BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

AHTF Program and Revenue Update February 2021

3/23/2021

Presentation Agenda Items

1. **Trust Fund Revenue**

2. **Trust Fund Expenditures**

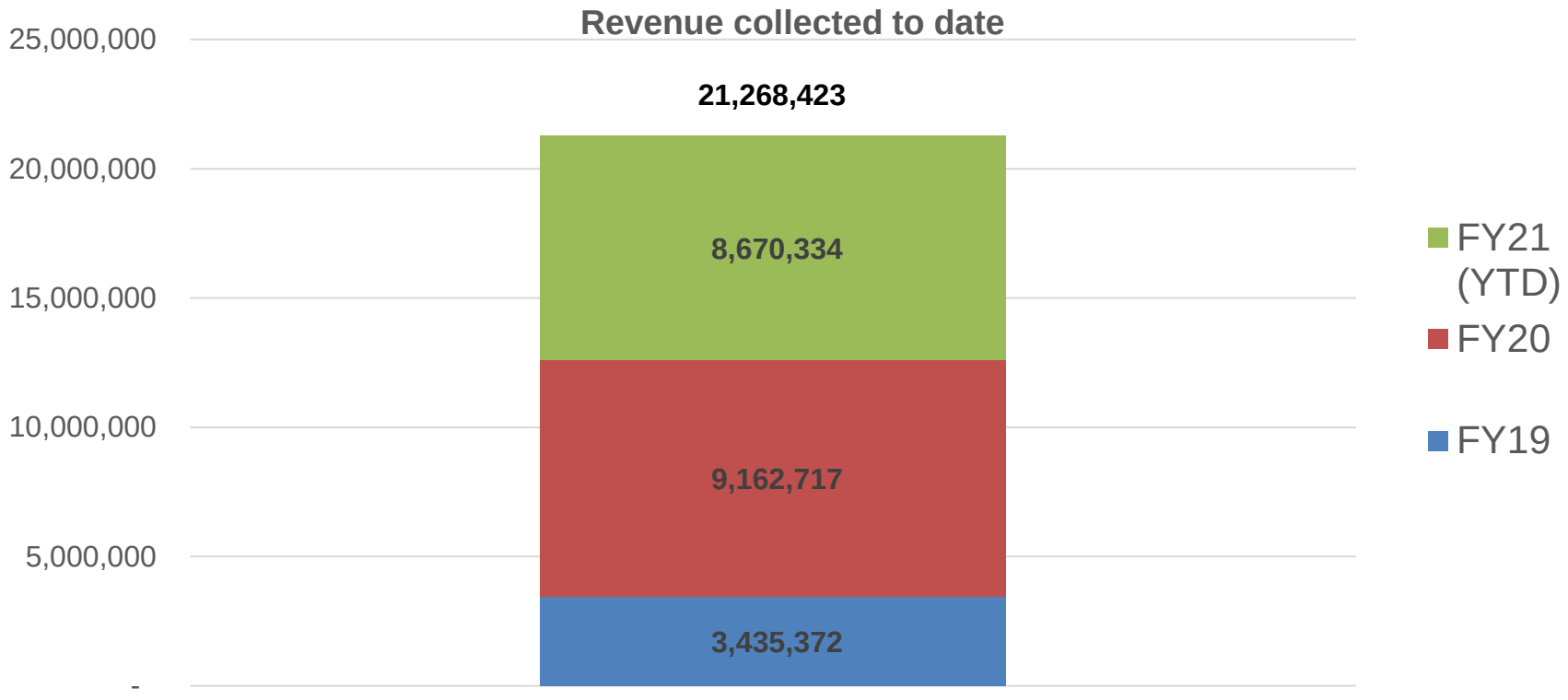
3. **Community Land Trust**
   - Single Family Homeownership NOFA Awardees – **NEW**
   - Single Family Homeownership NOFA (Round 2) – **NEW**

4. **Affordable Housing Trust Fund**
   - New Construction/Preservation of Existing Rental Housing (NOFA)
   - Inclusionary Housing (RFP)
   - Senior Homeownership Repair and Homeownership Preservation
   - New Construction/Preservation of Existing Rental Housing (NOFA) Round 2

