



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

AHTF Program and Revenue Update June 25, 2024

04/23/2024



- 1. Affordable Housing Trust Fund Revenue**
- 2. Trust Fund Commitments/Expenditures**
- 3. Affordable Housing Trust Fund**
 1. Project Status Overview
 2. NOFA Update
 3. Long term voucher program update
 4. Commission Bylaws
 5. Inclusionary Housing
 6. Commission Nominations Update

May 2024

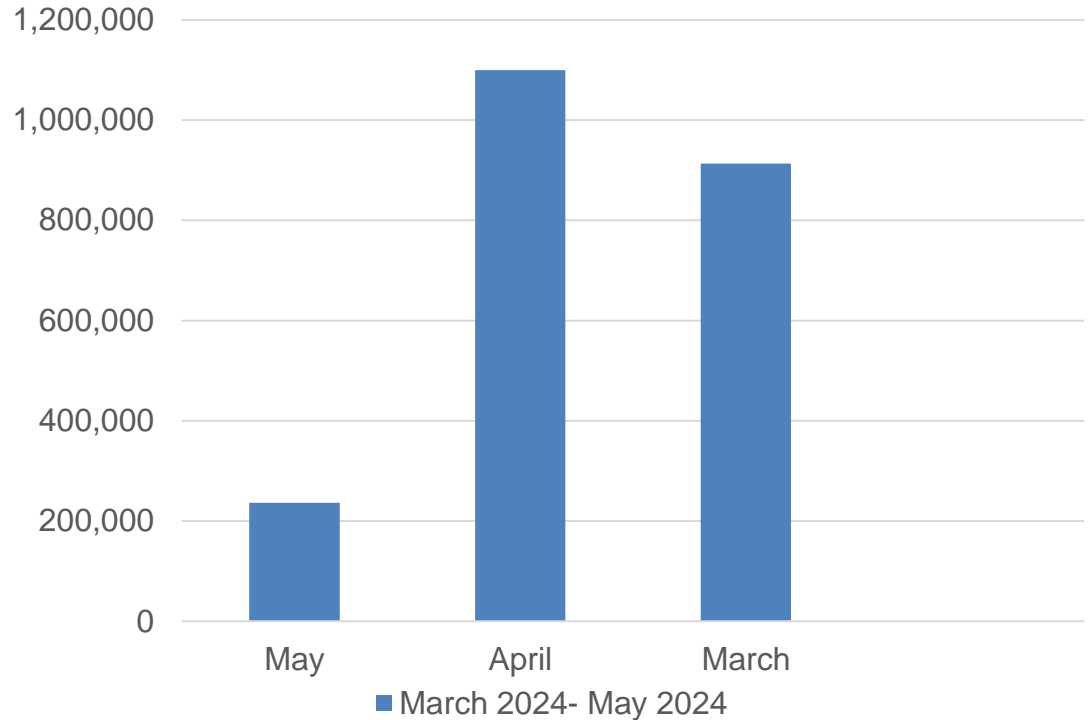
Monthly Revenue: **\$236,731.95**

April 2024

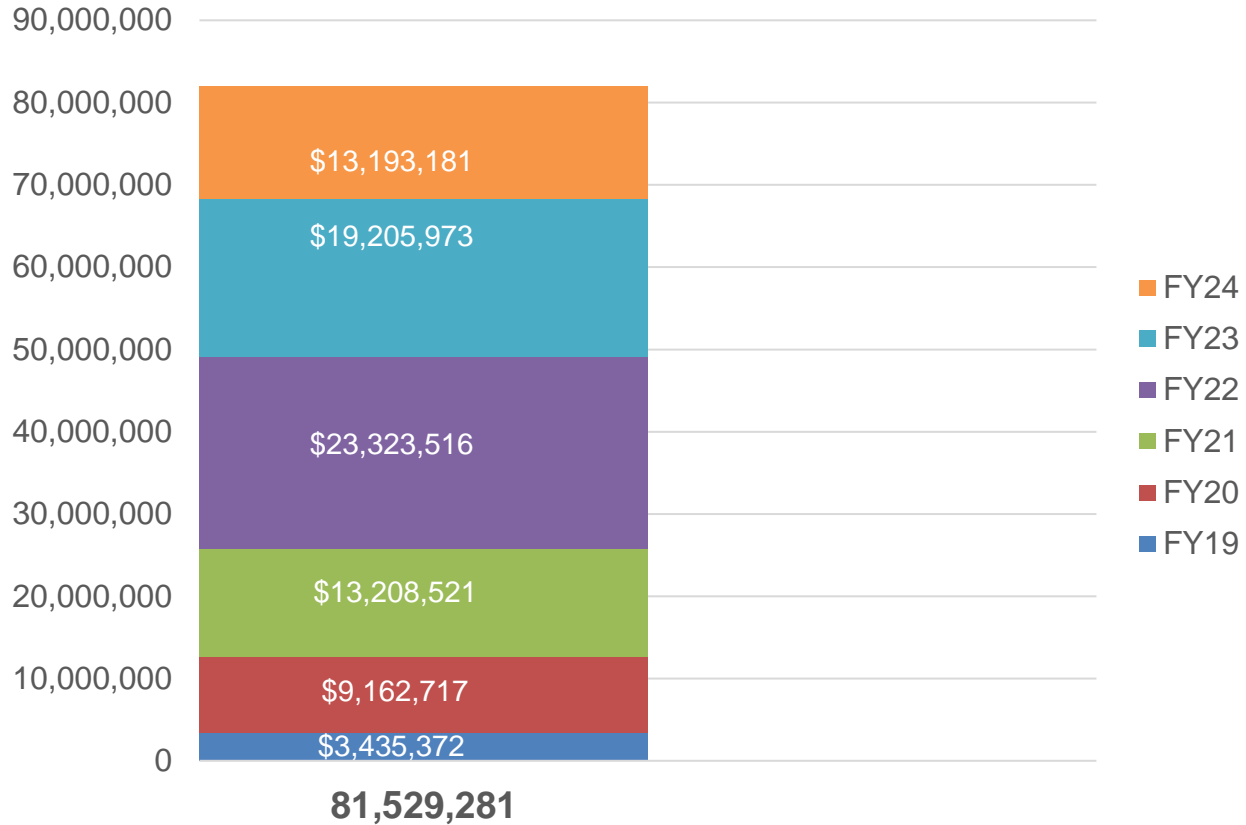
