



BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

# AHTF Program and Revenue Update April 25, 2023

04/25/2023



- 1. Staffing update**
- 2. Affordable Housing Trust Fund Revenue**
- 3. Trust Fund Commitments/Expenditures**
- 4. Affordable Housing Trust Fund**
  1. Project Status Overview
  2. Area Median Income (AMI) Spending
  3. NOFA Update
  4. Response to Motion to Reconsider Hope Rent Support Program
  5. DHCD New Program Initiatives
  6. Inclusionary Housing
  7. Commission Nominations Update

## March 2023

Transactions:

Monthly Revenue: **\$846,705.20**

Avg: \$

## February 2023

Transactions:

Monthly Revenue: **\$2,189,320.99**

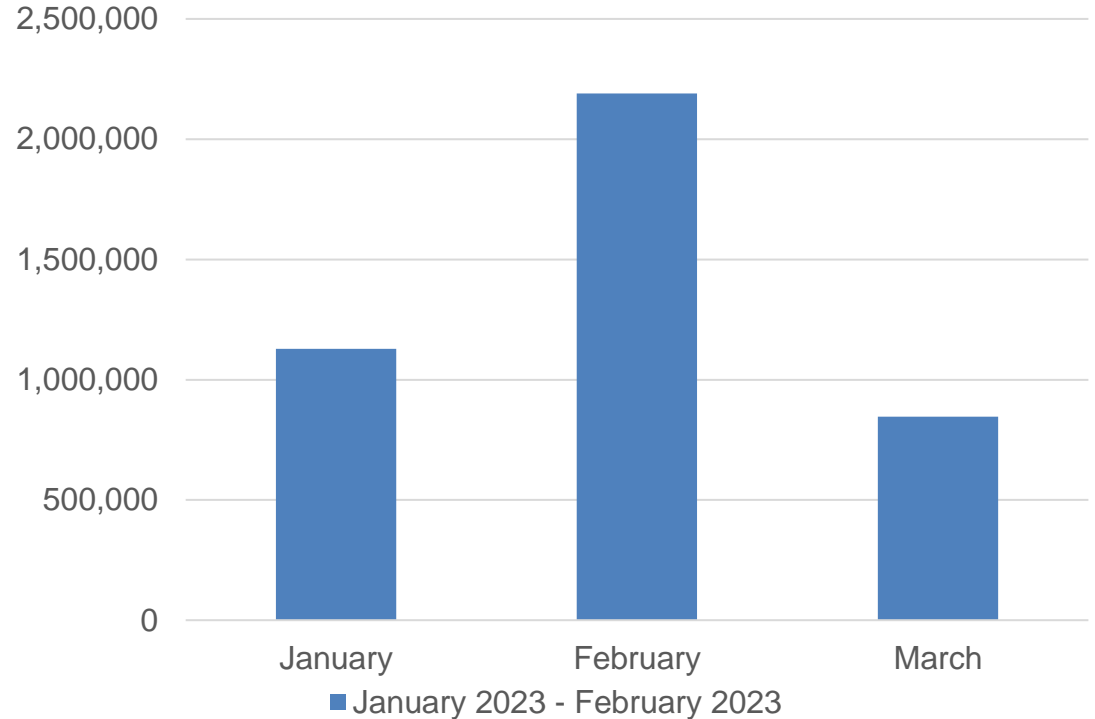
Avg: \$

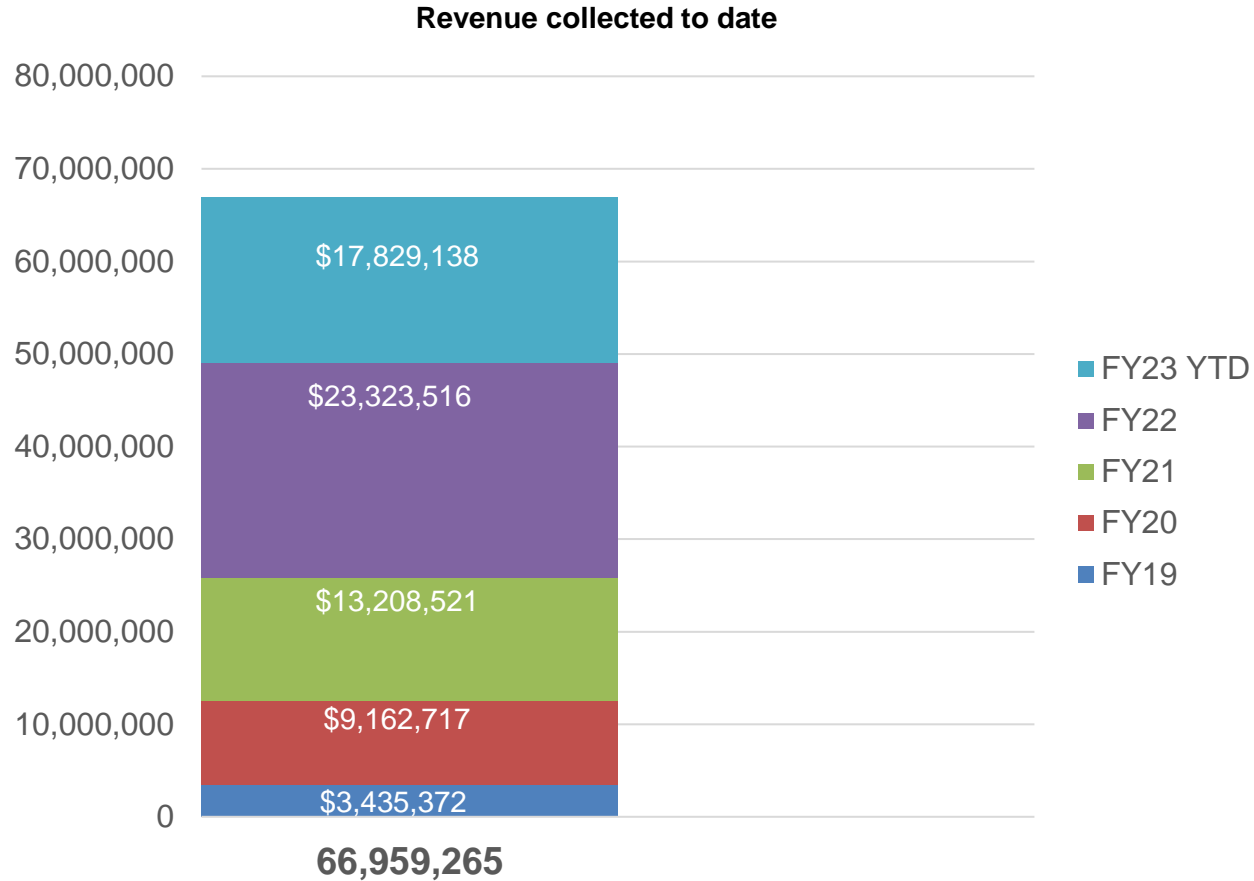
## January 2023

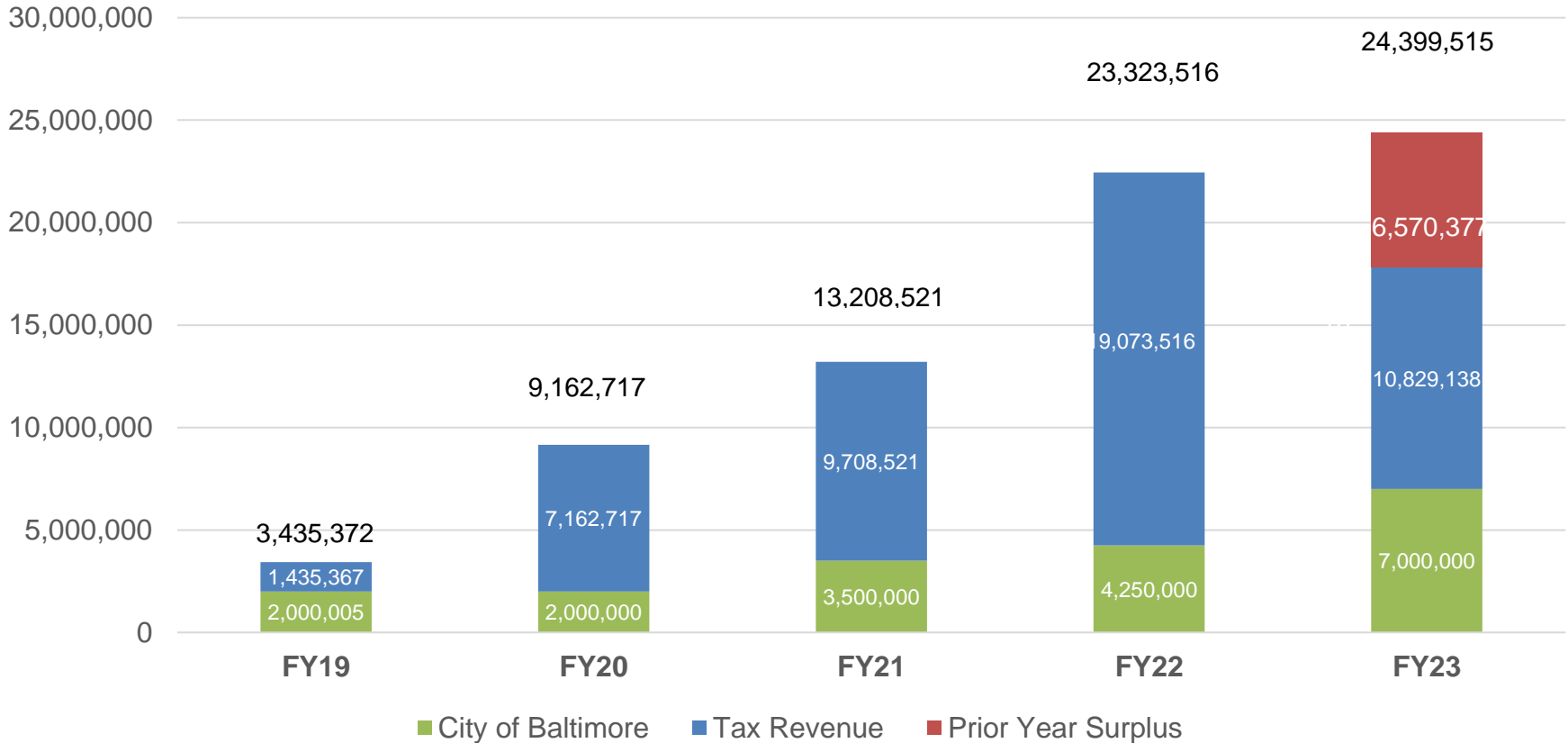
Transactions:

