISSIONER EDWARDS: I think they're
8 definitely suggestions that we can look more into. And I
9 think there's some good reasoning behind them, but I
10 think we need to discuss them internally, and mull them
11 over a little bit more, but duly noted.

12 PRESIDENT BOWERS: And I'll make a suggestion
13 to my -- to fellow Commission Members that perhaps at a
14 future meeting one of the subjects of one of the future
15 meetings could actually be bringing in guests who do --
16 from the Continuum of Care, folks who do houses first,
17 folks who do transitional, and bringing in some different
18 perspectives, and having a dialog about that with
19 Commission Members and Department staff to help maybe
20 inform in an intentional way, having some intentional
21 dialog at one of these meetings where we could bring in

1 some guests to really talk about the issues, kind of pros
2 and cons, challenges. Issues like Commissioner Hill has
3 raised that maybe people aren't thinking about and that
4 kind of thing.

5 COMMISSIONER EDWARDS: Yeah. I think that's a
6 great suggestion prior to the next release of the rental,
7 the next rental round.

8 PRESIDENT BOWERS: Yep. And Commissioners,
9 anything else from your end in terms of updates?

10 There had actually been, Commissioner Edwards,
11 one of the things that we had requested. I know Stacy
12 has some things on as well, but around the example of the
13 leveraging that was done with some of the private
14 philanthropy is there any update on that for Commission
15 Members?

16 COMMISSIONER EDWARDS: Yeah. So that's one of
17 the items Stacy was going to talk about. Unfortunately,
18 her update, and I can just say it, and then she can go
19 into the other items, was just really that was something
20 that we felt the coordination was really strong with the
21 program that Commissioner Kennedy was going to talk about

1 with the HUBS Program.

2 And, Stacy, do you want to jump in? But I
3 think we need Commissioner Kennedy really to be able to
4 discuss that more closely.

5 MS. FREED: Yeah, just to -- yes. Just to
6 piggyback on with Kate's. These are the leveraging money
7 with foundations is something that our Acting
8 Commissioner is very closely involved in. She's been
9 having, I believe, some -- she's got ideas. She may have
10 been having preliminary conversations. I'm not sure.
11 But since she was unable to join us, I would ask that we
12 defer the conversation until September's meeting.

13 PRESIDENT BOWERS: Got it. Thank you.

14 And for Commission Members just by way of
15 reminder that -- and for those who are listening, again,
16 hopefully trying to think creatively about ways in which
17 we can encourage the leveraging of the public dollars in
18 the Trust Fund with private dollars as well. So it will
19 be good to get that up -- to hear more about that at the
20 September meeting so far.

21 Stacy, I think we transition over to you for

1 some updates. This may actually, I think, transition
2 into some of what we were going to cover under other
3 business as well, updates and other business. So we'll
4 turn it --

5 MS. FREED: It does. It covers both. And
6 before we talk about what I know is on everybody's mind,
7 which is the nominations, we would all be remiss if we
8 did not take a moment to say thank you to David Bowers
9 for his (indiscernible) months through choppy waters,
10 always helping us navigate with grace and with dignity,
11 ensuring that all of our voices were heard. And most
12 importantly, keeping at the forefront who our customer
13 is. That we are here to help the thousands of Baltimore
14 residents that have trouble finding housing or that need
15 housing.

16 David, the smartest thing we've ever done was
17 to ask you to sit on the Commission. And then that was
18 followed by a lot of tears and pleading and people on
19 their knees begging you to be President. I know because
20 I was in those conversations with my big queue cards up
21 that said get on your knees and beg. And --

1 PRESIDENT BOWERS: If only. If only.

2 MS. FREED: And we're very glad that you said
3 yes. You've left some big shoes for us to fill. We're
4 not quite sure who is going to fill them. We all know
5 how to find you. So I'm sure we'll all be in touch. We
6 don't want to lose your vast knowledge of expertise.
7 Just a reminder you helped us in the beginning, helped us
8 set our thinking about Community Land Trusts, and you
9 helped us launch the program. So we're very grateful for
10 your services. This is a small token of recognition.
11 It's a mayoral proclamation. He's giving you the hard
12 copy.