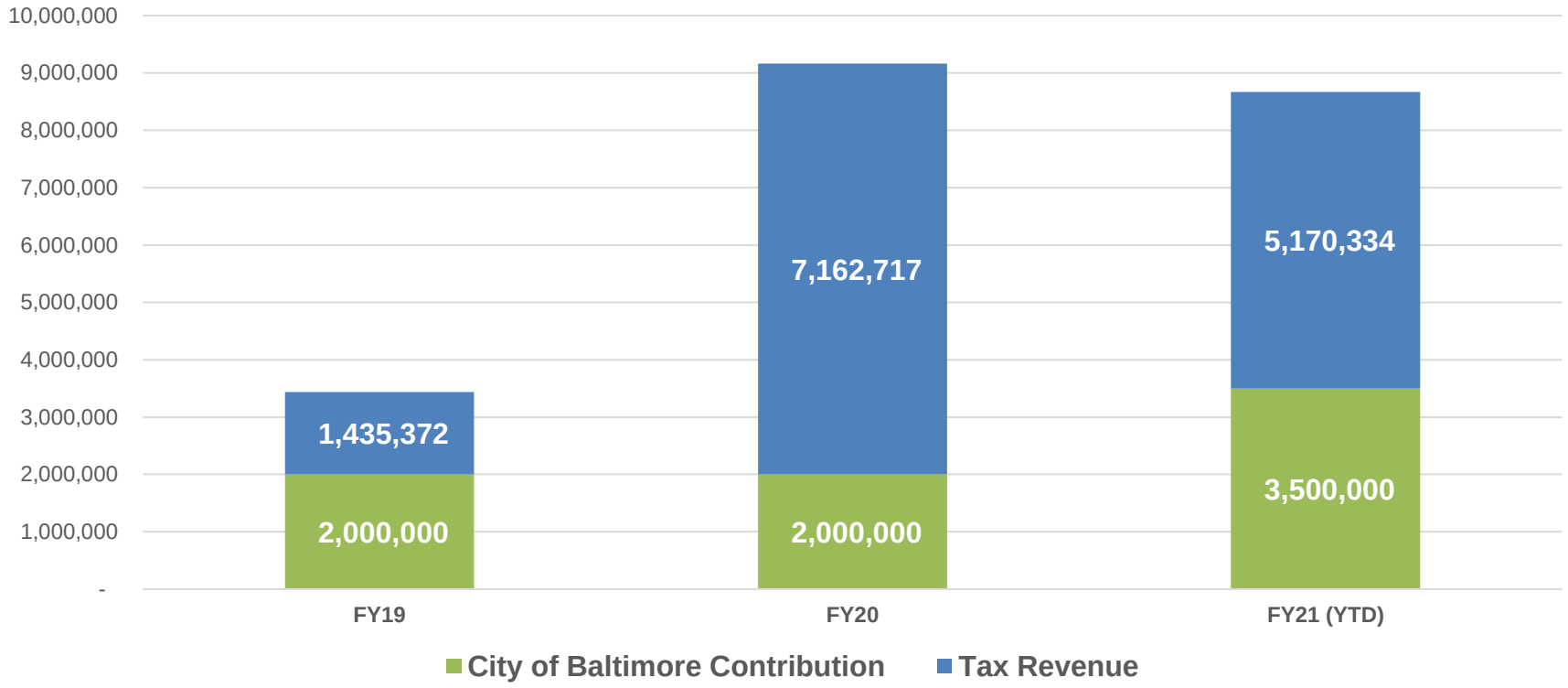
5. **Homelessness Prevention – $2.75 Million**