Monthly Revenue: **\$1,099,743.57**

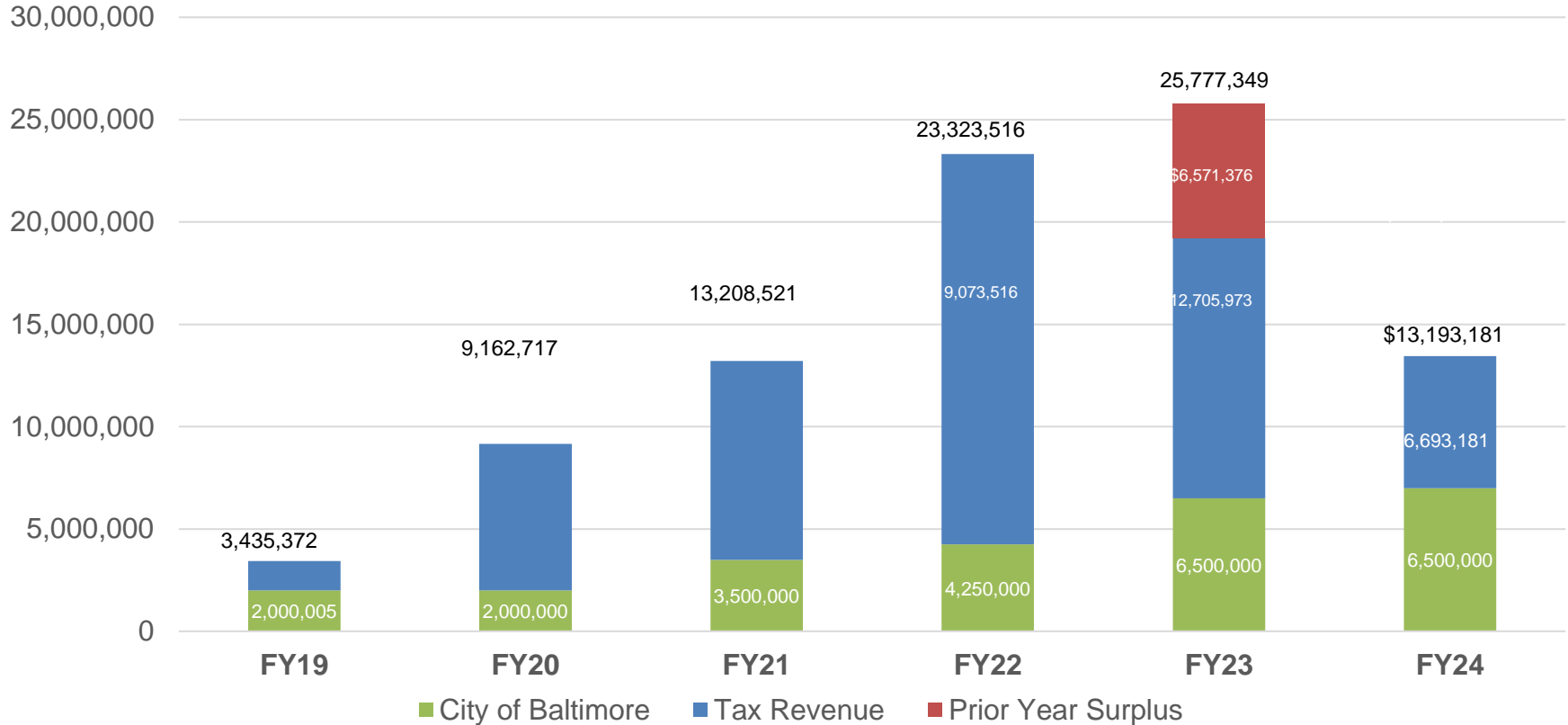
March 2024

Monthly Revenue: **\$913,439.25**

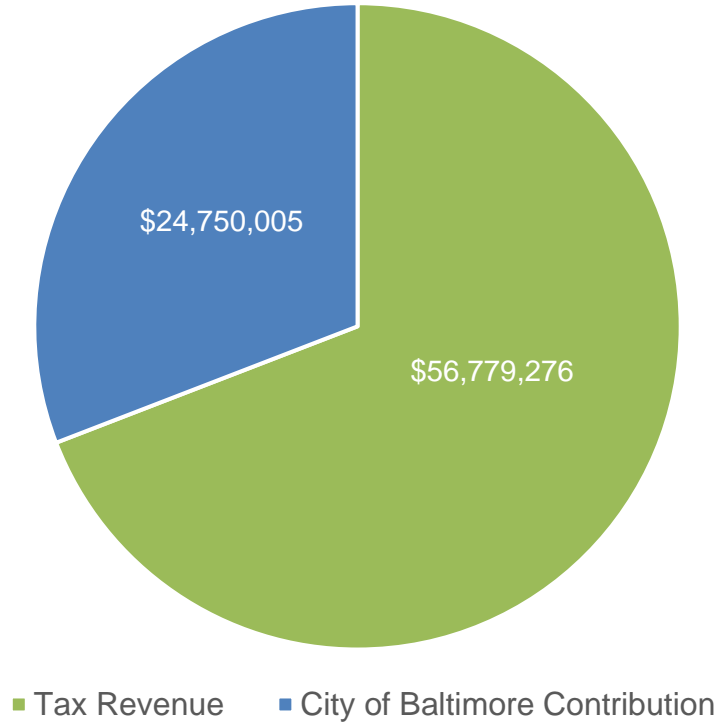


Revenue collected to date





Fund Source Revenue Amount



Commitments	Amount Allocated FY/21,22,23,24	Amount awarded/ Transferred	Expended to date
CLT Project Commitments	\$22,813,406.00	\$15,545,224.00	\$2,173,747
NC/PE-Rental-	\$27,868,113.00	\$27,856,500.00	\$1,519,675
Senior Homeownership	\$9,383,066.00	\$7,793,066.00	\$6,165,750 (366 households @30% AMI) good thru February
Choice Neighborhoods	\$8,375,207.00	\$1,500,000.00	\$1,500,000.00
Rent Supplement	\$6,289,393.00	\$2,900,000.00	\$1,700,000.00
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	\$2,750,000.00 (494 households @30%AMI)
Administrative Costs	\$4,540,373.75	\$4,540,373.75	\$2,782,237.37
Surplus from prior years			
Total	\$83,847,085.75	\$46,161,913.75	\$18,691,409.40

Categories	Total Projects
Awards Awarded	65
Due Diligence/Term Negotiations	42
Grant Agreement Draft Sent	35
Audit Review	29
Audit's Approved	29
BOE Requested	29
BOE Approved	24