13 And as Kate said, if only we were in person
14 because then there would be cake.

15 PRESIDENT BOWERS: They can send the cake along
16 with the hard copy of the resolution. You can always
17 send cake.

18 MS. FREED: I know Alice really wanted to be
19 here to do this personally. She had a family emergency.
20 She sends her apologies. She, herself, is very grateful.
21 She came onboard in a little bit of turmoil and

1 tumultuous times, and you helped us navigate through all
2 of that. And we just wanted to take a minute, and say
3 thank you.

4 PRESIDENT BOWERS: Well, Stacy, thank you so
5 much. I am very grateful and appreciative. I'll say a
6 little bit more right at the close, but let me just say
7 thank you so much for the kind words. Very much
8 appreciated.

9 Since back to I know what everybody -- so I
10 guess this sort of the segue for where we are.

11 We will be, DHCD will be submitting its list of
12 recommendations, the request for nominations that it has
13 received to the Mayor's Office shortly after Labor Day.
14 The Mayor's Office will then review that information.
15 They will make -- the Mayor makes the decision about who
16 is nominated. The nominations are reflected in the
17 positions established in the charter. The Mayor will
18 send out a letter nominating commissioners. There will
19 be -- there may be, depending on the charter position
20 that's being filled, requests for additional information.
21 There are four or five positions that are tied to various

1 specific percentages and income requirements. The
2 Mayor's Office will confirm, will make that determination
3 and confirmation.

4 Once the Mayor's Office has provided letters of
5 nomination, and we assume everybody accepts them,
6 legislation is introduced to confirm the members.
7 Confirmation takes place through the Council. Some folks
8 who have been through this before may recall there is a
9 hearing, and the final nominations are subject to
10 confirmation by the City Council.

11 And then just folks may recall that once the
12 confirmations -- Council has completed it's confirmation
13 process, the Mayor appoints the president, the president
14 of the Commission.

15 COMMISSIONER KIMBALL: Stacy.

16 MS. FREED: Yes, ma'am.

17 COMMISSIONER KIMBALL: I have a question.

18 MS. FREED: Yes.

19 COMMISSIONER KIMBALL: About how long does this
20 process go on? What's the date?

21 MS. FREED: I can't give you an exact date,

1 Ms. Kimball. I can say some of this is subject to the
2 Council process. I actually was going back and looking
3 through the schedule for the prior nomination when you
4 were nominated to be a commissioner, and I think it took
5 a couple of months. There's rules the Council has to
6 follow about holding hearings and posting hearings. Once
7 we've submitted the information to the Mayor's Office,
8 and they finalize the nominations, we'll be able to
9 provide a better sense of a schedule. We understand this
10 is -- we understand the importance of this. We don't
11 take -- we take this seriously. We'd like to have a
12 fully staffed commission as well. There's a lot of
13 expertise in these positions, and I know we could -- that
14 we would all like to rely on. So we'll have a better
15 sense, hopefully, of what's going on at the September
16 meeting.

17 COMMISSIONER KIMBALL: Okay. So we're going to
18 know at our next meeting?

19 MS. FREED: I don't -- well, we'll know that
20 we've submitted the information to the Mayor. When the
21 Mayor makes the determinations and sends the letter, is

1 really up to the Mayor's Office. But we'll -- we are in
2 close -- we talk to the Mayor's Office about this, and
3 we'll continue to follow-up with them.

4 COMMISSIONER KIMBALL: And my reasons for
5 asking because this has been pending for a month or so.

6 MS. FREED: I understand.

7 COMMISSIONER KIMBALL: A few months. Yes. So
8 that's why --

9 MS. FREED: Yes.

10 COMMISSIONER KIMBALL: Okay.

11 MS. FREED: I understand.

12 COMMISSIONER KIMBALL: Okay.

13 PRESIDENT BOWERS: Stacy, a question as well.

14 MS. FREED: Yes.

15 PRESIDENT BOWERS: Thank you, Commissioner
16 Kimball.

17 A question so the public knows and to remind
18 commissioners. So the 31st of this month will be my last
19 day. So in the absence of the president, who will be
20 able to convene, if you would, the Commission? That's
21 one question. And then a second question will be a

1 follow-up to Commission Members, assuming we want to
2 continue having -- the Commission wants to continue
3 having fourth Tuesday of the month 6 p.m. meetings. Just
4 want to make sure that's right. But who will be able to
5 quote, unquote, convene, if you would?