6. **Annual Report**

Revenue collected thru FEB 21

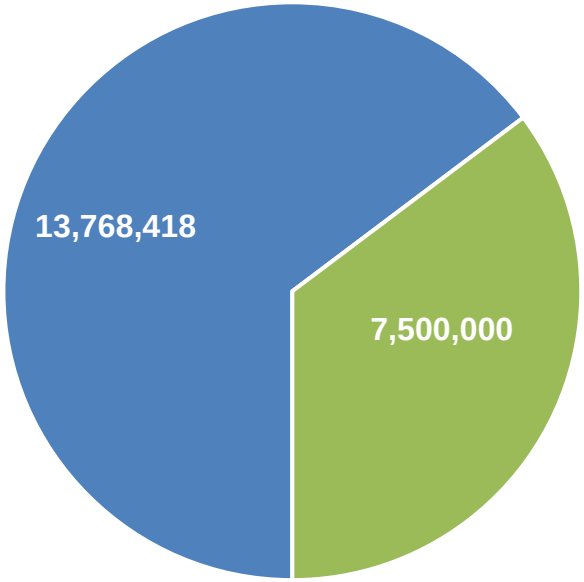


Revenue Contribution type by year thru FEB 21



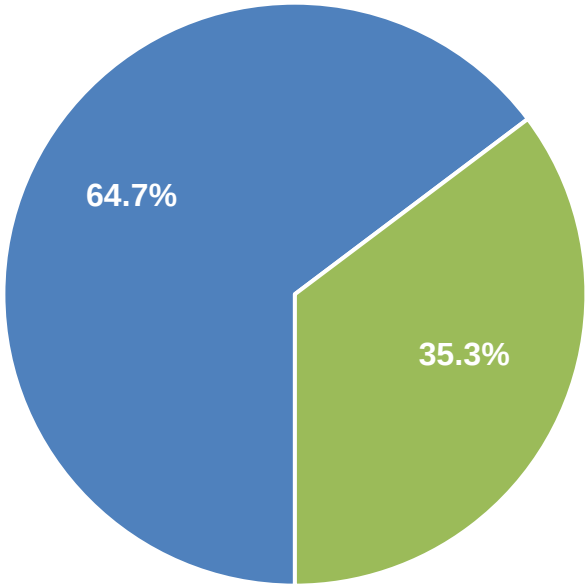
Funding Source Totals FEB 21

Fund Source Revenue Amount



■ Tax Revenue ■ City of Baltimore Contribution

Fund Source Percentage Split



■ Tax Revenue ■ City of Baltimore Contribution

FEB 2021 – DEC 2020

February 2021

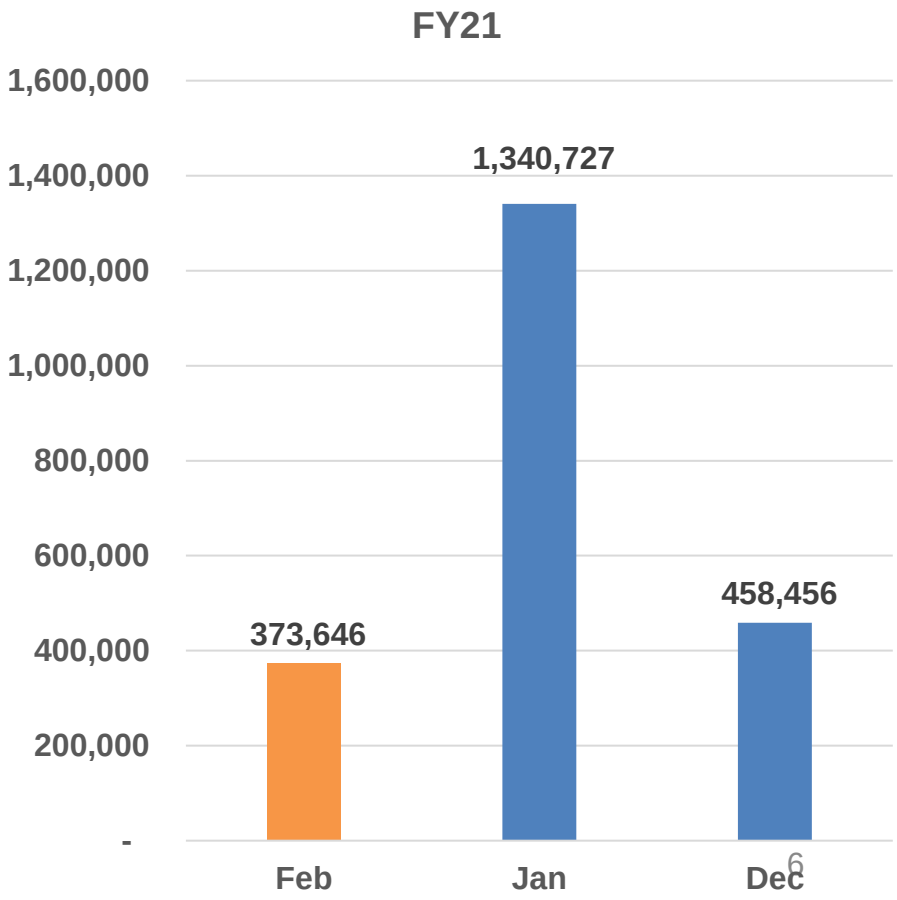
- Transactions: **26**
- Monthly Revenue: **$373,646**
- Avg: **$14,371**

January 2021

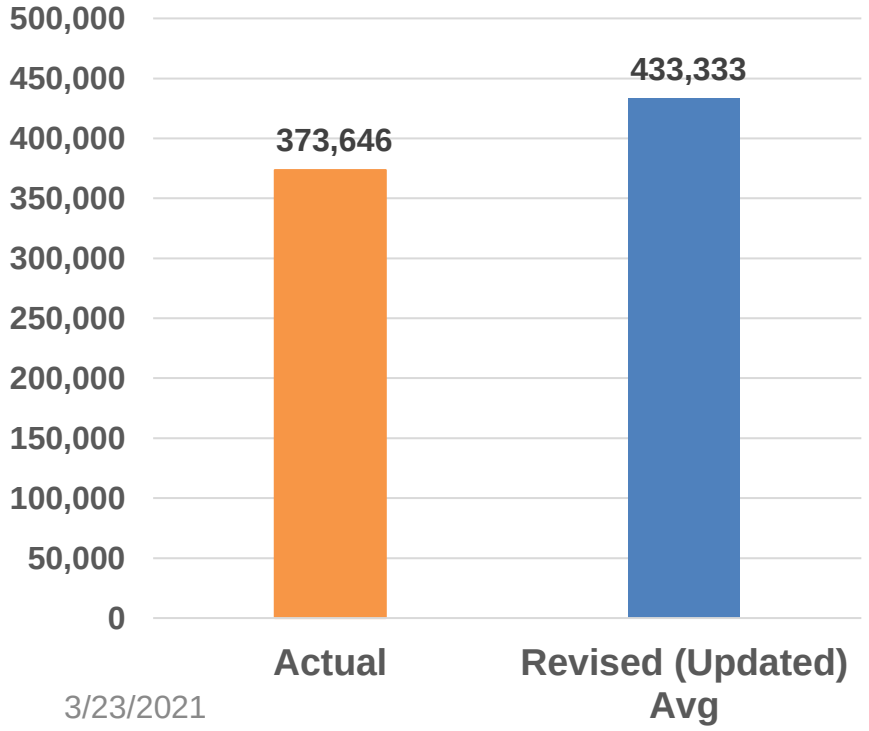
- Transactions: **25**
- Monthly Revenue: **$1,340,727**
- Avg: **$53,629**

