



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

AHTF Program and Revenue Update August 2022

08/30/2022



- 1. Affordable Housing Trust Fund Revenue**
- 2. Surplus Update**
- 3. Trust Fund Commitments/Expenditures**
- 4. Affordable Housing Trust Fund**
 1. Project Fund Commitments and AMI Units
 2. Project Status Overview
 3. NOFA Update
 4. Inclusionary Housing
 5. Commission Nominations update
- 6. FY23 Spending Plan**

July 2022

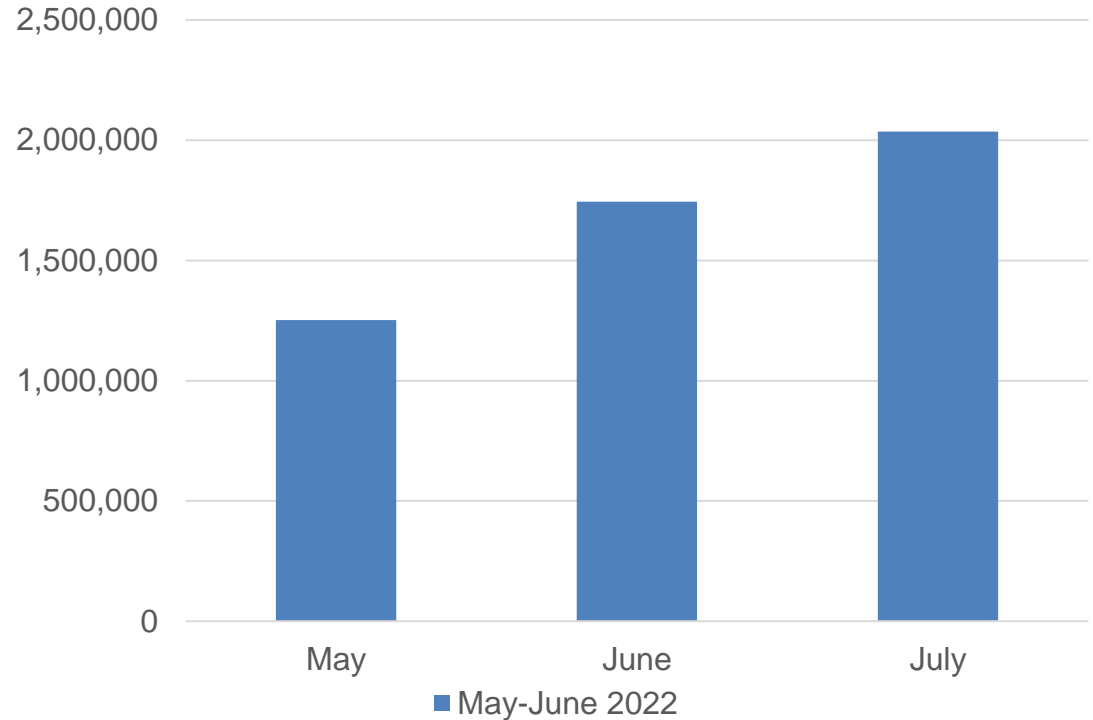
Transactions: **63**
Monthly Revenue: **\$2,035,667**
Avg: **\$ 32,312.18**

