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BALTIMORE CITY DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

Virtual Hearing via Webex

Tuesday, March 28, 2023

BEFORE: KEVIN DANIELS, President

MEMBERS PRESENT:

- KATE EDWARDS
- TISHA GUTHRIE
- CATHERINE STOKES
- STACI GRIFFIN
- ERIKA FOX
- AMY MCCLAIN
- VERNADINE KIMBALL
- RAMSEY HARRIS
- BREE JONES

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, Project Coordinator, Affordable Housing
Trust Fund, DHCD

6 CAROLYN JOHNSON, Esquire
7 Homeless Persons Representation Project

8 IRENE AGUSTIN, Director
Mayor's Office of Homeless Services

9 NICOLE HART, Deputy Commissioner
10 Home Ownership & Housing Preservation

11 LORI GLASS

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P R O C E E D I N G S

(6:04 p.m.)

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PRESIDENT DANIELS: Good evening everybody. We want to call the Affordable Housing Trust Fund Commission Meeting, March 28th, to order.

I'm just going to just roll call the Commissioners.

Commissioner Catherine Stokes. Commissioner Catherine Stokes.

Commissioner Ramsey Harris.

Commissioner Kate Edwards.

COMMISSIONER EDWARDS: Present.

PRESIDENT DANIELS: Commissioner Vernadine Kimball.

Commissioner Iletha Joynes.

Commissioner Stacy Griffin.

COMMISSIONER GRIFFIN: Present.

PRESIDENT DANIELS: Commissioner Erika Fox.

COMMISSIONER FOX: Present.

PRESIDENT DANIELS: Commissioner Anthony Williams.

1 Commissioner Matt Hill.

2 COMMISSIONER HILL: Present. I think
3 Ms. Vern's here. Ms. Vern, are you here? You might be
4 on mute.

5 COMMISSIONER KIMBALL: Yes. I hear you now.

6 PRESIDENT DANIELS: Oh, okay, thank you.

7 COMMISSIONER KIMBALL: Yes, I am. Hi
8 everybody.

9 PRESIDENT DANIELS: Commissioner Bree Jones.

10 COMMISSIONER JONES: Present.

11 PRESIDENT DANIELS: Commissioner Amy McClain.

12 COMMISSIONER MCCLAIN: Here.

13 PRESIDENT DANIELS: Commissioner Tisha Guthrie.

14 COMMISSIONER GUTHRIE: Present.

15 PRESIDENT DANIELS: We want to -- the February
16 meeting summary, can we get a motion to accept?

17 COMMISSIONER MCCLAIN: I move that we accept
18 the summary.

19 COMMISSIONER GRIFFIN: Commissioner Griffin. I
20 second.

21 PRESIDENT DANIELS: Moved and second. The --

1 for the February meeting summary all in favor.

2 COMMISSION MEMBERS: Aye. Aye. Aye.

3 PRESIDENT DANIELS: Any opposed, objections?

4 COMMISSIONER HILL: This is Matt Hill. I'm
5 going to abstain since I wasn't present.

6 PRESIDENT DANIELS: Okay. Duly noted. The
7 motion carries.

8 Tonight we have presentations, the Continuum of
9 Care, also the Hope Rent Support Discussion, and that's
10 Ms. Carolyn Johnson and also Ms. Nicole Hart who will be
11 sharing in that order.

12 Is Ms. Johnson present?

13 MS. JOHNSON: Yes. I'm here. I got in. Thank
14 you.

15 PRESIDENT DANIELS: Thank you so much. You are
16 up.

17 MS. JOHNSON: -- start out by -- sorry. Yeah.
18 So my name is Carolyn Johnson. I'm with the Homeless
19 Persons Representation Project. I'm the managing
20 attorney. I just want to clarify that I'm, I'm here
21 speaking on behalf of HPRP and as a Continuum of Care

1 member. I'm not speaking on behalf of the Continuum of
2 Care, but I have a lot of experience in the Continuum of
3 Care. I've been on the board and chaired committees and
4 actively participate. I just wanted to make sure that
5 that was clear because only the CoC Board Chair can
6 actually speak on behalf of the CoC.

7 So I was asked here to talk a little bit about
8 this proposed HOPE program, and sort of the history of
9 the City's Rapid Rehousing Program, and some concerns
10 that we've had over the years, some recent improvements
11 to Rapid Rehousing, and some other thoughts on my review
12 of the -- what I've seen from the HOPE Program.

13 So in general, Rapid Rehousing is housing that
14 provides short-term or medium-term tenant-based rental
15 assistance. So between 3 months and 24 months of rental
16 assistance, and supportive services to households
17 experiencing homelessness.

18 The primary goal of Rapid Rehousing is actually
19 to have the individuals that are in the Rapid Rehousing
20 Program take over their lease, and pay their own rents
21 (indiscernible) or transfer to other permanent affordable

1 housing.

2 Unfortunately, in Baltimore there is a history
3 of some real struggles with implementation of Rapid
4 Rehousing, and this goes back many years before the
5 pandemic through several administrations. So this is not
6 something that is a problem that was created by the
7 current administration, but the problems were immediate,
8 and they persisted over time with the Rapid Rehousing
9 Program. And we saw problems including housing quality
10 and conditions problems, lack of any meaningful services
11 including case management and workforce development,
12 insufficient staff qualifications and training. There
13 was not existent rent, inadequate transition planning.
14 So individuals were in after rehousing for a period of
15 time, and then the rental subsidy, and there was no plan
16 for them to go anywhere. We started having to represent
17 people in failure to pay rent actions. There were
18 permanent financial and credit histories damaged because
19 people had no other place to go, couldn't afford the
20 rent, and faced evictions and utility cutoff notices.
21 There was quite a bit of advocacy around Rapid Rehousing

1 to try to improve the conditions including by persons
2 with lived experience. And one of the things that we did
3 was create a very robust transfer process in our, in our
4 homeless services system to allow individuals to transfer
5 from Rapid Rehousing to Permanent Supportive Housing.
6 This resulted in for most people needing to transfer.
7 And Rapid Rehousing turned more into a bridge program to
8 Permanent Supportive Housing and its own Permanent
9 Supportive Housing Program.