6 MS. FREED: We've been in -- so our Acting
7 Commissioner has been in conversations with the Mayor's
8 Office concerning the appointment of an interim
9 president. We don't have a response for that yet. We
10 know the clock is ticking. I think it was one of the
11 things she may have planned to address this evening. We
12 will follow-up. Obviously, there will have to be an e-
13 mail that goes out to address both your points.

14 PRESIDENT BOWERS: Right. And then one of the
15 -- for Commission Members is there -- do Commission
16 Members still have a desire to have fourth Tuesday of the
17 month as kind of the meetings until such time as there is
18 a new Commission? Is there a desire to continue with
19 fourth Tuesday of the month, 6 p.m., for public
20 Commission meetings? People still committed to that?

21 UNIDENTIFIED SPEAKER: Yes.

1 COMMISSIONER GUTHRIE: I think -- this is
2 Commissioner Guthrie. I think it's (indiscernible) that
3 we do. There is still a lot of work to get done. And
4 I'm sure though we will miss your leadership, we -- as I
5 know you would want us to, we must push forward.

6 PRESIDENT BOWERS: Absolutely. The show goes
7 on for sure.

8 One thing I would ask so it's not kind of left
9 as a hanging chad is that if there is a volunteer from
10 the Commission who would be willing -- that other
11 Commission Members are comfortable having, one, a
12 volunteer in the interim before the interim president is
13 named, to work with the Department staff to pull together
14 a meeting before the September meeting to work on agenda
15 setting, and making sure that the issues that need to be
16 covered are covered. So that -- it becomes part of just
17 kind of (indiscernible) getting the other Commission
18 Members. And we've got a working group that has kind of
19 played that role. So it really -- which is -- and we're
20 so small that it's about four of the Commission Members.
21 So if there's a volunteer from that group, who would be

1 willing to kind of convene that group and the Department
2 staff before our next meeting, before the next Commission
3 meeting to make sure that thing get coordinated
4 appropriately. Is there someone willing to step up and
5 do that?

6 COMMISSIONER KIMBALL: I'm volunteering
7 Ms. Tisha Guthrie.

8 PRESIDENT BOWERS: Ms. Guthrie, you've been
9 nominated. I don't know if you want to accept? Do you
10 accept that role or do we need to find someone else who
11 might be willing to serve?

12 COMMISSIONER GUTHRIE: Well, I guess, as I was
13 so emphatic I will rally with my team member. This is a
14 team effort. So I will. I will take that charge. Thank
15 you.

16 PRESIDENT BOWERS: Got it.

17 COMMISSIONER KIMBALL: Thank you.

18 PRESIDENT BOWERS: Ms. Guthrie, I'll make sure
19 to follow-up with you to send you the names of the folks
20 who are on that working group, and kind of e-mails. You
21 may already have them, but I'll send it to you just so

1 you have it all in one place. And that might make it
2 easy, a little easier for you to coordinate that meeting.

3 COMMISSIONER GUTHRIE: Okay. Thank you.
4 Appreciate.

5 PRESIDENT BOWERS: Absolutely.

6 COMMISSIONER KIMBALL: Thank you, David.

7 PRESIDENT BOWERS: Yes, ma'am.

8 COMMISSIONER KIMBALL: I really enjoyed working
9 with you.

10 PRESIDENT BOWERS: Well, thank you,
11 Ms. Kimball. I appreciate it. You have been a
12 conscience for me. So I appreciate that a lot.

13 Stacy Freed, anything else by way of updates
14 from your end before we go to public comment?

15 Or any -- and Commission Members, any other
16 questions, comments, issues on what was raised by Stacy?

17 Okay.

18 COMMISSIONER HILL: No question, but I just
19 want to add my thank you to you, David for all your
20 service over the past couple years. We really appreciate
21 it, and we'll miss working with you. And thank you, just

1 thank you.

2 PRESIDENT BOWERS: Absolutely. Thank you,
3 Commissioner Hill, Matt. I appreciate that.

4 Stephanie, do we have anything in the queue for
5 public comment?

6 MS. ESTRADA: We have a bunch in public
7 comment. So what I can do for the public comment, I'm
8 going to open up their mics. Because a lot of the stuff
9 in there was just comments. So I will go down the list
10 for the people who hands are raised.