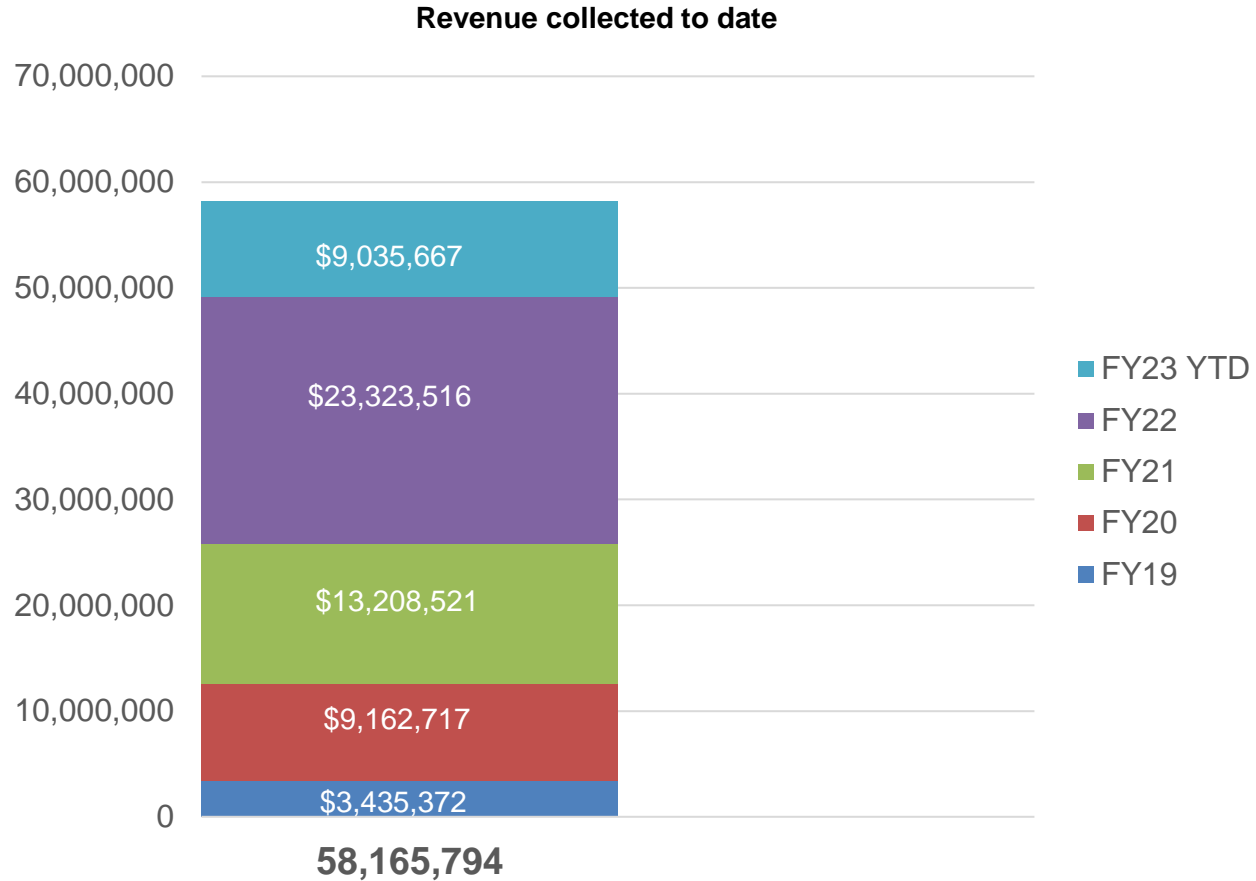
June 2022

Transactions: **50**
Monthly Revenue: **\$1,743,502**
AHTF Portion: \$871,751
City General Fund Portion: \$871,751
Avg: **\$ 34,870.04**