10 And so the CoC continued to work on this
11 program. It created a Rapid Rehousing Workgroup, and
12 just recently finished and approved Rapid Rehousing
13 standards that now apply to all of our Rapid Rehousing
14 Programs. I think I submitted to the Commissioners those
15 new standards. As you can see, they are very robust and
16 detailed. It's a 30-page document. It requires
17 assessments and reassessments. It requires the
18 development of a concrete housing plan for permanent
19 housing when the family exits Rapid Rehousing, and
20 provides standards for case manager qualifications and
21 trainings. In all it requires 22 different required

1 training subjects for case managers in this program.

2 But, again, these are new Rapid Rehousing standards. So
3 implementation of them is new, and there's been no
4 evaluation of the standards yet.

5 And so when someone brought the HOPE Program to
6 my attention, I had several concerns both with the
7 substance of the program and the process, and how the
8 program was created. To me this looks like a Rapid
9 Rehousing Program. This is a time-limited rental
10 assistance with a maximum of 12 months with some sort of
11 supportive services requirement. But what I've seen from
12 the program doesn't come anywhere close to complying with
13 the City's rapid rehousing standards.

14 I also had some concerns with the structure of
15 the application process where you have this gate keeping
16 happening, and you have a broad, broad eligibility
17 criteria for this program that includes people who are
18 homeless, the risk of homelessness, low income, and
19 housing insecure. But the only way to access the program
20 is for some other government agency to apply on your
21 behalf. So it's a very broad eligibility criteria, and

1 this gate keeping mechanism where some other government
2 agency is going to select who they're going to apply for.
3 And to me that raises a lot of fair housing, Americans
4 with Disabilities Act concerns. The City has a duty to
5 ensure that under the ADA that all of its programs and
6 services are fully accessible to persons with
7 disabilities, and also similar obligations under the Fair
8 Housing Act. And when you see these types of programs
9 where people are sort of being hand-selected to apply,
10 and a program is being messaged as something that is
11 short-term, and for people that have shorter term needs
12 often what we will see is persons with disabilities
13 getting screwed out of the program.

14 So these are sort of red flags when I looked at
15 this program. And in addition the process in our
16 Continuum of Care really centers people with lived
17 experience of homelessness in all aspects of the work.
18 This includes funding decisions, program concept, program
19 design, implementation, monitoring, reporting. And this
20 program seems to have been created without any
21 collaboration from the unhoused community. It's not

1 something that would happen in the CoC. And I would urge
2 that, you know, that whether the Affordable Housing Trust
3 Fund is going to spend money on programs that are
4 intended to serve people experiencing homelessness that
5 you do take a more collaborative approach to hear, get
6 feedback, and involve the unhoused community.

7 So those were some of my comments on some of
8 what I was asked to speak about.

9 PRESIDENT DANIELS: Okay. Is there -- thank
10 you, Ms. Johnson.

11 Is there any discussion, comment, questions,
12 Commissioners?

13 COMMISSIONER FOX: Oh, excuse me. Go ahead.

14 COMMISSIONER MCCLAIN: No. It's okay. Go
15 ahead Erika.

16 COMMISSIONER FOX: I basically want to say I'm
17 new to hearing about this whole program and everything
18 that she was just discussing, and basically I agree.
19 Like all the different systems that are already in
20 existence pretty much they're not long term enough. Like
21 it's a lot of short-term stuff. And basically it's easy

1 to say get a job, get a job, but McDonalds and stuff like
2 that isn't hiring in a adequate rate for you to have --
3 we need livable wages type of thing. Like so the whole
4 minimum wage just doesn't really equate to, oh, you need
5 1200 or whatever months and stuff like that doesn't just
6 add up to extent you've still got to do this and that and
7 a third. And if you got kids, it's all kind of different
8 situations. If you're disabled it is harder for you. If
9 you're older it's even more harder. It's just a lot of
10 different things. Like she said it's the eligibility
11 part. It's too many -- it's real tight, and they need to
12 open it up as far as being able to have long term care
13 and help. And that's it. I'm done.

14 PRESIDENT DANIELS: Okay. Commissioner Amy.

15 COMMISSIONER MCCLAIN: Thank you for that
16 overview. I am interested to hear your perspective on
17 what we could do as a City, and I mean, if we were to
18 approach the issue of Permanent Supportive Housing,
19 Continuum of Care, wraparound services, all those, who
20 would you see sitting around the table to talk about the
21 needs for services, sort of coordinating among the

1 different City agencies? So I don't think it can be just
2 the DHCD. Something that's a little bit more -- not a
3 little bit, much more broad than that. I'd be interested
4 in your take on that Carolyn.

5 MS. JOHNSON: Yeah. As far as collaboration, I
6 mean, with Affordable Housing Trust Fund and DHCD I think
7 for homeless services we have a community process already
8 in place. There's a -- it's a HUD required group called
9 the Continuum of Care. It has -- it's governed by
10 federal regulations. We have a Continuum of Care Board
11 that is actually elected by the community to provide
12 oversight for homeless services in Baltimore City, and
13 there's a whole series of committees including a Lived
14 Experience Advisory Committee and Action Board that is
15 100 percent persons with lived experience, and various
16 other committees that serve different functions. And so
17 there already is a process in place with the CoC to get
18 input and feedback from the unhoused community and from
19 homeless service providers and other people that run
20 these types of programs.