11 Sharon Hunt, you are the first. You are
12 unmuted.

13 MS. HUNT: All right. Can I be heard?

14 PRESIDENT BOWERS: Yes, ma'am.

15 MS. HUNT: All right. I have a couple of items
16 here. My name is Sharon Hunt. I am the Chair for South
17 Baltimore Land Trust. And my first issue that I think
18 I'm seeing -- I would like to be wrong, but I don't think
19 I am here -- I'm seeing a lack of transparency in much of
20 what has been discussed this evening. I understand that
21 it seems to me that discussions and meetings have gone

1 out -- gone on without the full body of the commissioners
2 being present. Specifically, about the reduced reduction
3 in funds to the 2 percent or 10 percent, the percent in
4 the Land Trust. I don't see that as transparency. I'm
5 very much concerned about who is in the room, where is
6 the room, and why this does not being brought before the
7 total body of commissioners. As for taking money from
8 the CLTs, I'm a hard no because the Fund was established
9 very much with the purpose of funding the CLTs. I'm not
10 really interested in the CLTs having to find a alternate
11 source of revenue. I feel the City certainly has many
12 more people competent to do that than we are. So that's
13 my first complaint.

14 And my second disappointment is about the
15 practice -- the first flowchart. I was very
16 disappointing -- disappointed in it. I really read it
17 many times; could not understand it. But another thing
18 concerns me is I don't -- we have tried to bring forth
19 that we need to be able to present the flow of money
20 process for the NOFAs that are granted to the others that
21 we need in order to finance these projects. And we have

1 been waiting a very long time for that, and we are now
2 being told that it's at least another month.

3 That's the two that I have for now.

4 PRESIDENT BOWERS: Ms. Hunt, thank you for your
5 comments. Appreciate that, and you being involved here
6 this evening.

7 Is there anyone from the Department that wants
8 (indiscernible) before we move on?

9 COMMISSIONER EDWARDS: Yeah. I would like to
10 address the first comment about the spending plan.
11 Because there was no -- that was discussed in the last
12 full Commission meeting. There was not a separate
13 meeting regarding the spending plan. That was discussed
14 last month. Was it last month? Whatever. July when we
15 met. So I wanted to address that point. And I think
16 that was also the CLT discussion. And then the flowchart
17 it's just, you're right, it's not able to be understood,
18 and that's why we need to revise it, and give you
19 something that is more appropriate for -- more clear and
20 more effective in giving our information.

21 PRESIDENT BOWERS: Thank you, Commissioner

1 Edwards.

2 Stephanie, we'll go on to the next.

3 MS. ESTRADA: Yes. The next is going to be
4 Meleny Thomas. Meleny when you -- I'm going to unmute
5 you. State your name and where you're calling from so
6 the transcriber can have you noted. You are unmuted.

7 MS. THOMAS: Good evening everyone. Can you
8 hear me?

9 PRESIDENT BOWERS: Yes, ma'am.

10 MS. THOMAS: I am Meleny Thomas. I'm calling
11 on behalf of the South Baltimore Community Land Trust.
12 And I just want to echo the point that Ms. Sharon just
13 raised. And I also have been placing in the chat, and I
14 placed at the last meeting as well. I recall when this
15 fund was created I was part of the grassroots
16 organizations that outreached, and knocked on doors, and
17 got all these signatures for this fund for the CLT. And
18 I really want to stress that we must honor our commitment
19 to what we said this fund is for. And one of the things
20 that was agreed upon was no cuts, no here cuts to the CLT
21 portion. So although it was decreased, that 10 percent

1 decrease, Ms. Edwards, it was mentioned last month, and
2 it was a shock because it just came out of nowhere.
3 There was no forewarning or anything as to a proposal to
4 anything being cut for the fund.

5 So I just really want to stress and put on the
6 record that we cannot allow for any, especially CLT, the
7 portion of the CLT to be cut because it is going against
8 what was agreed upon in the charter amendment. And we
9 want to be able to find additional funding as a city to
10 support some of the other initiatives that are of
11 priority too. But we cannot cut anything going forward,
12 especially the CLTs.