December 2020

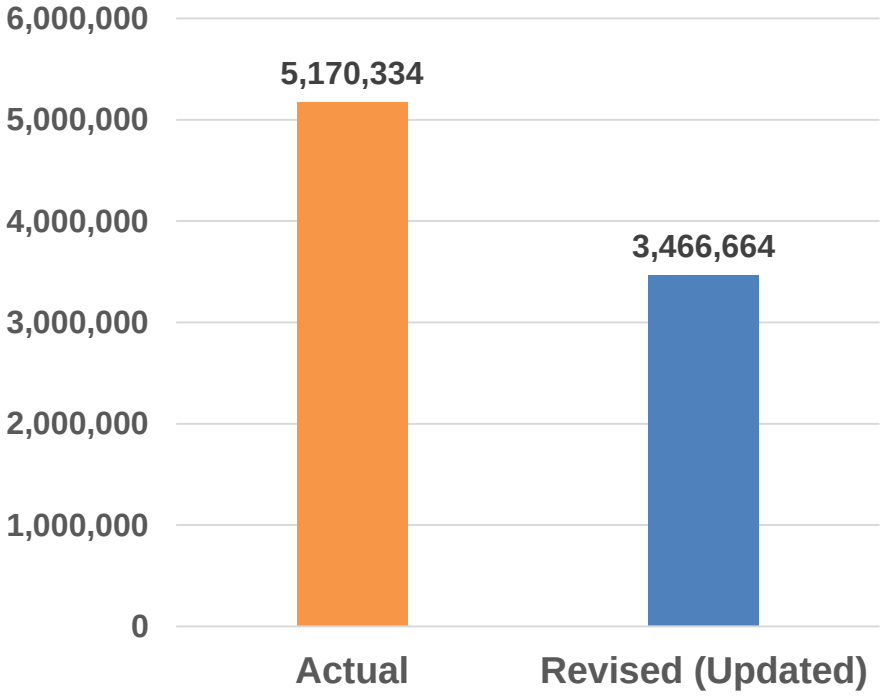
- Transactions: **15**
- Monthly Revenue: **$458,456**
- Avg: **$30,564**



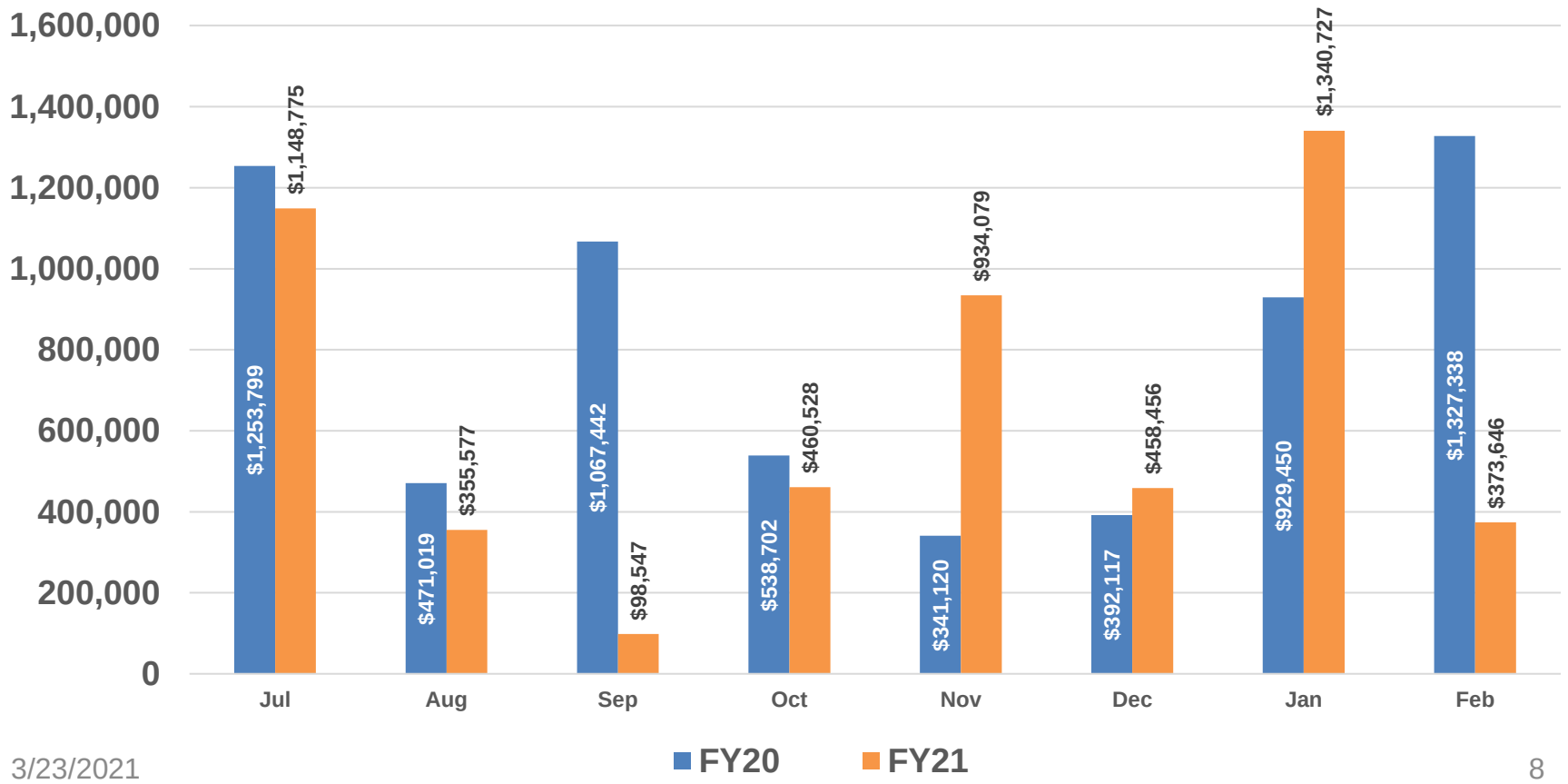
JAN 21 Actual Revenue vs Projected Tax Revenue