21 So I would just urge more collaboration with

1 the existing CoC structure. We do have the -- we do have
2 one commissioner. I'm not sure if he is in attendance
3 tonight, but Anthony Williams is the Vice Chair of the
4 CoC and used to be the Chair of the Lived Experience
5 Advisory Committee. So he could help with those
6 connections I think.

7 UNIDENTIFIED SPEAKER: Yeah, he's not here
8 today, is that right?

9 MS. JOHNSON: (Indiscernible) City agency angle
10 because I feel like where I've seen this work in other
11 cities there is an alignment among City agencies that are
12 providing services beyond just the housing subsidy. It's
13 the workforce development. It's the mental health
14 issues. It's the access to child care, and addressing
15 more holistic community development issues like food,
16 access to healthy food, food deserts and that sort of
17 thing. And I -- having seen that in other cities I feel
18 like that is something that's lacking in Baltimore is a
19 sense of this overarching approach that is focused on the
20 individual, but all the needs of that individual beyond
21 just the housing piece of it.

1 MS. JOHNSON: Yeah. I mean that is in theory
2 what CoC's intended to do, and because it's not just for
3 homeless service providers. DHCD is owner of Continuum
4 of Care, and other agencies have in the past, like
5 Department of Social Services has had seats on -- has
6 participated in Continuum of Care, people from the school
7 system, people from hospitals. But it's been
8 inconsistent. So I think it's part of what the CoC and
9 the CoC Board continues to try to do is to make sure that
10 all the different system leaders are at the table. There
11 actually are certain seats for system leaders on the CoC.
12 And that's the intent of Continuum of Care to try to
13 broaden out -- because ending homelessness isn't just
14 going to be accomplished by the Mayor's Office of
15 Homeless Services. It's going to be accomplished by the
16 City as a whole.

17 We do have a City councilmember seat on the
18 Continuum of Care. So that's the intent of some of
19 their, of some of their systems. And I mean I don't
20 think we're failing, we're not, but we have a lot of good
21 folks participate in the CoC and on the CoC Board. It

1 just -- we can always do better.

2 COMMISSIONER KIMBALL: Yes.

3 COMMISSIONER MCCLAIN: And it's not meant to be
4 a criticism. It's more of a trying to understand what
5 could be helpful in supporting the mission of the CoC.

6 And that's all. I'll stop talking and let
7 other have an opportunity. Thank you.

8 PRESIDENT DANIELS: I thought I saw
9 Commissioner Staci Griffin --

10 COMMISSIONER KIMBALL: Could somebody -- excuse
11 me. Could somebody tell me how I'm supposed to raise my
12 hand to be recognized to ask questions? I'm not sure
13 with this platform that I have right now.

14 PRESIDENT DANIELS: I think normally I think
15 maybe Stephani could respond, but normally you pop up in
16 the -- right here on the main screen, and I just go here
17 and acknowledge.

18 COMMISSIONER KIMBALL: Okay.

19 PRESIDENT DANIELS: Yeah. I thought I saw
20 Commissioner Griffin. Were you going to step in at all?

21 COMMISSIONER GRIFFIN: No. I'm sorry. That

1 was, that was a mistake. I'm in travel from picking up
2 little one. So that was a mistake that I came up.

3 PRESIDENT DANIELS: Okay. Okay, Ms. --
4 Commissioner Kimball, go right ahead.

5 COMMISSIONER KIMBALL: Yes. Ms. Johnson, you
6 said the program is how long?

7 MS. JOHNSON: Our Rapid Rehousing Programs in
8 the City they used to be shorter. We actually extended
9 them. So most are 12 months to 24 months rental
10 assistance and support services in our Rapid Rehousing
11 Programs.

12 COMMISSIONER KIMBALL: Okay. Because two years
13 I was involved in a housing program with -- and it was a
14 wraparound program. But two years is really it's just
15 not enough time for a person that's coming out of
16 homelessness, and get a place to live, and to have a job,
17 and getting to know how to set up a budget, how to save
18 money while they on this program. It's a lot. What I
19 liked about that program that I was involved I was there
20 for a long time, a very long time. If I told you how
21 long I was on this program you would not believe it, but

1 I'm going to tell you anyway. It was nine years that I
2 was on this program. And every time I got a raise my
3 rent would go up, but it was not a problem because I was
4 still able to save money. And when I finally got to the
5 point where I was working steady, I was working for
6 Baltimore City, became a City employee, I was able to
7 save money. They were going up on my rent, but I wasn't
8 upset because it wasn't market rate, and I was still able
9 to save. And then to be able to pay market rent for
10 apartment was ridiculous because back then it was 1500
11 for a decent apartment in a decent neighborhood.

12 Now we know that same apartment is not 1500 on
13 Cathedral Street. We know that. But, anyway,
14 nevertheless it gave me an opportunity to be able to buy
15 a house, and that's what I always wanted was to be able
16 to buy a house, to have a garden. And then the programs
17 are being set up if you don't have somebody on the board
18 that has been homeless and been through where I've been
19 through, the doors that I knocked on health care for the
20 homeless, Social Services didn't even want to see my face
21 because I was working. I couldn't get food stamps. I

1 couldn't do that, but it still was all right because I
2 knew how to eat, you know. I ate a lot of soup. That
3 was good because I kept my weight down. So two years is
4 just not enough. When these programs start up you have
5 to have somebody on these boards that's been where I've
6 been. And until this happens homeless people are not
7 going to be able to get the, the right shake that they
8 need to get because it's nobody there that's been
9 homeless and that's out of homelessness that's living a
10 productive life that's on that board.