13 PRESIDENT BOWERS: Thank you, Ms. Thomas.
14 Appreciate your comments.

15 Stephani, who is next on our queue?

16 MS. ESTRADA: Next we have Peter Sabonis.
17 State your name and where you're calling from so that the
18 transcriber can have you noted. You are unmuted.

19 MR. SABONIS: Thank you. My name is Peter
20 Sabonis. I am from the Common Ground CLT, which is a
21 newly established Affordable Housing Trust in Maryland.

1 We just recently secured our 501(c)(3), and have
2 registered with SDAT. This is a CLT that is devoted to
3 serving extremely low income households, those who are
4 zero to 30 percent AMI. It's a CLT like most CLTs in the
5 nation that is going to engage in rental housing and
6 co-op housing, and hopefully move people to a path to
7 homeownership. And, in fact, the City Charter, which
8 governs the Affordable Housing Trust Fund, indicates in
9 the very first section the scope section that the Trust
10 Fund is a Fund to promote and preserve and create
11 affordable housing. And in Section 3 indicates that the
12 Fund provides capital and operating assistance for the
13 creation of community land trusts that will develop, own
14 and operate permanent affordable rental housing, and
15 assist low income residents to build a path to
16 homeownership. I'm very disappointed that that provision
17 of the law is -- seems to be being ignored by the
18 Department, and currently by the Commission. We are
19 about to hit three fiscal years in the existence of this
20 Fund, and not a penny, not a penny will be allotted for
21 CLTs to own, operate permanently affordable rental

1 housing. And I just want to point that out that this is
2 not simply a issue about who gets funding. It's about a
3 philosophy, and the philosophy is that Baltimore shall be
4 unlike other cities in the nation. And that the
5 development that it undertakes will ensure equity. It
6 will be development without displacement. And the CLTS
7 may be an odd bird for many folks out there, but it
8 offers permanent affordability. It offers when you're
9 leveraging funds from all these different other places.
10 It offers something that's not out there right now, which
11 is it doesn't expire in terms of its affordability terms.
12 It's not (indiscernible). It's not some sort of public
13 subsidy or soft mortgage or whatever that expires after a
14 certain point of time. It's also community centered
15 development. This is central. This is central to the
16 Affordable Housing Trust Fund and central to Baltimore's
17 vision.

18 And I hope that the Commission Members and that
19 HCD will take time to read the Housing Trust Fund Charter
20 amendment. It's right there. You also might want to
21 read the Charter provisions in Article 4, Section 6,

1 relative to officer vacancies. Because you are far
2 beyond the four-month period or the Mayor to have the
3 sole power to replace the vacancies. And, indeed, I
4 would argue as an attorney that as of the next meeting of
5 the Commission, even as of this meeting, the Commission
6 has the authority to submit new nominees to the City
7 Council itself. And you can look at that under Article
8 4, Section 6.

9 But I, of course, in fact, you'll probably look
10 at that first, but I really think you should look at
11 Article 1, Section 14, which is entitled, the Affordable
12 Housing Trust Fund.

13 Thank you.

14 PRESIDENT BOWERS: Thank you, Peter. We
15 appreciate that very much, your comments and input.

16 Stephani, who is next on our queue?

17 MS. ESTRADA: It's Terrel. I don't want to
18 mess up your last name. I'm just going to say Terrel.
19 And when I unmute you, just state your full name and
20 where you're calling from for the transcriber. You are
21 unmuted.

1 MR. ASKEW: Thank you, Stephani. My name is
2 Terrel Askew. I'm -- organizer with United Workers. I'm
3 also a member of the Fair Development Roundtable that
4 helped create the Trust Fund as well as Baltimore Renters
5 United and Housing our Neighbors, which works with people
6 experiencing, and previously who have experienced
7 homelessness in Baltimore City.

8 I have a couple of questions. My first
9 question is related to the Beacon House where I do
10 believe the conversation was around transitional housing.
11 There is a history with the Board as well as DHCD of
12 minimizing and not fully engaging people who have
13 experienced homelessness to actually work on developing
14 better programming. I would strongly suggest that those
15 individuals actually be brought in to the Commission to
16 actually give their experience with transitional housing.