Monthly Revenue: **\$1,128,645.55**

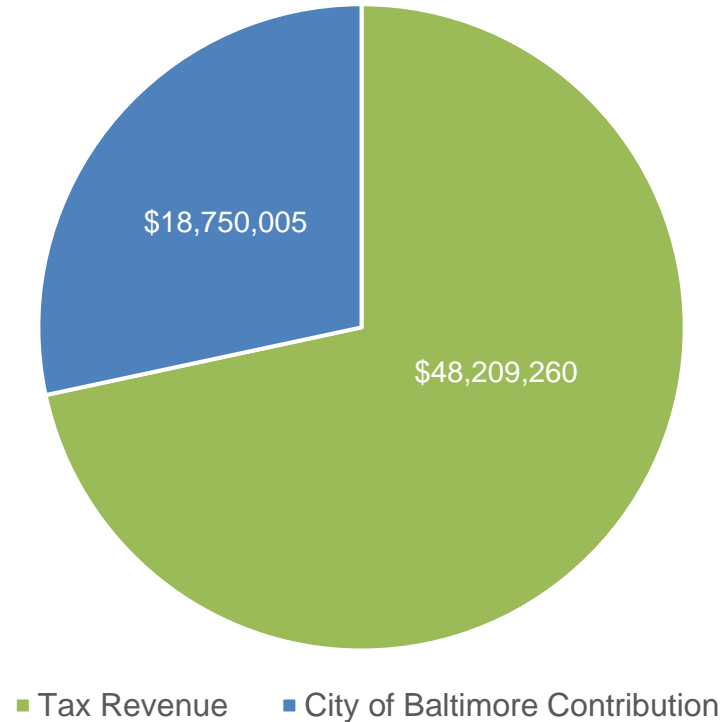
Avg: \$







## Fund Source Revenue Amount



Commitments	Amount Allocated FY/21,22,23	Amount awarded/ Transferred	Expended to date
CLT Project Commitments	\$19,543,406.00	\$10,695,000	\$1,314,566.01
NC/PE-Rental	\$20,326,113.00	\$11,547,500.00	\$640,800.00
Senior Homeownership	\$7,793,066.00	\$5,293,066.00	\$3,287,651 (219 households @30% AMI) amt good thru March 23
Choice Neighborhoods	\$7,262,207.00	\$7,262,207.00	\$1,500,000.00
Rent Supplement	\$4,699,393.00	\$1,750,000.00	
Inclusionary Housing	\$552,527.00	\$100,000.00	\$100,000.00
Flex Fund	1,275,000.00		
Pandemic Homelessness	\$2,750,000.00	\$2,750,000.00	\$502,090.58 (82 households @30%AMI) amt good thru Oct 22
Administrative Costs	\$3,507,037.80	\$3,507,037.80	\$1,658,987.91
Surplus from prior years			Transferred to FY23 budget
<b>Total</b>	<b>\$67,708,750.80</b>	<b>\$39,979,203.00</b>	<b>\$8,550,071.96</b>

Categories	Total Projects
Projects Awarded	37
Due Diligence/Term Negotiations	27
Grant Agreement Draft Sent	21
Audit Review	16
Audit's Approved	14
BOE Requested	14
BOE Approved	13
Disbursement	5
Compliance	3



No. of Allocations	Total amount awarded	Total 30% AMI Units	Total Amt spent on 30% AMI Units	Total 50% AMI Units	Total Amount spent on 50% AMI
37	\$27,668,443.58	507	\$11,396,674.72	459	\$15,242,614.55

## New Construction/Preservation of Existing Rental Housing NOFA's

### Round 1,2 & 3 Summary Info

- Deal Structuring
- Presenting agreements to BOE for approval
- Preparing for settlement

### Round 4

- NOFA Opened on February 10, 2023
- DHCD made up to \$10,750,000 available
- NOFA closed on March 17, 2023
- We received 36 applications
- Total amount of trust funds requested is \$28,264,280
- 28 applications passed threshold
- Applications are under review for approval
- Awards will be announced by the end of May



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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 Single Family Homeownership NOFA

Round 1, 2, 3

### Summary Info

- Deal Structuring
- Presenting agreements to BOE for approval
- Preparing for settlement

## Community Land Trust Rental NOFA- Round 1

- Deal Structuring

## Operating NOFA Round 1

- Presenting agreements to BOE for approval



Community Land Trust  
NOFA's

## Community Land Trust Single Family Homeownership NOFA (Round 4)

- Will be a rolling NOFA