11 And that's all I have to say. But I thank God
12 for the programs. But we just have to be able to be
13 realistic about these programs. Because what are we
14 doing? Are we setting the homeless up to fail? Are we
15 setting families up to fail? Or we are setting people up
16 to be champions, and being able to stand up to the
17 homeless to say, hey, don't give up. There's a program
18 that's designed just for you. What are we trying to do
19 here? So that's just, that's just how I feel about it.
20 And thank you. Thanks for presenting, and most of all
21 making it clear.

1 PRESIDENT DANIELS: Thank you.

2 Any other commissioners want to comment or
3 share?

4 COMMISSIONER HILL: Yeah, I'd like to ask a
5 question if I could President Daniels.

6 PRESIDENT DANIELS: Yes, sir.

7 COMMISSIONER HILL: So Carolyn thanks for
8 coming on. I really appreciate it. So if you have the
9 concerns about the HOPE Program that I think you just,
10 you just shared in terms of it's ability to effectively
11 assist folks who are homeless or unhoused, and get them
12 into a more stable situation, can you share a little bit
13 about the Moving on Voucher Program or any other sort of
14 program you think might be a little more effective in
15 Baltimore?

16 MS. JOHNSON: Thanks for that question. So
17 originally years ago when the rent supplement line item
18 came about in Affordable Housing Trust Fund the
19 discussions around that were related to creating a local
20 voucher program. There was a bill introduced by
21 Councilman Dorsey to create that program as part of the

1 homeless services systems, and the bill was targeted to
2 use local vouchers to create what Matt mentioned is a
3 moving on strategy. Moving on strategy is a recognized
4 best practice, and a very cost effective way to increase
5 the supply of permanent supportive housing in our system.
6 So the way moving on strategies work is that individuals
7 who are currently in Permanent Supportive Housing which
8 is a permanent rental subsidy with intensive case
9 management and supportive services, individuals who were
10 in permanent supportive housing and no longer need or
11 want that level of case management or support are given
12 an option to exit the Permanent Supportive Housing
13 Program, and obtain a local voucher. So it would work
14 the same way that their current rental assistance works.
15 So it would be -- you would be exiting Permanent
16 Supportive Housing, but you continue to get the financial
17 support that you need to pay your rent. So your rent
18 continues to be based on a percentage of your income just
19 like other voucher programs.

20 And what this does in the system is when
21 someone is able to exit Permanent Supportive Housing just

1 using a voucher that opens up a permanent supportive unit
2 to someone new who is currently experiencing homelessness
3 living on the streets of Baltimore, in our shelter
4 system, that does need the case management and supportive
5 services, and they can move into that Permanent
6 Supportive Housing.

7 So when we talk about the needs to create more
8 affordable housing we always talk about sort of a both
9 end approach. You both need to create more hard units of
10 Permanent Supportive Housing, and you need more vouchers.
11 And the City has committed all of its ARP money, \$15.4
12 million to assist with the creation of new hard units of
13 permanent supportive housing, and that's wonderful. And
14 in the meantime while that housing is being developed
15 this would be a cost effective and fast way to increase
16 the supply of permanent supportive housing in Baltimore.
17 And I can tell you that the need for more permanent
18 supportive housing has already been identified through
19 very robust community vetting process, through the
20 Continuum of Care with the new strategic investment
21 planning as the priority need in our community. No one's

1 come into community meetings to say I'm on a rental
2 assistance program in the last 12 months. People are
3 asking for more Permanent Supportive Housing. And,
4 thankfully, the City in other funding is using it for
5 Permanent Supportive Housing, but this really would be a
6 way to open up Permanent Supportive Housing sooner,
7 even more PSH. And again it's based on client choice.
8 So it empowers the individual to move if they want, if
9 they choose to do that, to more independent living
10 lifestyle.

11 COMMISSIONER HILL: So just so I understand.
12 So the Moving on Voucher Program it creates the moving on
13 vouchers that folks who are right now in Permanent
14 Supportive Housing can say, hey, I don't need the
15 supportive services anymore, but I still need the income
16 support. So they can have one of the moving on vouchers,
17 and then that frees up a new Permanent Supportive Housing
18 voucher that can be used to help get folks off the
19 street, and who do need the supportive services; is that
20 right?

21 MS. JOHNSON: That's correct. That's correct.

1 And it's a gap in our system. And we've had people in
2 Permanent Supportive Housing who have been in there for
3 10 plus years. And if given the option, I think, we
4 would have plenty of folks that would choose to be able
5 to successfully move on with, with a local voucher.

6 COMMISSIONER EDWARDS: I have a question.

7 PRESIDENT DANIELS: Commissioner Edwards.

8 COMMISSIONER EDWARDS: This is Commissioner
9 Edwards. So for the voucher program my concern with it
10 is it seems like it would just -- you'd have to fund it
11 every year, and then it would be just those people that
12 got in the first year unless somebody moved out, right?
13 I mean, say you put \$2 million towards it, and then you
14 gave out I don't know how much a voucher would be, but
15 say it's 50,000 per voucher. Maybe it's more than that.
16 I don't even know if that's the right amount. But so
17 that's about 40 that you could give out maybe that first
18 year, and then each year you'd have to keep funding that
19 until somebody moves on, and then maybe one gets freed
20 up, right? So it would just be kind of that first push
21 or is that --

1 MS. JOHNSON: No. I think that's correct that
2 I think we had -- there had been some budgeting done with
3 I think a \$1.3 million figure turnaround that -- because
4 again you're just, you're funding initially some funding
5 to stand up the program for administrative costs to stand
6 up the program. I think there were between 15 and 75
7 families potentially being served. But, yes, it's
8 intended to be a permanent voucher program just like the
9 Federal Housing Choice Voucher Program. It serves the
10 same amount of people each year unless Congress gives it
11 more money or people cycle off the program, and people do
12 cycle off the program. The extent to which that's
13 happening is unknown, but the idea is to have to start
14 the program, and then either expand funding over time so
15 that you can serve more people. And there always is a
16 potential that someone with a local voucher might get
17 into some other type of permanent housing like a senior
18 affordable housing building or something else that they
19 are choosing to look for. So that could be the way that
20 there is some movement. But you're right. It's
21 permanent. You have to -- you start funding it, you have

1 to keep funding it. It's a permanent housing program
2 which I know is more difficult sometimes to make those
3 decisions. But, again, if -- the question I have with
4 these other time limited is what happens to someone when
5 you stop paying their rent after 12 months? Because, you
6 know, and what we've seen with Rapid Rehousing is bad
7 things happen unless there are real plans in place to
8 transition people to other permanent housing. So --

9 PRESIDENT DANIELS: Anything anybody want to
10 share? Commissioners?

11 (Simultaneous indiscernible comments.)