17 As to my second question or comment is related
18 to the actual spending priorities and the changes. Given
19 the way the proposal was presented it was fuzzy, and the
20 public really couldn't actually see it. I know it's
21 going to be put online at a later date, but is there a

1 plan to actually dig into this a little bit more as we
2 move forward? Considering that this is -- the spending
3 priority is highly impacted by Covid as well as the Delta
4 variant of Covid, which with the state of emergency
5 ending will have a profound impact on both housing and
6 people ability to maintain their housing.

7 Finally, I just wanted to get some sort of
8 clarity around whether or not the interim president or
9 chair for the Commission would be a current member of the
10 actual Commission? I would argue that it's both faulty
11 -- it's both faulty logic as well as inherently
12 disrespectful to the actual Commission Members who have
13 put in years of work to actually bring someone onboard
14 who would then need to be onboarded, thus taking away
15 precious time that the Commissioners have to respond to
16 the housing crisis that we have been facing in this City
17 for decades.

18 Thank you.

19 PRESIDENT BOWERS: Mr. Askew, thank you for
20 your time. Thanks for your input. And I think the
21 Department staff may have a couple of responses to one or

1 two of your points.

2 Stacy, I saw you come up on the camera.

3 MS. FREED: Yes. Thank you, Mr. Askew. I'm
4 going to work backwards, and answer your third question
5 first. The interim president would be appointed from one
6 of the existing Commission Members. And when a new board
7 is confirmed by the Council, the Mayor would appoint that
8 president from amongst the members who had just been
9 confirmed. Does that answer your question, sir?

10 PRESIDENT BOWERS: He may have been put back on
11 mute but --

12 MS. FREED: Oh, I'm sorry.

13 PRESIDENT BOWERS: Yeah.

14 MS. FREED: No. I just wanted to make sure
15 I --

16 MS. ESTRADA: He's unmuted now. Terrel, you're
17 unmuted.

18 MR. ASKEW: Yes, it does.

19 MS. FREED: Okay. Thank you. I don't know
20 that I can answer your questions number two or number
21 one.

1 PRESIDENT BOWERS: Any other thoughts from
2 Departmental staff on what Mr. Askew mentioned before we
3 move on?

4 Okay. Duly noted. Thank you, Mr. Askew.

5 Stephani, who is next in the queue?

6 MS. ESTRADA: Ty Hullinger had a comment. So
7 I'm going to unmute you. Just state your name and where
8 you're coming from. You are unmuted.

9 MR. HULLINGER: Thank you. You can hear me?

10 MS. ESTRADA: Yes.

11 PRESIDENT BOWERS: Yes.

12 MR. HULLINGER: Thank you all. I'm Father Ty
13 Hullinger. I'm in northeast Baltimore, and also a part
14 of NEHI, Northeast Housing Initiative, one of the
15 affordable housing land trusts or community land trust.
16 And, again, I just, going back to the -- echo a lot of
17 what's been shared by Commission Members and other
18 members from the public around the decrease to the CLT
19 bucket or allocation for this -- for the future spending
20 plan. Seems to be going against really the spirit and
21 the letter of the whole Affordable Housing Trust Fund.

1 And why was it the only major area cut? And couldn't it
2 still be made whole to what the plan was for the upcoming
3 fiscal year by just modestly reducing the increases of
4 other line items? That would be the first question.

5 I feel like the -- I had -- asked a question
6 about the Commission Members themselves selecting interim
7 president, but I feel like that's already been kind of
8 dealt with. So thank you.

9 And, I guess, I would just echo I think some of
10 the things that everyone said, but especially what, I
11 think, Peter Sabonis also raised up earlier, those points
12 that he had raised. I think I -- the philosophy and the
13 spirit behind this is really critical and crucial, and
14 should not be lost in the desire for all of us wanting to
15 see -- we all (indiscernible) we all want to see, right,
16 more permanently affordable housing available to all
17 Baltimore residents. It also goes back to I was
18 disappointed on the Faircloth-to-RAD discussion, and I
19 know she's no longer on the call, but it felt like
20 there's a real opportunity for Baltimore to work with
21 HUD.

1 I went on the website. So I don't know the
2 nuances of all the differences, but HUD's own website
3 still lists over 6,000 Faircloth-to-RAD units available
4 for Baltimore. It seems like we should be willing to
5 make that a reality here.