New Construction/Preservation of Existing Rental Housing NOFA's

Round 1,2, 3 & 4 Summary Info

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

Round 5

- The NOFA opened February 2, 2024
- The deadline for submission was March 19, 2024
- DHCD made up to \$7 million available
- 1 million of that money was set aside for Community Land Trust rental projects
- We received 27 applications
- 22 of the 27 passed threshold and were forwarded for review
- Total amount requested is \$19,865,000
- Awardees were notified on June 7th



BALTIMORE CITY
DEPARTMENT OF HOUSING &
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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

NCPE Round 5 Awardees

No.	Developer	Project Name	Awarded Amount	Units @ 30%	Units @50%
1	HCH Real Estate Company	Sojourner Place	\$1,000,000	21	8
2	GBAHC Michaels JV, LLC	Key Pointe 2A	\$1,000,000		13
3	Severn Development Company, LLC	Art House	\$1,000,000	14	19
4	Baltimore Redlining and Blight Elimination Community Development Corporation	Restoration of Blighted	\$500,000	19	
5	CSI Support & Development	Bowleys Garden Villa	\$1,000,000	20	58
6	Karios Development	Winston Elementary	\$500,000	9	12
7	Cherry Hill Development Corporation	Patapsco Pointe	\$1,000,000	10	15
8	Parity Homes	Rental Pathways to Homeownership	\$1,000,000	29	
9	Women's Home Preservation	1401-1403 W. Baltimore	\$260,000	9	
10	Homes For America	Clare Court II	\$300,000	13	8
11	NEHI	Chase Commons	\$1,000,000	2	11
	Total		\$8,560,000		

Community Land Trust Single Family Homeownership NOFA

Round 1, 2, 3

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

Community Land Trust Rental NOFA-

Round 1

- Deal Structuring

Operating NOFA

Round 1

- All agreements have been approved by the BOE

Operating NOFA

Round 2

- Grant agreements have been submitted for boe approvals



Community Land Trust
NOFA's

Community Land Trust Single Family Homeownership NOFA (Round 4)

- Rolling NOFA opened on June 30, 2023
- DHCD made up to \$4,000,000 available
- Community Land Trust Projects can request up to \$1,000,000 per project.
- NOFA will run until June 30th, 2024, or until funds run out.
- If there are funds left, it will roll over to the next fiscal year (FY). FY25
- 1 application has been awarded
- Share Baltimore is continuing to work with CLT's to help with their submissions.

Community Land Trust Awardee

- NEHI-Buyer's Choice \$1,000,000



Community Land Trust
NOFA's

AHTF Accomplishments

- **CHAI-Woodland Gardens II-completed construction and has already leased up all units.**
- **NEHI has completed its round 2 project and in the process of marketing the homes for sale**
- **NEHI round 1 Buyer's Choice award is completed which resulted in 10 buyers receiving subsidy to purchase their first homes**
- **NEHI round 2 and round 3 Buyer's Choice have started granting subsidy awards to buyers. Round 2 will help another 10 buyer's and round 3 will help 15 buyer's purchase homes.**

- DHCD posted the RFP to request a consultant for a local long term voucher program on April 1, 2024
- The link was sent to all commissioners
- We had the preproposal conference on April 5th 2024.
- The deadline to submit proposals to the RFP was April 29, 2024
- We received 5 applications
- Review panel met 2 times to discuss applications
- DHCD has made a decision and notified the awardee
 - Long Term Voucher Consultant Awardee
 - Enterprise Community Partners

AHTF Commission Bylaws

- The first draft has been sent to all commissioners for their review
- We have had multiple conversations on how we will proceed to draft a bylaws that is right for our board. We really need you all to respond to availability to discuss further in a workgroup meeting.

- **Inclusionary Housing Legislation was passed on January 22, 2024. The bill was unanimously approved by the Baltimore City Council. The inclusionary housing policy will go into effect 180 days from the day that the mayor sign the bill into law.**
- **If any commissioners wants to give additional updates please do.**
- **Website: [Meetings and Archives | Baltimore City Department of Housing & Community Development](#)**

Commissioner Nomination Updates

- The Commissioner is working with MOHS to identify a representative from the Continuum of Care (COC)
- We received an application from Matt Hill for the COC representative. It has been submitted for review



— BALTIMORE CITY —
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

THANKS!



@BmoreDhcd