12 PRESIDENT DANIELS: Go ahead --

13 MS. GUTHRIE: Thank you, Ms. Johnson.

14 This was -- I really appreciate your presentation, and
15 you provided a lot of clarification. I have basic level
16 of, of knowledge, but what you provided just really
17 clarified things. What I'd like to ask is -- and this
18 is, it's kind of a broad sweeping question, but based on
19 what Commissioner Edwards just brought to your attention,
20 what do you see as the barriers for making this happen
21 and getting this off the ground?

1 MS. JOHNSON: Well, I'm not -- I only have some
2 very basic understanding of how the Affordable Housing
3 Trust Fund works, and how you allocate funding. I think
4 my understanding is the Affordable Housing Trust Fund
5 Commission advises, and consults, and makes
6 recommendations to the City Department of Housing and
7 Community Development. And I think they then decide
8 ultimately how the money gets spent. I don't know if
9 that's accurate or not, but really at this point it's a
10 funding issue, and then there is a bill that's in Council
11 that we would be looking for support from, from anyone
12 that wanted to support it including DHCD and other City
13 agencies to get the -- to get support for the bill, to
14 get a pass because the bill sort of creates the program,
15 and then funding has to be separate. The bill doesn't
16 mandate that the Affordable Housing Trust Fund Commission
17 funds it because it's not allowed to do that.

18 So the bill creates a program that still would
19 need to be funded through the Affordable Housing Trust
20 Fund or some other funding mechanism.

21 COMMISSIONER EDWARDS: So I have another

1 question.

2 MS. GUTHRIE: I'm sorry. I'm sorry Edwards.
3 So what is that bill? What's the bill number, and is
4 there, is there a hearing scheduled?

5 MS. JOHNSON: The bill number is 21-0004, and
6 it had a hearing in the Housing Committee awhile ago, and
7 it has been waiting patiently. So I think in part to
8 figure out a potential funding mechanism for the program
9 is going to be one -- moves the bill forward that just
10 creates a program that has no funding. So --

11 MS. GUTHRIE: All right. Thank you so much.

12 PRESIDENT DANIELS: Commissioner Edwards.

13 COMMISSIONER EDWARDS: Thank you. So I was
14 wondering I think about in addition to funding another
15 thing is, like, where it would be housed and stuff like
16 that. So we have talked about it internally, and just
17 kind of trying to figure out how it could be managed. I
18 was just wondering if part of that bill, and the work
19 that's already been done looking into this has talked
20 about where exactly it would be housed, and any of that
21 has been already worked out so that we're not --

1 MS. JOHNSON: Yes. The bill, yeah, the bill
2 has a program being administered by the Mayor's Office of
3 Homeless Services because it is a move on strategy for
4 individuals who already receive housing that is overseen
5 by the Mayor's Office of Homeless Services. So the
6 individuals in the Permanent Supportive Housing programs
7 are funded through MOHS, and monitored through MOHS
8 already. So it would be keeping it, keeping folks in the
9 system they're already familiar with, and interacting
10 with the agency and the people they're already familiar
11 with. So individuals in the Permanent Supportive Housing
12 programs could be referred to MOHS to process the move on
13 voucher.

14 COMMISSIONER EDWARDS: Thank you.

15 PRESIDENT DANIELS: Thank you for Ms. Johnson
16 for sharing the information with us.

17 We do want to move on to the DHCD update.

18 MS. ESTRADA: There is Nicole Hart and Irene --

19 PRESIDENT DANIELS: Okay.

20 MS. ESTRADA: -- on the call from the Home
21 Front Support Program, and I (indiscernible) some dialog

1 between Carolyn and --

2 PRESIDENT DANIELS: Yes. Okay. Ms. Hart.

3 You said she is on?

4 MS. ESTRADA: Yes. Nicole Hart and Irene
5 Agustin. So what -- for the Commissioners, did you all
6 have any questions for Irene and Nicole Hart about the
7 Hope Rent support Program and what Carolyn talked about
8 versus giving their feedback to that?

9 MS. GUTHRIE: Yes. This is Commissioner
10 Guthrie. Thank you Stephani.

11 Ms. Hart, I believe you had some questions that
12 were forwarded to you. These were questions that were
13 brought up at the January meeting, and didn't quite have
14 the information to address those questions, and was
15 hoping that you would have some follow-up information for
16 the Commission and the public today.

17 PRESIDENT DANIELS: Is she able to unmute?

18 MS. ESTRADA: Nicole, can you hear us? Your
19 mic is unmuted. We can't hear you though.

20 MS. GUTHRIE: And you said there's another
21 person on the call, Irene?

1 MS. ESTRADA: Irene, would you be able to -- I
2 forwarded those -- the questions to Nicole. Would you be
3 able to speak to that or Nicole?