FY21 Total Actual v Projected Tax Revenue

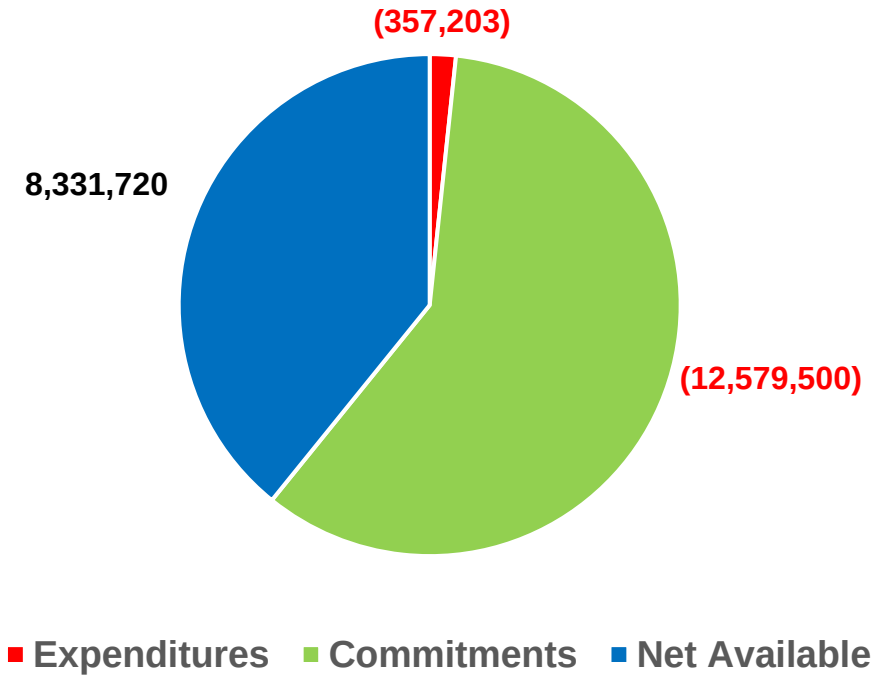


Year over Year (FY20 v FY21)

