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BALTIMORE CITY DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

Druid Heights Community
Development Corporation
2nd Floor Community Room
2140 McCulloh Street
Baltimore, MD 21217

Tuesday, February 27, 2024

BEFORE: KEVIN DANIELS, President

MEMBERS PRESENT:

- CATHERINE STOKES
- BREE JONES
- AMY MCCLAIN
- RAMSEY HARRIS

Proceeding recorded by electronic sound recording;
transcript produced by Free State Reporting, Inc.

1 Also Present:

2 STEPHANI ESTRADA, Program Manager, Affordable Housing
Trust Fund, DHCD

3 CAROLYN WATSON, Community Aide/Administration, Affordable
4 Housing Trust Fund, DHCD

5 EBONY RECTOR EBONY RECTOR, Project Coordinator,
Affordable Housing Trust Fund, DHCD

6 KRYSTLE WARD, Project Coordinator
7 DHCD

8 DEBRA KELLER GREENE, Public Speaker

9 DOMENIKA RINGOLD, Public Speaker

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P R O C E E D I N G S

(6:21 p.m.)

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PRESIDENT DANIELS: We're going to call the meeting, the Affordable Housing Trust Fund Commission meeting to order, February 27, 2024.

Just going to roll call.

Kate, Commissioner Kate Edwards is absent.

Commissioner Tisha Guthrie, absent.

Commissioner Bree Jones.

That's the aye?

MS. ESTRADA: Bree, can you hear us?

PRESIDENT DANIELS: She is on right? She's still on?

MS. ESTRADA: Yeah, she's online.

PRESIDENT DANIELS: Okay. Commissioner Matt Hill is absent.

Commissioner Ramsey Harris.

MS. ESTRADA: Commissioner Harris is online.

MS. ESTRADA: Commissioner Harris can you hear us?

Bree Jones said she'll be --

1 PRESIDENT DANIELS: Commissioner Vernadine
2 Kimball.

3 COMMISSIONER HARRIS: I'm here.

4 MS. ESTRADA: Okay, I got you Ramsey, yes.

5 PRESIDENT DANIELS: Okay.

6 COMMISSIONER HARRIS: Okay. Thank you.

7 PRESIDENT DANIELS: And Commissioner Catherine
8 Stokes.

9 COMMISSIONER STOKES: Present.

10 PRESIDENT DANIELS: Commissioner Staci Griffin
11 is not here.

12 Commissioner Erika Fox not here.

13 Commissioner Amy McClain.

14 MS. ESTRADA: Amy, can you hear us?

15 COMMISSIONER MCCLAIN: Yes, I can.

16 PRESIDENT DANIELS: Okay, perfect.

17 COMMISSIONER MCCLAIN: Can you hear me?

18 MS. ESTRADA: Yes.

19 PRESIDENT DANIELS: Okay. Can I get a motion
20 for the December meeting summary?

21 COMMISSIONER STOKES: I motion to approve.

1 PRESIDENT DANIELS: Properly moved. And can I
2 get a second?

3 MS. ESTRADA: Commissioners that are online,
4 can you hear Kevin?

5 PRESIDENT DANIELS: Am I not -- okay.

6 COURT REPORTER: Those are not --

7 PRESIDENT DANIELS: You said don't touch them?

8 COURT REPORTER: No, no, no. They just don't
9 have anything to do with the --

10 MS. ESTRADA: They don't.

11 PRESIDENT DANIELS: Okay.

12 MS. ESTRADA: Okay, Kevin, what is it a --

13 PRESIDENT DANIELS: I just --

14 MS. ESTRADA: -- motion summary?

15 PRESIDENT DANIELS: Yeah. For December
16 summary.

17 COMMISSIONER STOKES: We need a second.

18 PRESIDENT DANIELS: Said he can faintly hear
19 me.

20 COMMISSIONER HARRIS: Do you need a second?

21 PRESIDENT DANIELS: Yes.

1 MS. ESTRADA: Yes.

2 PRESIDENT DANIELS: Yes, sir.

3 PRESIDENT DANIELS: Properly moved, properly
4 moved and second.

5 All in favor.

6 COMMISSIONERS: Aye, aye, aye.

7 PRESIDENT DANIELS: The motion carries.

8 Okay. Now we're just going to have some DHCD
9 updates.

10 MS. ESTRADA: Okay. Hi everyone. I'm
11 Stephani Estrada, Program Manager for the Affordable
12 Housing Trust Fund, and I'm going to give the DHCD
13 updates -- try to get this off the screen -- for February
14 27, 2024.

15 MS. ESTRADA: No. I'm going to just go through
16 it --

17 Okay. First we'll do the Affordable Housing
18 Trust Fund revenue, the commitments and expenditures, and
19 the Trust Fund activities.