4 MS. AGUSTIN: I don't have the questions in
5 front of me. So I'm not sure.

6 MS. ESTRADA: Okay.

7 MS. AGUSTIN: The questions you have -- I'm
8 more than happy to speak about the perspective from
9 myself regarding the Hope, right? And while I agree with
10 a lot of what Carolyn has said, in terms of Hope, right,
11 my understanding is a bit different. Because the Hope
12 rent funds doesn't include funding for case management.
13 So it -- while it is I would say a short-term subsidy
14 because it provides some rental assistance, it's not
15 exactly like Rapid Rehousing because that case management
16 piece isn't included. However, I do view it more as a
17 flexible fund versus Rapid Rehousing.

18 Now, where I think I align with Carolyn is that
19 I do agree that we would need to look at how we fill
20 gaps, and I think the Affordable Housing Trust Fund is a
21 way to help do that. Definitely in support of a Move On

1 strategy.

2 And just so you know, if there is increased
3 coordination with the Continuum of Care we do have long-
4 term subsidies. We also have medium-term subsidies. And
5 we're looking to grow our short-term subsidies which in
6 our ARPA request we introduced the idea of a flexible
7 fund because not all people need intense housing
8 interventions like Permanent Supportive Housing or even
9 Rapid Rehousing. And so it's good for our community to
10 have a diversity of options because not every one kind of
11 fits into one box, and their needs are different.

12 And so I think being able to have the CoC work
13 with the Affordable Trust Fund, one, helps --

14 (Audio interference.)

15 MS. AGUSTIN: I think that's Nicole coming in.

16 MS. ESTRADA: Yeah. Hold on. She's coming in
17 on the phone.

18 MS. AGUSTIN: Okay.

19 MS. ESTRADA: Nicole, is this you?

20 MS. HART: I muted myself for --

21 MS. ESTRADA: Okay. You can -- I muted you on

1 the platform, but you can unmute yourself.

2 MS. AGUSTIN: I need to finish my statement.

3 Like, I think the coordination between CoC and the
4 Affordable Trust Fund will help us to reduce duplication.
5 It will help us to maximize the resources that both our
6 agencies have, and I would say to better serve the
7 community. I do believe that as we look at strategies
8 that it is important to have people with lived
9 experiences very much involved in that, and so I'm
10 definitely in support of increased collaboration and
11 making sure that we have space for people with lived
12 experiences. But I believe that with increased
13 coordination and collaboration that this could be a very
14 good opportunity for the Affordable Housing Trust Fund
15 and the CoC.

16 So we're open to the discussion at MOHS, and
17 definitely I -- while I can't speak for the CoC either
18 because I'm not the Board president, like, that's why the
19 CoC was set up so that we can bring all those partners
20 with very different viewpoints together so that whatever
21 resources we have we can best serve our community.

1 And so I think there's definitely interest from
2 the CoC to continue this conversation with the Affordable
3 Housing Trust Fund and DHCD as well.

4 MS. ESTRADA: Nicole, did you want to answer
5 the questions that the Commissioners sent in earlier?

6 MS. HART: Yes. So there were some specific
7 questions. One about the glitches that we originally
8 had. Those were in program configurations. Those have
9 been remediated. And so to move on to any other
10 glitches, I mean, as you all know we switched from work
11 from our original system to Workday, and then with the
12 payment moving to the Controller's (verbatim) Office. So
13 we actually worked through all of the issues and
14 concerns. So just to give a update as far as the
15 application right now in queue we have 13 that are
16 waiting to be assigned to a reviewer. We have 9 in
17 review. We have 9 in our certification phase. We have 2
18 that are in the stage of a check -- of requesting a
19 check, and then we have 7 checks that have been
20 processed. So that's a total of 40 applications actually
21 moving through the portal as of tonight. And then we

1 have 12 applications that have been denied for some
2 reason, which would bring us to a total of 52
3 applications, 40 moving through the process, and 12 being
4 denied. So that's just a update on where we are with the
5 applications.

6 And then I think the third question was what
7 Irene already discussed. So if there are any specific
8 questions, I can answer those.

9 COMMISSIONER HILL: Hi, Ms. Hart. It's Matt
10 Hill. Thanks for coming back to talk more about this
11 program. I wanted to just touch base. I feel like I'm
12 still trying to understand the differences between Rapid
13 Rehousing and the Hope Program. And the first question I
14 have is it sounded like from Ms. Johnson's presentation
15 that there was a -- there's been a real community
16 engagement process that includes people who are unhoused,
17 and how they're really central to the planning of the
18 Continuum of Care activities including the Permanent
19 Supportive Housing Program structure and restructuring
20 the Rapid Rehousing. Has there been any process that
21 centers unhoused folks in creating the Hope Program?

1 MS. HART: Can you repeat the actual question?

2 COMMISSIONER HILL: Sure. Has there been any
3 process that centers unhoused or homeless folks in
4 creating the Hope Program?

5 MS. HART: Meaning were unhoused people
6 involved in the actual process? We collaborated with, we
7 collaborated with the Mayor's Office of Homeless Services
8 as well as the Mayor's Office of Neighborhood Safety and
9 Engagement, the Mayor's Office of Employment Development,
10 and then our DHCD Emergency Operations Program in
11 developing, like Irene said, this program as a gap
12 filler.

13 COMMISSIONER HILL: Got it. Thank you. But
14 not -- but that doesn't include the Continuum of Care and
15 the unhoused, Unhoused Persons Committee or anything like
16 that, right?

17 MS. HART: No, not directly, no.

18 COMMISSIONER HILL: And then so the, the Rapid
19 Rehousing Program it sounds like it's had a, it's had a
20 lot of struggles in terms of being effective. And I've
21 seen this in my own practice. I've had folks line up in

1 rent court and it's because they had a Rapid Rehousing
2 subsidy. The term ended after 12 months or 24 months,
3 and they -- the subsidy got cut off, and then the
4 landlord sued them for unpaid rent, and that's how they
5 wound up with me. And I was, like, wait a second. You
6 all don't have any, any real income here. Like, there's
7 no -- there's been no plan to actually help you to be
8 able to sustain your housing. And so I'm just really
9 concerned that the Hope Program may fall into that, that
10 real pit that it sounds like Rapid Rehousing has. And so
11 I'm wondering if you can, if you can address that concern
12 any more.

