

**AFFORDABLE HOUSING TRUST FUND COMMISSION
MEETING SUMMARY
MAY 24, 2022
6:00 PM – 8:00 PM**

Members Present: Bishop Kevin Daniels (President), Vernadine Kimball, Tisha Guthrie, Matt Hill, Kate Edwards, Erika Fox, Staci Griffin, Ramsey Harris

Staff Present: Alice Kennedy - Commissioner
Stacy Freed – Senior Advisor to the Commissioner
Stephani Estrada El – Project Coordinator
Ebony Rector – Project Coordinator
Carolyn Watson – Community Aide

Guests Presents: David Fielder – Office of Rehabilitation Services
Faith Leach – Mayor’s Office of Children and Family Success
Angela Whitaker – Community Action Partnership

1. Call to Order

The meeting was called to order at 6:00 p.m. by President Daniels. It was determined that a Quorum was present, and therefore the Commission would be able to conduct official business, approve minutes, recommendations, etc.

2. Approval of the April 2022 Meeting Summary

President Daniels initiated the approval of the April 2022 meeting summary. Commissioner Hill made a motion to adopt the summary. Commissioner Guthrie seconded the motion. All Commissioners present voted in favor of approving the April 2022 meeting summary and the April meeting summary was adopted.

3. Presentations

1. David Fielder, Director of the Office of Rehabilitation Services provided updates on the Senior Homeownership Repair Program and the funding received from the Affordable Housing Trust Fund (AHTF). He provided an overview of the program criteria for qualification into the program and allocation details.

Senior homeowners can access program funds by coming through the Housing Upgrades to Benefit Seniors (HUBS) partnership or applying directly to the Office of Rehabilitation Services. Applicants coming through HUBS must be 65 years or older and earn 30

percent Area Median Income (AMI) or below. Applicants coming through the Office of Rehabilitation Services must be 55 years and older, earning 30 percent AMI or below and have not received service from the Office of Rehabilitation Services in the last 10 years. There's also a \$20,000 cap on funds per household.

To date, 61 applications have come through HUBS: 24 of which have received orders to proceed, accounting for \$263,859 in services. Another 20 are in line for approval, accounting for \$197,476. 17 cases have been completed, accounting for \$197,096.

70 applications have come directly to the office of Rehabilitation Services, 27 of which have received orders to proceed accounting for \$454,799. 43 cases are in the scope and estimate phase. To date, a grand total of 131 cases and total amount of funding requested is \$1,113,230, or 37 percent of the \$3 million that was allocated.

Outreach for the program is available through multiple agency departments but the primary avenues to apply are through the HUBS partnership and the City's LIGHT intake and assessments unit.

2. Angela Whitaker of the Community Action Partnership provided updates on the status of Trust Fund expenditures for the Rental Assistance Program. To date, the program has begun utilizing Trust Funds for citizens that are not eligible for other funding sources. Roughly 4,000 applications for rental support are in the queue. The program has partnered with a consultant, God House, to help administer funds more quickly.

Faith Leach, Deputy Mayor of the Mayor's Office of Children and Family Success provided additional insight on the solutions being discussed with their consultant on transitioning, once the federal funding program winds down at the end of the fiscal year.

4. City Agency Updates

Department of Housing and Community Development (DHCD) staff provided the following updates:

1. Affordable Housing Trust Fund (AHTF) portion of revenues collected in April and March 2022 total \$682,571 and \$1,762,859, respectively. In FY 22, the Trust Fund has collected \$17,575,570 in tax revenues plus a City contribution of \$4.25 Million, for total revenues of \$21,825,570. Through March 2022, the AHTF collected total revenues of \$47,632,181 consisting of \$35,882,176 in tax revenues and \$11.75 million in DHCD contributions. As of April 2022, Trust Fund revenues for FY 22 exceed budget estimates by roughly \$8.2 million dollars. DHCD made adjustments to the surplus spending plan since the April meeting, increasing the Community Land Trust, New Construction/Preservation of Existing Rental and Administration line items.

2. Round 3 of the New Construction/Preservation of Existing Rental Housing Notice of Funding Availability (NOFA) was released on April 27 and is accessible on DHCD's website. The application deadline is June 10 at 4pm.
3. Starting in FY23, the Community Land Trust (CLT) NOFA's will be released every July of the fiscal year. The next CLT Rental and Homeownership NOFAs will be released at the same time in July. The CLT Rental NOFA will make \$1.5 Million available and the CLT Homeownership will make \$4 Million available to fund housing development projects. The CLT operating NOFA is being prepared. A release date for this NOFA has not been determined.
4. The Inclusionary Housing Advisory Board meets every third Wednesday of the month from 3:00 p.m. – 4:00 p.m. Meeting details and Inclusionary Housing updates are available on DHCD's website.
5. The Mayor's Office and City Council continue working to nominate new members to the AHTF Commission. Cynise Riley has been confirmed by the City Council to fill the position representing a low-income tenant. Her swearing in is being organized by the Mayor's Office. Amy McClain was nominated for representative of a homebuilder's organization based in Baltimore City.
6. DHCD Commissioner Kennedy provided an update on the progress of the rental supplement program. Together with partner agencies, DHCD has been establishing the final program components and criteria for the program. The application will be accessible through the Neighborly portal. Partner agencies will take a key role in identifying and referring potential applicants to the program. Applications will be centralized at DHCD and rental payments will be made directly to the tenant's landlord.

DHCD is also working on a rental program that intends to provide stable housing and rental support for homeless children and families that are identified through partnerships with schools and community school coordinators. DHCD anticipates the program will begin accepting applications at the beginning of the fiscal year. The target population for this program are households earning 30% Area Median Income (AMI) and below.

5. **Adjournment**

As there was no additional business, President Daniels requested from Commissioners, a motion to adjourn the meeting. Commissioner Edwards motioned to adjourn, Commissioner Hill seconded the motion. President Daniels adjourned the meeting at 7:33 p.m.