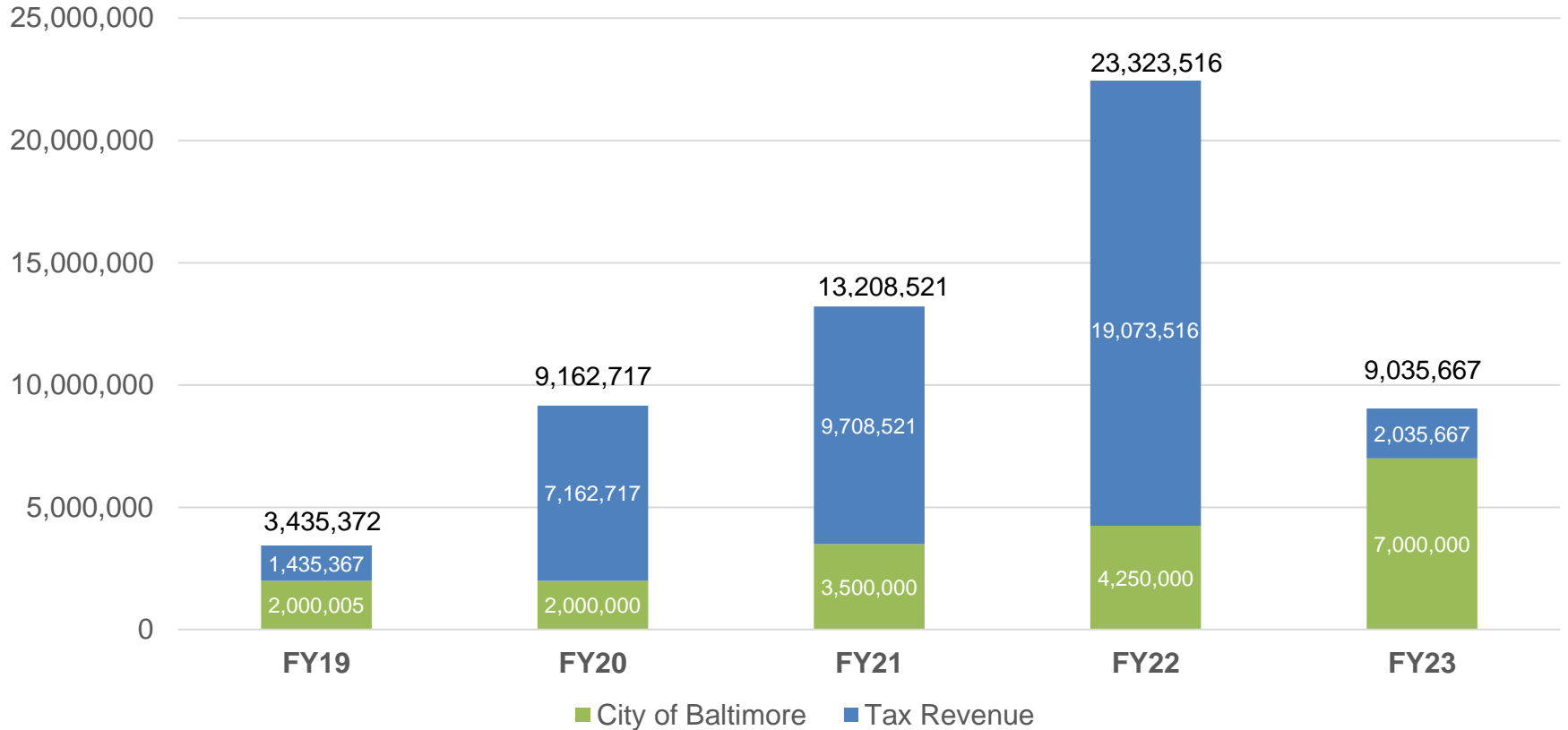
May 2022

Transactions: **26**
Monthly Revenue: **\$1,252,391**
AHTF Portion: 626,196
City General Fund Portion: \$626,196
Avg: **\$44,036**