13 MS. HART: Well, the way that I would address
14 that is on the front end the agencies that we partner
15 with is that, one, the client has to be seen has having a
16 method to be able to sustain the rent. So in the grant
17 scheme of things are we -- I mean, should a counselor
18 refer someone with no income to an apartment that would
19 be \$1500 a month, and they, and they aren't in job
20 training or about to get a job? I don't think that this
21 would be the appropriate program. Rapid Rehousing would

1 probably be the better program for someone of that
2 nature. Because, again, like I, like I restated that
3 this program doesn't have the supportive services. We
4 depend on when the referral is made that the person would
5 be sustain for what they're asking. What we're finding
6 with a lot of these applications the request isn't for 12
7 or 24 months. These are people with short-term immediate
8 needs that it's remediating an immediate issue or a
9 problem. So I think that is part of the caveat.

10 I also heard Ms. Johnson say that we don't
11 assist persons with disabilities. And we do not
12 discriminate if someone has a disability. I think that
13 the concern would be is that they can demonstrate that
14 they can pay after this particular assistance ends.
15 Their disability is not an issue or a concern with this
16 program.

17 COMMISSIONER HILL: So I guess, I want to just
18 come back to the -- to drill down on the case management
19 piece for a second. Because I thought actually it was --
20 the first time you presented a couple of months ago that
21 there was going to be -- I'm sorry. Go ahead.

1 MS. HART: They come from one of these
2 agencies, but there isn't a long-term case management
3 support. So there is nobody in DHCD doing wraparound
4 referrals or all of that nature. They're coming because
5 they're already engaged in one of the partnering
6 programs. So they're -- that's how they come to us which
7 is why the intake -- why the actual counselor is doing
8 the application because there's already this relationship
9 and a history with that agency that DHCD is not doing
10 case management.

11 COMMISSIONER HILL: And I guess that, that
12 raises a red flag for me too. Because as I understood
13 the Rapid Rehousing problems part -- and maybe, Carolyn,
14 I don't know if you said this when you were talking or if
15 you told me this in some other conversation, but the part
16 of it was that the case -- part of the problem with Rapid
17 Rehousing was that the case management was not being done
18 in a way that was really comprehensive and effective to
19 help people to be able to regain some level of
20 sustainable income. Is that accurate?

21 MS. JOHNSON: Yes. It is accurate. And part

1 of the standards now set forth sort of what types of
2 supportive services are required to be offered and
3 provided, and specific qualifications and training of
4 staff providing the services. That was a big issue
5 specifically for unhoused folks that they didn't feel
6 like they were getting what they needed from the
7 supportive services.

8 COMMISSIONER HILL: So then that makes me
9 concerned about the Hope Program because it sounds like
10 you're providing temporary rent support without the kind
11 of more robust supportive services or case management
12 that has been at least part of what Rapid Rehousing wants
13 to do in order to be more effective. So in other words
14 it's almost -- go ahead.

15 MS. HART: I'm sorry.

16 COMMISSIONER HILL: No. Go ahead please.

17 MS. HART: No. And I think that's the point of
18 having both programs is that -- the thought is that Rapid
19 Rehousing is the program for people who need supportive
20 services. Now, if that's an area where some work needs
21 to be done, but I think that's the difference between the

1 two. If they -- because that program provides that.
2 This is a different subset that supportive housing is
3 not, you know, you know, that wraparound is not in this
4 program. So I think it's -- I mean, I hear you, but at
5 the same time I think that's why this is the gap filler
6 versus what Rapid Rehousing is actually supposed to do,
7 and then how we, and then how we fill in the gap. And
8 so, I mean, I understand, and I hear you when of all of
9 the concerns, and I also agree that those are some things
10 that come into the table, but there should be also a
11 number of tools in the toolbox for different groups of
12 people who are having issues with potential eviction or
13 the need for rental assistance, if that makes sense.

14 MS. AGUSTIN: If I can add --

15 MS. HART: This is just an additional tool in
16 the toolbox as opposed to being the same as Rapid
17 Rehousing.

18 Go ahead, Irene.

19 MS. AGUSTIN: Yeah. I mean, to Nicole's point.
20 You're going to need different interventions, and not
21 everyone is going to need the intent -- like, and I --

1 this -- and I know that Carolyn went into the history of
2 Rapid Rehousing. And even my time here I've seen those
3 challenges with the Rapid Rehousing. I'm glad we now
4 have standards. I think we'll continue to improve upon
5 those because even with the standards we set we're
6 evolving with that. But you're going to also need an
7 intervention where someone doesn't need the case
8 management piece, but maybe needs the rental assistance.

9 I think the other thing to add to that is if
10 someone does go through the whole plan, and I think there
11 hopefully is a willingness to also continue to improve
12 whatever that intervention is going to be, and hopefully
13 to work with the CoC on that, and I think that's
14 something we can do together. But we need, we also need
15 to make sure that as a gap filler it's doing what it
16 intends to do.

17 Some people will get -- will be helped by just
18 the rental assistance. Like, maybe they just needed that
19 security deposit or just a few months of rental
20 assistance, and we may never hear from them again which
21 is great if they got their lives together. But then

1 there also should be if someone isn't successful through
2 the program how do we make sure they're connected to
3 additional help so that, one, they're not knocking on --
4 because they're about to get evicted, but know how to --
5 if this intervention doesn't work that would go to the
6 next level of it. And that requires more discussion and
7 more work together to figure out. Because I think we
8 have to have a common understanding of how we use our
9 resources.