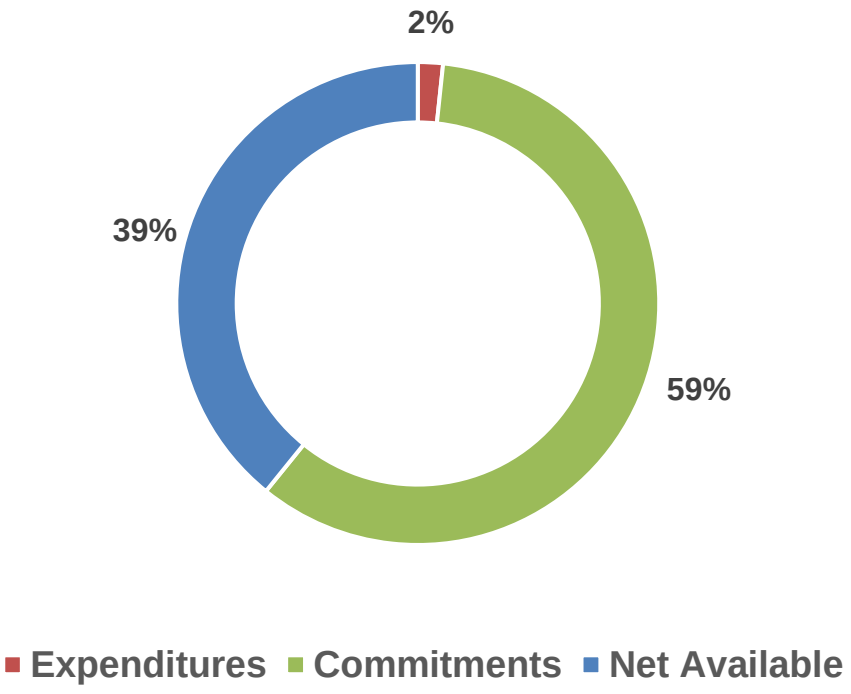


FEB 21 - Net Available Balance

Net Expenditures and Commitments Balance $



Net Expenditures and Commitments Balance %



AHTF Trust Fund Uses and Commitments

Community Land Trust Single Family Homeownership NOFA

Community Land Trust
Single Family Homeownership NOFA

Current Status

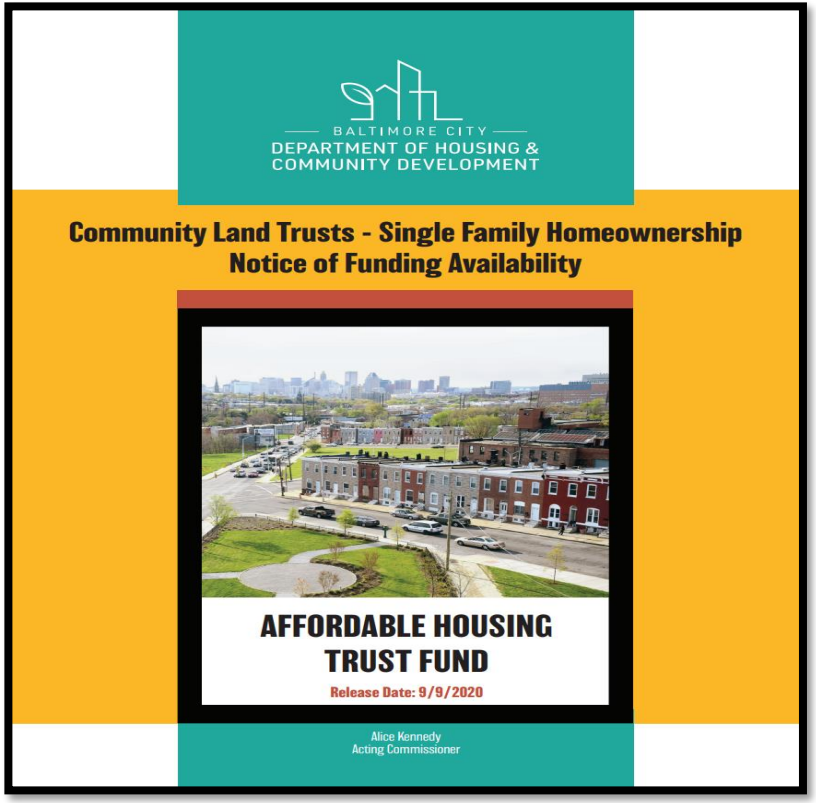
- Applications Received: **6**
- Budget: **$2,000,000**

- Applications Awarded: **3**
- Award Amount: **$2,250,000**

- Total units to be developed: **26**
  - Units @ 50% AMI: **15**
  - Units @ 30% AMI: **11**

- Average Cost per Unit: **$53,571**
- Leverage of external funds to AHTF funds: **3.7 to 1**

❖ All applicants not awarded funds are welcome to have a 30-minute debriefing call. Please set one up with our team directly at DHCD.AHTFNOFA@**baltimorecity.gov.**



Community Land Trust Single Family Homeownership NOFA Round 1 - Awardees

Applicant Name	Award Amount	Description
Charm City Land Trust	$750,000	Charm City Land Trusts will rehabilitate nine houses, and work with interested buyers from the neighborhood and lenders to create low-income housing available to residents at 50% or below AMI. Charm City Land Trust, LLC is actively renovating and selling properties. The Department determined that they have the capacity to complete the proposed project with the help of the Baltimore City Community Land Trust funds.
North East Housing Initiative	$750,000	North East Housing Initiative, Inc. (NEHI) is one of Baltimore City's established community land trusts, working in Baltimore since 2014. The NEHI Community Land Trust requested funding to renovate and build nine dwelling units in the Northeast Baltimore area.
South Baltimore Community Land Trust	$750,000	SBLT will complete eight affordable housing units that will be Passive House Certified. This project is located in the Curtis Bay neighborhood and adjacent communities. Community Land Trust funds will help the Curtis Bay community provide permanently affordable housing to low and very low-income residents to have the opportunity to remain in their community and benefit from ongoing investment.

Community Land Trust Single Family Homeownership NOFA (Round 2)

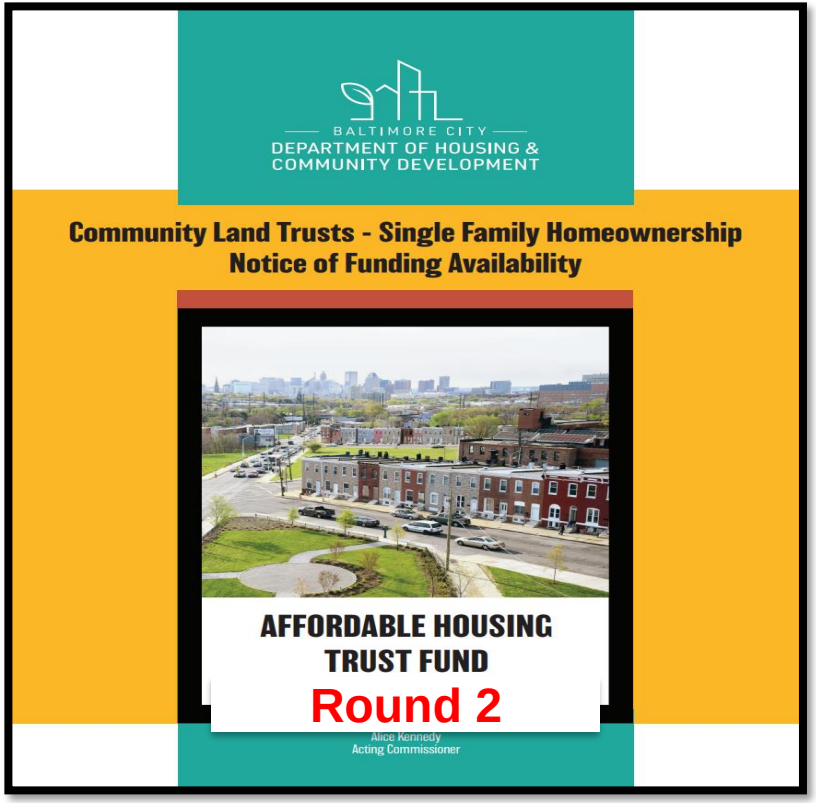
Community Land Trust
Single Family Homeownership NOFA (Round 2)