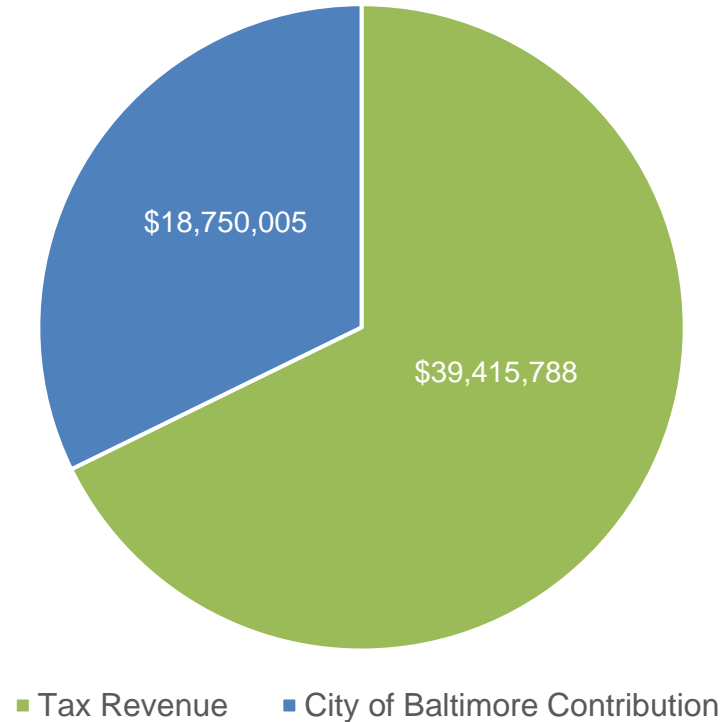




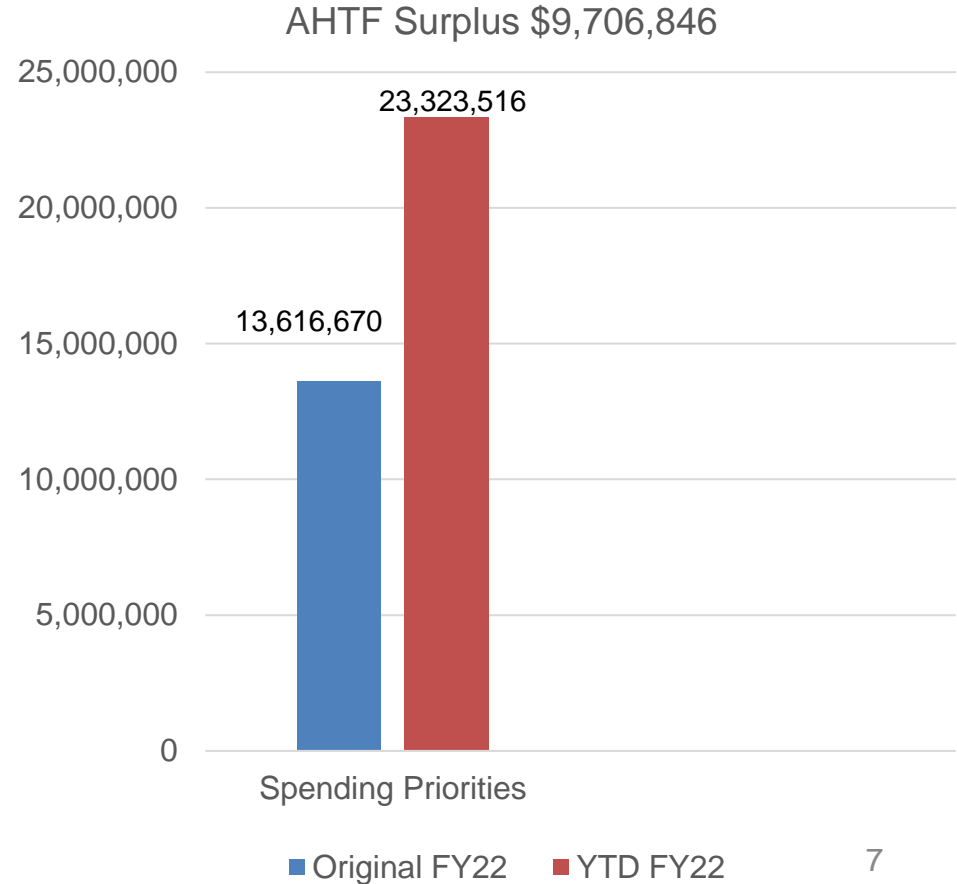
Revenue Contribution type by year thru August 22



Fund Source Revenue Amount



AHTF Spending Priorities (FY22)	FY22	
Spending priorities	Amount	Percentage
Community Land Trust	\$5,293,406	39%
New Construction	\$2,192,768	16%
Preservation of Existing	\$1,437,345	11%
Senior Homeownership Repair	\$1,293,066	10%
Choice Neighborhood	\$1,512,207	11%
Rent Supplement	\$1,106,593	8%
Inclusionary Housing	\$100,723	1%
Flexible Funds	\$0	0%
Admin Costs	\$680,561	5%
Grand Totals	\$13,616,670	100%



Revised AHTF Spending Priorities (FY22)	FY22	Revised FY22	New Percentages
Spending priorities	Amount	Amount	Percentage
Community Land Trust	\$5,293,406	\$6,293,406	27%
New Construction	\$2,192,768	\$3,761,768	16%
Preservation of Existing	\$1,437,345	\$3,006,345	13%
Senior Homeownership Repair	\$1,293,066	\$2,293,066	10%
Choice Neighborhood	\$1,512,207	\$1,512,207	6%
Rent Supplement	\$1,106,593	\$1,606,593	7%
Inclusionary Housing	\$100,723	\$100,723	0.5
Flexible Funds	\$0	\$0	0%
Rental Construction Cost help		\$1,000,000	4.5%
CLT Construction Cost help		\$500,000	2%
Remaining surplus balance		\$2,083,232	9%
Admin Costs	\$680,561	\$1,166,175	5%
Grand Totals	\$13,616,670	\$23,323,515	100%