20 For January, we received \$501,206.96. Revenue
21 collected to date is \$78,925,760. For FY '24,

1 10,589,660. For FY -- this is revenue contribution type
2 by year through January '24. The revenue for FY '24 is
3 7 million in City contribution; 3,589,660 in tax revenue;
4 which gives us a total of \$10,589,660. That 7 million
5 still has not been confirmed. I'm still waiting on
6 updates from our Fiscal Department.

7 This is the total funds since inception. There
8 has been \$53,675,755 were from tax revenue, and
9 \$25,250,005, in City of Baltimore contributions. Again,
10 the 7 million has not been confirmed for FY '24. So that
11 may change.

12 This is the commitment and expenditures to
13 date. This has not changed since the last round. I
14 believe it's only a difference in senior homeownership
15 which that has increased to 6.1 million, and that is good
16 through actually January. That's actually good through
17 January not December. And they have served 366
18 households.

19 These are project status. This is good through
20 January as well. Awards to date have been 49 projects.
21 Due diligence is 35. We have -- we're still doing deal

1 structuring for 35 of them. Rent agreements that have
2 been drafted is 28. 21 have gone through audit review.
3 20 have audits approval. 20 have been BOE requested. 19
4 have been approved. And 10 have started in
5 disbursements. Three are -- three projects are under
6 compliance.

7 NOFA information. For the rental NOFA
8 Rounds 1, 2, 3 and 4, we're still in the middle of deal
9 structuring presenting agreements to BOE approval, and
10 preparing for settlement. Round 5, the NOFA opened
11 February 2, 2024. DHCD will be making up to 7 million
12 available. One million of that money will be set aside
13 for Community Land Trust Rental Projects. And the NOFA
14 deadline is March 19th at 4 p.m.

15 Community Land Trust, Single-Family
16 Homeownership NOFA Rounds 1, 2 and 3 are deal
17 structuring, presenting agreements to BOE approval, and
18 preparing for settlement. Community Land Trust Rental
19 NOFA is in the middle of deal structuring. Operating
20 NOFA Round 1, all agreements have been approved by the
21 BOE. Operating NOFA Round 2, grant agreements have been

1 drafted, and preparing to go to the BOE.

2 The Community Land Trust Single-Family
3 Homeownership NOFA, Round 4, is a rolling NOFA that
4 opened on June 30th. DHCD gave up to 4 million. The
5 Community Land Trust projects can request up to 1 million
6 per project. The NOFA will run until June 30, 2024, or
7 until the funds run out. If there are funds left, it
8 will roll over to the next fiscal year. Two applications
9 have been submitted, and SHARE Baltimore continues to
10 work with CLTs to help with their submissions.

11 The Long-Term Voucher Program. DHCD sent a
12 draft of the RFP around to the Commission to request a
13 consultant to help make a decision on what type of Long-
14 Term Voucher Program we will go with. DHCD and the
15 Commission Workgroup met on February 22, 2024, to discuss
16 possible changes and additions. Some of the suggestions
17 were to see about doing both project-based and tenant-
18 based vouchers, and giving the RFP out sooner. The
19 proposed issue date is April 1, 2024, or sooner.

20 The approval of the Trust Fund Commission
21 Bylaws. The first draft has been sent to all

1 Commissioners for their review. Crystal sent out a
2 message for volunteers of the Workgroup to set up the
3 first meeting. A poll was sent out on Friday, the 23rd
4 for you all to send your availability. We can have one
5 more Commissioner on this Workgroup. Please fill out the
6 poll soon as you can.

7 For Inclusionary Housing. Inclusionary Housing
8 legislation was passed on January 22, 2024. The bill was
9 unanimously approved by the Baltimore City Council. The
10 Inclusionary Housing Policy will go into effect 180 days
11 from the date that the Mayor signs the bill into law.

12 If any Commissioner wants to give additional
13 updates, they can definitely -- between Tisha and Matt.
14 So we'll wait on that.

15 Commissioner nomination updates. The
16 Commission is still working with MOHS to identify a
17 representative from the Continuum of Care, and I don't
18 have any updates since the last one on that.