Current Status

- NOFA under development
- Schedule is being finalized
- Expected release Late May 2021

Proposed Schedule

Event	Date
Post NOFA	Late May 2021
Pre-proposal Conference	June 2021
Submission Deadline	July 2021
Review Panel	August 2021
Recommendation to Respondents	Fall 2021



New Construction/Preservation of Existing Rental Housing NOFAs

New Construction/Preservation of Existing Rental Housing NOFAs

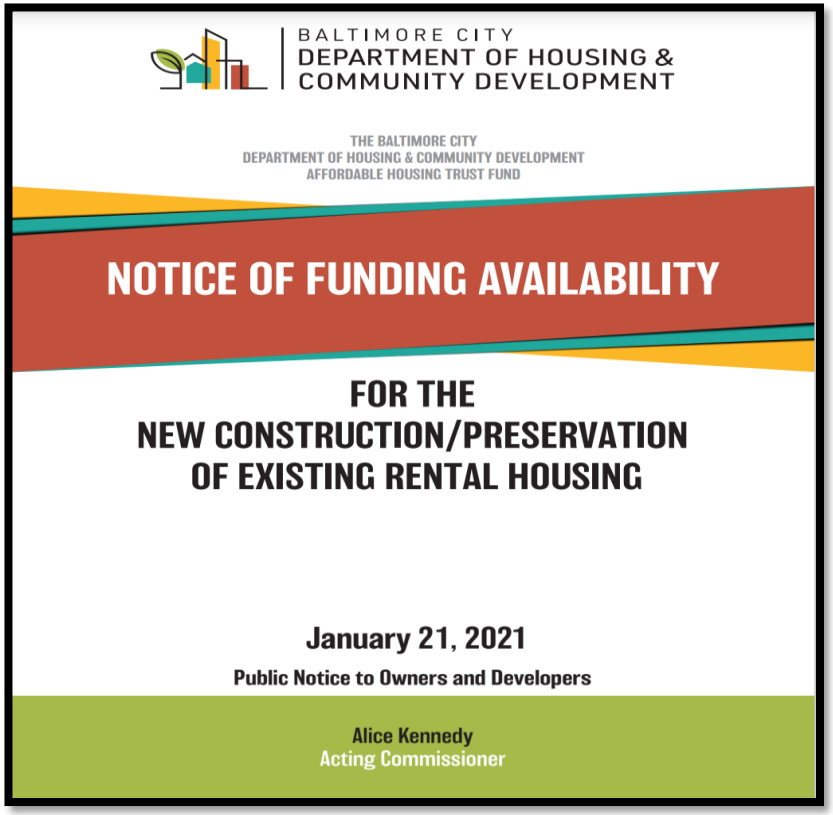
Round 1 - Summary Info

- Deal Structuring

Round 2 - Summary Info

- Posting Date: **1/21/21**
- Submission Deadline: **3/5/21**
- Applications Received: **16**

- NOFA Budget Amount: **$1.7 Million**
- Amount Requested**: $8.5 million**
- Notification of Awards: **Week of April 26, 2021**