Surplus Spending Plan

- 2.4 million for New Construction/Preservation of Existing-Rental (To be able to fund up to 6 or more projects with a max funding limit of \$1,000,000 dollars per project) ***added 738,000 to fund an extra project**
- 1,000,000.00 towards upcoming CLT NOFA to launch 1.5 for CLT rental, 4 million for Homeownership and 500k for operating cost NOFA for a total of 6 million
- 1,000,000 million towards construction increase cost for rental projects
- 500k towards construction increase cost for CLT projects
- \$1 million towards Senior Housing repair
- \$500k for rental assistance
- Administrative costs 5% of budget brings it to \$1,166,175.80 which is \$485,614 of surplus monies *
- Remaining Balance of surplus as of March \$2,083,232 *
- *** changes to uses and/or new uses of surplus funds**

Commitments	Amount Allocated FY/21 & FY22	Amount awarded/ Transferred	Expended to date
CLT Project Commitments	\$12,543,406.00	\$6,395,000.00	\$1,004,857.01
NC/PE-Rental	\$11,577,113.00	\$11,547,500.00	\$509,550.00
Senior Homeownership	\$5,293,066.00	\$5,293,066.00	\$1,560,396.00
Choice Neighborhoods	\$4,512,207.00	\$4,512,207.00	\$500,000.00
Rent Supplement	\$2,949,393.00	\$2,949,393.00	
Inclusionary Housing	\$302,527.00	\$100,000.00	\$100,000.00
Pandemic Homelessness	\$2,750,000.00	\$2,750,000.00	
CLT Consultant-Share	\$400,000.00	\$400,000.00	\$200,000.00
Administrative Costs	\$2,232,037.00	\$2,232,037.00	\$1,197,849.89
Net Available	\$6,570,378.00	\$6,570,378.00	Transferred to FY23 spending plan
Total	\$49,130,127.00	\$42,749,581.00	\$5,072,652.90

Spending Priorities	Requested Amount	Units @30% AMI	Units @50% AMI
Community land Trust	\$6,395,000	21	52
New Construction/ Preservation of Existing Rental	\$12,347,500	170	295
Senior Homeownership	\$1,560,396	114	
Choice Neighborhoods	\$500,000	6	9
Pandemic Homeless	Awaiting updates		
Total	\$20,802,896	311	356

Categories	Total Projects
Projects Awarded	29
Due Diligence/Term Negotiations	19
Grant Agreement Draft Sent	13
Audit Review	9
Audit's Approved	9
BOE Requested	9
BOE Approved	6
Disbursement	5
Compliance	3

- **New Construction/Preservation of Existing Rental NOFA's**

- **Round 3**

- NOFA was released on April 27th
- Applications closed on June 10, 2022 @4pm
- We received 27 applications
- Total amount requested \$16,557,240
- 10 applications were awarded
- Total amount of awards funded \$6,738,000

- **Awardees**

- **Gedco Acension Homes**
- **Unity Properties**
- **NHP Foundation**
- **Douglas Memorial Church**
- **Black Women Build, LLC**
- **Belvedere Place, LLC**
- **CHAI-Woodland Gardens I**
- **Harlem Park**
- **CDC Rental**
- **Women's Home Preservation, LLC**