19 COMMISSIONER HARRIS: Yeah, I think that the,
20 the -- for the, for the Q&A and dialog, I think that when
21 we talked about the -- we had a special meeting about --

1 UNIDENTIFIED SPEAKER: I can't hear --

2 PRESIDENT DANIELS: Can't hear me?

3 MS. ESTRADA: Kevin (indiscernible) I think
4 it's kind of. One second (indiscernible).

5 COMMISSIONER HARRIS: Can you hear me now?

6 UNIDENTIFIED SPEAKER: Yes.

7 COMMISSIONER HARRIS: Okay, perfect. We did
8 have a, we did have a brief meeting on last week about
9 the Long-Term Voucher Program, and I think that we said
10 that we were looking -- we were going to try to look into
11 Stephani to see whether or not we can move those dates up
12 because we do have a -- I think we have a June -- we have
13 a June --

14 MS. ESTRADA: Hold on one second.

15 (Aside comments and technical issues.)

16 COMMISSIONER HARRIS: Okay. So we did talk
17 about the Long-Term Voucher Program and the, the timeline
18 for getting a consultant in to run that process. I know
19 we talked about -- I think at this point we talked about
20 it coming to fruition by June. Is that --

21 MS. ESTRADA: Oh, well, we, we want to get the

1 RFP out by April 1st, but if we can get it sooner. So
2 maybe like mid-March.

3 PRESIDENT DANIELS: Okay.

4 MS. ESTRADA: And that's depending on once we
5 get the edits and stuff back. And it's still kind of
6 hard to hear you Kevin.

7 PRESIDENT DANIELS: It's still hard. Okay.
8 You want me to come over there?

9 MS. ESTRADA: Okay. Yeah. Come over here
10 because she said she could couldn't hear (indiscernible).

11 COMMISSIONER HARRIS: Yes. So Commission, we
12 were just talking about we did have the meeting last week
13 to talk about the, the (indiscernible) for the consultant
14 for the Long-Term Voucher Program. And right now we're
15 looking to get the RFP out by April with a possible start
16 date of June. I think it was -- I think some of the
17 Commissioners wanted to see if we could get it a bit
18 earlier than that. So and I think that's still out on
19 the table. And we'll have a fuller discussion about
20 that. I just wanted to kind of convey that those were
21 some of the things that came up. And I see Bree, I think

1 her hand is raised.

2 MS. ESTRADA: Did you have something that you
3 wanted to speak on Bree?

4 UNIDENTIFIED SPEAKER: No. I think she was
5 giving a thumbs up.

6 COMMISSIONER HARRIS: Oh, okay.

7 MS. ESTRADA: Okay.

8 COMMISSIONER HARRIS: Well, that's a good
9 thing.

10 MS. ESTRADA: Right.

11 PRESIDENT DANIELS: Any other Commissioner have
12 any dialog? Any other Commissioners have any dialog
13 before we go to public comment?

14 COMMISSIONER MCCLAIN: (Indiscernible)
15 taking a look at the RFP materials, and Stephani, I'll
16 have something else to you tonight.

17 MS. ESTRADA: Okay.

18 COMMISSIONER MCCLAIN: So (indiscernible) one
19 of the things that (indiscernible) that's a key part of
20 the program (indiscernible).

21 MS. ESTRADA: Okay, yep. Once you get your

1 edit, and we can discuss a little further. We can do a
2 call as soon as you get finished. Like we can set
3 something up either by end of this week or early next
4 week based off of your availability kind of go through
5 it.

6 COMMISSIONER MCCLAIN: Yes (indiscernible).

7 COMMISSIONER HARRIS: I think that we, I think
8 when we talked about, I think that we talked about
9 whether or not -- what was the -- even in getting,
10 possibly trying to get it earlier? I think there was a
11 conversation about what could be some of the other kind
12 of roadblocks.

13 MS. ESTRADA: Oh, just seeing if we could do
14 both voucher programs. So like the project-based and the
15 tenant voucher so we can have our consultant look further
16 into that if it's possible to do both with the money that
17 we have set aside for (indiscernible) support.

18 PRESIDENT DANIELS: Okay.

19 MS. ESTRADA: So just kind of like putting that
20 in there for them to be aware that we want them to
21 research both programs, and possibly see how --

1 PRESIDENT DANIELS: Okay.

2 MS. ESTRADA: Yeah.

3 PRESIDENT DANIELS: Any other comment for the
4 Commission or for the DHCD? Any other Commissioner have,
5 have anything for the DHCD?