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

January 21, 2021

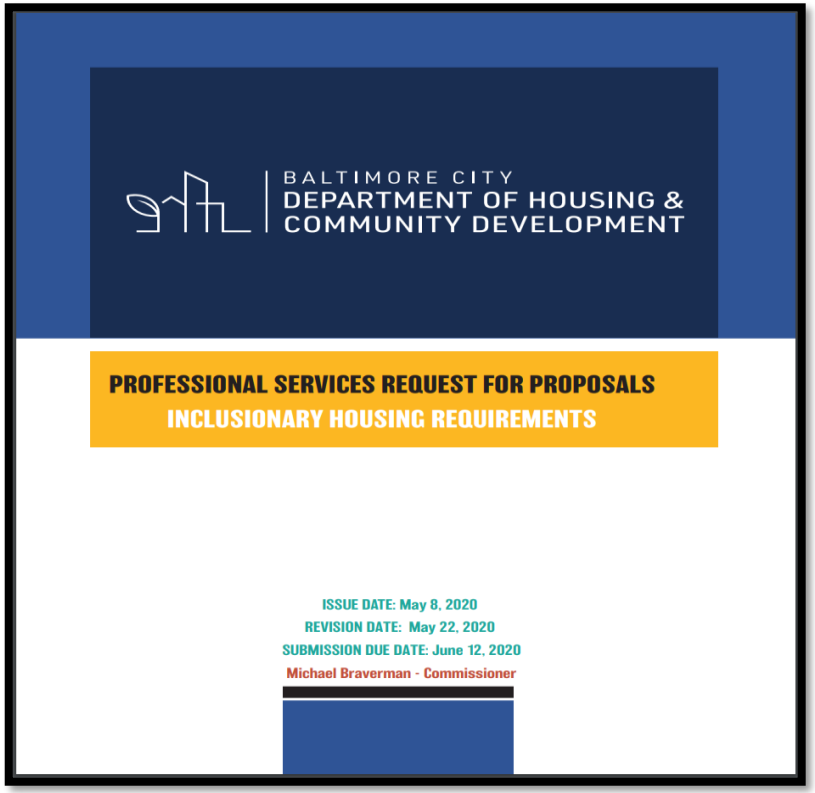
Public Notice to Owners and Developers

Alice Kennedy
Acting Commissioner

Inclusionary Housing RFP

Current Status

- Submitted to BOE


BALTIMORE CITY
DEPARTMENT OF HOUSING &
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PROFESSIONAL SERVICES REQUEST FOR PROPOSALS
INCLUSIONARY HOUSING REQUIREMENTS

ISSUE DATE: May 8, 2020
REVISION DATE: May 22, 2020
SUBMISSION DUE DATE: June 12, 2020
Michael Braverman - Commissioner

Senior Housing Repair & Preservation

Current Status

❖ Developing operating and spending procedures

- Spending Plan Budget: **$3 Million**
- Goal: **Senior Assistance (55+)**
- Backlog: **520 People**
- Current Wait: **3+ Years**
- Projected Need: **1,000 People**
- Max Award: **$20,000**
  - Leverage w/ other resources
- Status: **In Process**

Pandemic Homelessness Prevention

Current Status

- 2.75 Million Expenditure (One-Time)
- Funds sent to MOCFS

SPENDING PRIORITIES	AMENDED FY20 & FY21	REVISED FY20 & FY21
Community Land trust/Shared Equity	9,250,000	6,250,000
New Construction - Rental Housing	5,000,000	2,000,000
Preservation of Existing Rental Housing	3,130,000	1,706,766
Senior Homeownership Repair & Homeownership Preservation	4,900,000	3,000,000
Choice Neighborhoods	4,000,000	3,000,000
Rent Supplement (3% Annual increase)	3,545,000	1,342,800
Inclusionary Housing	750,000	201,804
Flexible Funds	1,500,000	-
Administrative Costs (5% of total funds)	1,425,000	1,065,862
Pandemic Homelessness Prevention (One-Time Expenditure)	-	2,750,000
Total	**33,500,000**	**21,317,232**

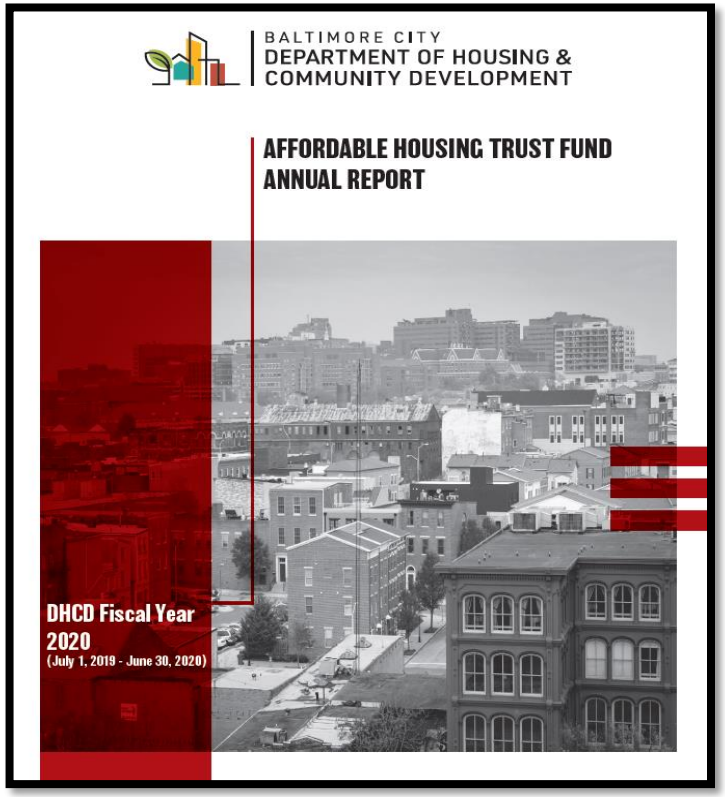
Annual Report

Annual Report

- Charter Requirement
- Due October 31 (Annually)
- Commission Submits to Mayor and City Council

Provided Info

- Fund Balances
- Revenue Types
- Fund Uses
- Financial Position
- Notes



BALTIMORE CITY

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THANKS!

@BmoreDhcd