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

THE BALTIMORE CITY
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
AFFORDABLE HOUSING TRUST FUND

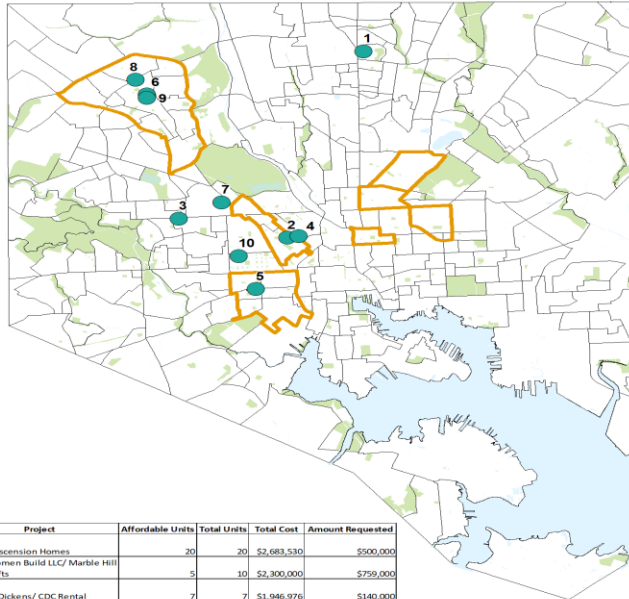
NOTICE OF FUNDING AVAILABILITY

FOR THE NEW CONSTRUCTION/PRESERVATION OF EXISTING RENTAL HOUSING

Public Notice to Owners and Developers

Alice Kennedy
Housing Commissioner

AHTF Rental NOFA Award Recommendations



ID	Project	Affordable Units	Total Units	Total Cost	Amount Requested
1	Gedco-Ascension Homes	20	20	\$2,683,530	\$500,000
2	Black Women Build LLC/ Marble Hill Artist Lofts	5	10	\$2,300,000	\$759,000
3	Meldon Dickens/ CDC Rental	7	7	\$1,946,976	\$140,000
4	Douglas Memorial Community Church Village, Inc.	7	7	\$460,610	\$139,000
5	West Baltimore St. vacant Restoration	22	12	\$4,349,955	\$740,000
6	CHAI/WGI	13	63	\$24,171,438	\$500,000
7	Unity Properties, Inc./ Renovation of New Shiloh Senior housing	71	80	\$14,994,147	\$1,000,000
8	Belvedere Place, Inc.	23	112	\$53,963,057	\$1,000,000
9	Mansur Abdul-Malik/ NHP Senior	8	100	\$48,342,931	\$860,000
10	Harlem Park Apartments	46	55	\$18,459,289	\$1,000,000

- AHTF Awards
- Impact Investment Areas
- Neighborhood Boundaries
- Parks



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

THE BALTIMORE CITY
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
AFFORDABLE HOUSING TRUST FUND

NOTICE OF FUNDING AVAILABILITY

**FOR THE
NEW CONSTRUCTION/PRESERVATION
OF EXISTING RENTAL HOUSING**

Public Notice to Owners and Developers

Alice Kennedy
Housing Commissioner

New Construction/Preservation of Existing Rental NOFA's

Increased Construction Costs Request

- Notice Posted and emails sent to all round 1 and 2 awardees for NC/PE
- 5 request received and awarded

Awardees

- Beacon House-Rental
- Beacon House-Temp
- Homes of America
- Schreiber Brothers
- Episcopal Housing



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

THE BALTIMORE CITY
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
AFFORDABLE HOUSING TRUST FUND

NOTICE OF FUNDING AVAILABILITY

FOR THE NEW CONSTRUCTION/PRESERVATION OF EXISTING RENTAL HOUSING

Public Notice to Owners and Developers

Alice Kennedy
Housing Commissioner

Community Land Trust NOFA'S

- CLT Rental and Homeownership application opened at the same time on July 20th.
- Preproposal conference was held July 27th and 28th
- CLT Rental NOFA for 1.5 Million
- CLT Homeownership for 4 Million
- CLT Public Comment for homeownership closed on July 1st. Comments was reviewed and discussed commission workgroup meeting.
- Adjustments were made to NOFA

CLT Operating NOFA

- NOFA opened on August 29, 2022
- Deadline for submission is October 10, 2022
- NOFA for \$500k
- Applicants can request \$50,000 per CLT
- Preproposal conference will be held on Sept 7th from 5:00 to 6:30pm
- Awards will be announced the week of Nov 1st
- Sept 22 Intro to CLT 101 Overview 1pm to 3pm
Link will be posted online shortly



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

THE BALTIMORE CITY
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
AFFORDABLE HOUSING TRUST FUND

NOTICE OF FUNDING AVAILABILITY

FOR THE NEW CONSTRUCTION/PRESERVATION OF EXISTING RENTAL HOUSING

Public Notice to Owners and Developers

Alice Kennedy
Housing Commissioner

- **Inclusionary Housing Legislation expired on June 30, 2022. New Inclusionary Housing requirements are being considered by Baltimore City Council.**
- **Website:** [Meetings and Archives | Baltimore City Department of Housing & Community Development](#)

Commissioner Nomination Updates

The AHTF Fund Proposed Spending Priorities (FY23)	Proposed FY23	Proposed Percentages
Community Land Trust	\$5,500,000.00	20%
New Construction	\$6,500,000.00	26%
Preservation of Existing	\$3,750,000.00	15%
Senior Homeownership Repair	\$2,500,000.00	10%
Choice Neighborhood	\$2,750,000.00	11%
Rent Supplement	\$1,750,000.00	7%
Inclusionary Housing	\$250,000.00	1%
Flexible Funds	\$1,275,000.00	5%
Admin Costs	\$1,275,000.00	5%
Grand Totals	\$25,550,000.00	100%



— BALTIMORE CITY —
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

THANKS!



@BmoreDhcd