6 Okay. Now we're going to open it for public
7 discussion, public comment.

8 MS. ESTRADA: Do we have any public comments?

9 MS. GREENE: I first would like to introduce
10 who we are.

11 MS. ESTRADA: Sure.

12 MS. GREENE: Is that okay?

13 MS. ESTRADA: Sure.

14 MS. GREENE: We're here from Saint John A.M.E.
15 Church. And we're interested in providing a housing
16 program for a building that we have, a vacant building
17 that we have. So just in conjunction with the question I
18 have --

19 I'm Debra Keller Greene. This is Domenika
20 Ringold. And this is Timothy Johnson who (indiscernible)
21 associate pastor. So and so my question is will we be

1 looking at a, a project-based? I mean, we're interested
2 in the --

3 MS. ESTRADA: In the vouchers?

4 MS. GREENE: In vouchers, yes. And so it's --
5 the question is will it be -- would that program be
6 considered a project-based or a tenant? What's the
7 difference between a project-based and a tenant-based? I
8 guess that's --

9 MS. ESTRADA: So the project-based vouchers are
10 attached to like a project (indiscernible) if you have a,
11 let's say a 20-unit building, and you want to set aside
12 maybe 10 of those units, as for affordable housing, you -
13 - the way you want to set it up is that you'll be able to
14 apply for our NOFA funding for that project, and then at
15 the same time apply for vouchers. So if you
16 (indiscernible) 30 percent below (indiscernible). But
17 the voucher program isn't up and running yet. That's
18 what we're talking about now that we're doing auditing to
19 get a professional (indiscernible) so that hopefully will
20 not (indiscernible) get a consultant to come onboard, and
21 discuss those programs. We really hope that we can do

1 project-based and (indiscernible) based whereas the
2 voucher (indiscernible) So hopefully if the person can
3 have this (indiscernible) to get it, and then like Kevin
4 was speaking, that we could have awarded a consultant by
5 no later than June.

6 MS. GREENE: Okay. So can we apply for these--
7 the NOFA I see here that's open on 2/2/24, and it closes
8 on (indiscernible), 2024?

9 MS. ESTRADA: Yes, and that, yes, that is open
10 right now, the rental NOFA. (Indiscernible) but the
11 recording is online.

12 MS. GREENE: Okay.

13 MS. ESTRADA: And if you have any questions
14 about the NOFA when you're scrolling, you can actually
15 reach out to us --

16 MS. GREENE: Because I'm actually on your
17 website now.

18 MS. RINGOLD: I have a question. We're also
19 applying for other rent monies. Does it matter?

20 MS. ESTRADA: No.

21 MS. RINGOLD: Okay, okay.

1 MS. GREENE: Will you have -- do you have
2 information about other possible grants (indiscernible).

3 MS. ESTRADA: Right now the Community Catalyst
4 Grant. It's Community Catalyst, CCG. That also will not
5 -- they, they actually just opened (indiscernible
6 0:17:38) that. So they have two forms of grants, and
7 that's a capital (indiscernible). So it's -- that's a
8 pretty decent grant. It's not as big as ours. I think
9 you can apply up to the 500,000 for those. Ours apply
10 for a million. But, yes, you guys have (indiscernible)
11 to apply (indiscernible).

12 MS. RINGOLD: Okay.

13 MS. ESTRADA: So if you've got any questions
14 once you go through it, (indiscernible) you have to apply
15 online. If you have any questions through the
16 application, you can reach out to (indiscernible).

17 MS. RINGOLD: Okay. Thank you. And your
18 information is on here or --

19 MS. ESTRADA: I don't know why it's not on
20 there, but I give it to you.

21 Any other questions?

1 PRESIDENT DANIELS: Any other business do we
2 have? Any other business, Commissioners?

3 MS. ESTRADA: Any other business,
4 Commissioners, that are on?

5 PRESIDENT DANIELS: Okay, great. So the
6 motion to adjourn.

7 UNIDENTIFIED SPEAKER: So moved.

8 PRESIDENT DANIELS: Second. Get seconds?

9 MS. ESTRADA: Can we get a second to adjourn?

10 PRESIDENT DANIELS: Then I'll just do a roll
11 call.

12 UNIDENTIFIED SPEAKER: Second.

13 PRESIDENT DANIELS: Okay. Commissioner Bree
14 Jones.

15 MS. ESTRADA: We doing roll call
16 (indiscernible).

17 Bree Jones.

18 PRESIDENT DANIELS: Is that a aye?

19 MS. ESTRADA: Aye. She got (indiscernible).

20 PRESIDENT DANIELS: Ramsey Harris.

21 COMMISSIONER HARRIS: Aye. Are we saying aye

1 or --

2 PRESIDENT DANIELS: Yeah, yeah.

3 The motion carries.

4 Thank you everybody for coming out tonight.

5 (Whereupon, at 6:46 p.m., on February 27, 2024,
6 the meeting was adjourned.)

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C E R T I F I C A T E

This is to certify that the foregoing transcript in the matter of:

AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

BEFORE: Kevin Daniels, President

DATE: February 27, 2024

PLACE: Baltimore, Maryland

Represents the full and complete proceedings of the aforementioned matter as reported and reduced to typewriting by Free State Reporting, Inc.

Roland Thomas Bowman, III
Reporter