- The NOFA is up for public comments since March 1<sup>st</sup>
- Public comments deadline is May 1, 2023
- Workgroup will discuss public comments and make adjustments approved by housing commissioner
- NOFA will go live July 1<sup>st</sup> and run until June 30<sup>th</sup> 2024 or until funds run out.
- NOFA will open back up every August 1<sup>st</sup> thereafter.



Community Land Trust  
NOFA's

In response to the motion to temporarily suspend the Hope Rent Support Program DHCD has decided that this is not the approach that we would like to take with this program at this time, therefore the Hope Rent Support Program will continue to serve as an emergency rental supplement.

### **Additional Rent Support Program**

- We are currently exploring more options for an additional rent support program that will support the 30% and below area median income (AMI) population.

## HOUSING ACCELERATOR PROGRAM

- DHCD and the Mayor's Office of Homeless Services (MOHS) will administer the Housing Accelerator Program (up to **\$16 million**)
- The program will produce Permanent Supportive Housing (PSH) units in Baltimore City.
- Eligible uses: Pre-development and capital cost (hard and soft development cost).
- Will target very-low income up to 30% of Area Median Income (AMI).
- Permanent Supportive Housing will provide affordable housing with voluntary wrap-around services to end long-term homelessness.
- Developers can apply up to **\$200,000** per unit to produce supportive housing units.
- Applications for funding will launch in Spring/Summer 2023.

## Goals of the Housing Accelerator Program

- Add an estimated 107 units of supportive housing in Baltimore City.
- Prioritize participation and capital availability for minority and women led organizations.
- Establish the Permanent Supportive Housing Institute to deliver technical assistance focused on creating quality housing units and to create partnerships among housing providers.

### TENANT SERVICES FOR SUPPORTIVE HOUSING PROGRAM

- Developers and housing providers receive subsidy to provide supportive services for tenants earning up to 30% AMI.
- Estimated 15-year direct subsidy to providers.
- Subsidy program will compliment Housing Accelerator
- Funding amount for program – Pending



- **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



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**THANKS!**



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