6 So I'd also like to wish that HABC works hard
7 to really make that happen. The need is critical, and it
8 seems crazy that we're not responding to the
9 possibilities that are emerging to help address the big
10 issues.

11 Thank you.

12 PRESIDENT BOWERS: Reverend Hullinger, thank
13 you so much. Appreciate your comment, taking the time to
14 stick with us to the end. And you were actually the last
15 comment that was in the queue. So we appreciate you
16 doing the benediction, if you would, with the last
17 comment there. So thank you.

18 So by way of just closing, closing out very
19 quickly. I want to say officially as this will be my
20 last meeting, a few words of thanks very quickly.

21 First and foremost, I want to thank all of the

1 members of the public who have participated since this
2 Trust Fund Commission got started. For folks who have,
3 just like tonight, taken the time to actually be involved
4 citizens to stay late, to come out when we were still
5 meeting in person, to plug in when we've been having to
6 go virtual because of the pandemic. And so I want to
7 thank folks for being engaged, for being involved, for
8 paying attention. Whether folks agreed, disagreed, had
9 differing views, just being involved and engaged has been
10 much appreciated. So I want to thank everybody in the
11 public for how they've been involved since this
12 Commission got started and stood up.

13 I want to thank all the advocates, who had a
14 role to play in getting the Trust Fund created, and who
15 have played a part in really trying to make sure that
16 feet are held to the fire, if you would, and that there
17 is a level of accountability. And thank all the
18 stakeholders, who have been involved from various
19 sectors. And I hope going forward we'll continue to see
20 and see even more a mix of folks from various sectors and
21 various stakeholders who will get involved.

1 Huge word of thanks to my fellow Commissioners.
2 Want to thank each and every one of you all for the way
3 in which you've given of your time and energy, kind of
4 time (indiscernible) to get involved, to stay involved
5 meetings that we've had here in public. There have been
6 meetings, work group meetings offline with departmental
7 staff that folks don't see. And just so folks know
8 there's a limit on how many Commission Members can meet
9 at any one time before triggering -- meeting laws. And
10 so we have to always balance that planning meetings with
11 a work group of folks who are willing to engage. So I
12 want to thank all Commission Members, those current and
13 past, who have plugged in.

14 A huge word of thanks to also Department staff,
15 former Commissioner Braverman, Jay Greene, Stacy, who
16 were there at the very beginning as she (indiscernible)
17 on the recruitment. But I want to thank them for all the
18 help that they offered in the early days. Standing up
19 something like this that's so high profile and charged
20 certainly not easy. Stephani and John, Carolyn Watson,
21 Ebony Rector, really thank all of you all for the varying

1 ways in which you helped to make this work doable. And
2 our current Commissioner or Acting Commissioner Kennedy,
3 obviously, for the work she's doing.

4 Just anyone I've missed charged to my heart --
5 charged to my head, not my heart in terms of the work
6 you've done.

7 But last thing I'll say is just I really do, I
8 plan to be involved and stay involved in the work around
9 trying to provide housing and opportunities for residents
10 in Baltimore City particularly low to moderate income
11 folks in the City wearing my day job hat. So you all
12 will see me; just not as a Commissioner, but being
13 involved and plugged in, in different ways. And I pray
14 that we will keep our eye on the prize in terms of who we
15 are ultimately called to serve here with the work that we
16 are doing, and getting beyond politics, egos, any and all
17 of those kinds of things, and thinking about what it is
18 that we can do using this platform to hopefully help
19 those residents who most need the help of the Trust Fund
20 resources, dollars, and also resources beyond that. So I
21 hope that not only Commission Members, departmental

1 staff, but everyone who is listening, that we will
2 continue to work with a sense of urgency to help meet the
3 needs that are out there.

4 So with that, I say I wish and pray all the
5 best to you all. Pray that God blesses you.

6 It's 7:52 p.m., and this meeting is officially
7 adjourned.

8 (Whereupon, at 7:52 p.m., on August 24, 2021,
9 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: David Bowers, President

DATE: August 24, 2021

PLACE: (Webex)

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



Roland Thomas Bowman, III, Reporter
Free State Reporting, Inc.