10 So while I think, like, I hear the challenges,
11 I think we need to figure out how to work together to
12 make sure that we have a response to it so that we're
13 making the most use out of the resources.

14 MS. GUTHRIE: This is Commission Guthrie.
15 Irene, thank you. I really appreciate what you've just
16 said because it really -- you're kind of capturing
17 what's, some of what's being processed in my, in my head.
18 Even when people are connected with things like
19 Department of Human Services, and they have case
20 managers, oftentimes there still needs to be some
21 supplemental help. Because those case managers are

1 inundated with so much, and sometimes people even when
2 they are connected they're still not getting the best
3 services that they could receive. So having something
4 like a consultant who works with the Hope Program,
5 someone who maybe is not providing case management but
6 kind of provides some kind of oversight slash
7 connectivity for, for the participants. If we're looking
8 at Hope as a, a part of this equation to, like you said,
9 provide steps and options, it really does need to ensure
10 that people are getting to permanently and sustainable
11 housing. And the only way to do that is to make sure
12 things are not disjointed; that they're holistic, and
13 that we are intentionally connecting people through the
14 whole chain. If and until they no longer require the
15 support, whether it's financial or otherwise.

16 So thank you.

17 PRESIDENT DANIELS: Thank you everybody.

18 Were there any final, just final --

19 COMMISSIONER KIMBALL: I have a question for
20 Ms. -- and Ms. Johnson. Would you say how many people
21 that's in the Rapid Program are successful? Is it 95

1 percent, 85 percent or just what? What's the percentage?

2 MS. JOHNSON: That was an excellent question,
3 and I had requested some data, and I was able to get it
4 in time for this meeting tonight. I don't know if Irene
5 off the top of her head knows, but I do know that a lot
6 of our Rapid Rehousing participants end up needing to
7 transfer to Permanent Supportive Housing. They are not
8 able to sustain and pay their rent on their own when
9 Rapid Rehousing ends. And so we do have to process a lot
10 of transfers to other permanent housing.

11 Irene may -- I tried to get some basic data for
12 you which I can still forward pass along once I get it,
13 but Irene might know numbers.

14 (Indiscernible simultaneous comments.)

15 MS. AGUSTIN: -- that's part of the challenge.

16 Rapid Rehousing right now is that we do have a
17 tremendous amount of transfers in people needing a higher
18 level of support. Like, that's why we have to monitor
19 our system, and that's why we also have to have different
20 interventions too. And so and that's the work the CoC's
21 been doing, and we're working to continue to improve not

1 only monitoring our homelessness response system, but
2 making sure that when we have the housing resources it's
3 being allocated appropriately into where the need is.
4 It's where it needs to be -- where the need is. And so
5 that's the work that CoC's doing, and I don't, I don't
6 know in terms of how to best connect the Affordable
7 Housing Trust Fund to the CoC, but -- I think that
8 partnership will be really -- it would, it would make the
9 work the CoC's doing much stronger if we work together.

10 COMMISSIONER KIMBALL: Okay. The Hope Program.
11 What about the Hope Program?

12 MS. HART: What's your question in regards to
13 Hope?

14 COMMISSIONER KIMBALL: My question is that the
15 Hope Program, what's the -- it's the same question. What
16 is the percentage of success stories do you have?

17 MS. HART: The program just started so we
18 aren't at a point of survey what that, what that would
19 be.

20 COMMISSIONER KIMBALL: Okay. My only concern
21 about the housing programs is that counseling is the key

1 to success. Because when you're coming off the street
2 you're not used to paying a light bill. You're not used
3 to paying a water bill. You're not used to trying to
4 save money. That was the only thing that helped me
5 become successful. Because in my head I said that I
6 didn't have no time for mistakes. And when you coming
7 off the streets, and you go into a housing program,
8 you're bound to make mistakes, but if you have the proper
9 counseling you can always -- and they have to be willing
10 to be very honest with the counselors, and that's another
11 thing too. In order to be successful you've got to be
12 honest. I need help in budgeting. I need this, I need
13 to be helped. I need help in employment. I don't have a
14 -- my GED. I need help in education. And these are
15 things that we have to say to the unhoused people.
16 Because the more honest that you are the better we can
17 help you. The better the program is going to be for you.
18 Because I'm very glad that there are housing programs.
19 We just got to make sure that they're going to proper
20 way, and people are getting the best shake that they can
21 get when they're coming through these programs.

1 MS. HART: Well, Ms. Kimball, my response to
2 you in regards to the Hope Program is that, again, when
3 you look at homeless many of these people that we've been
4 seeing are not necessarily coming from the street or --

5 COMMISSIONER KIMBALL: Okay.

6 MS. HART: -- coming from a situation where they
7 haven't been paying bills. They do have some where there
8 may have been a life circumstance like in one regard a
9 young lady had a fire, and where -- and she had young
10 children, and she was displaced. So she was paying her
11 market rent, but she became homeless due to a fire. So
12 she needed assistance with security deposit, and a few
13 months rent because she was in a situation where now she
14 has nothing. So --

15 COMMISSIONER KIMBALL: I Understand.

16 MS. HART: So I hear you. And that's why I say
17 that there's a difference, and then there's a different
18 threshold of where the -- our partnering agencies are
19 placing people where though this isn't a young lady that
20 doesn't -- she was, she was working. She had employment.
21 She had a life before this tragedy. We've seen people

1 who have -- who become under employed during Covid, and
2 so now they're just regaining the level of employment,
3 employment that they had pre-Covid.

4 COMMISSIONER KIMBALL: Yes.

5 MS. HART: So there may be an issue with
6 eviction because they may have been a independent
7 contractor or something of that nature where they lost,
8 they lost some sort of employment, but now have regained.
9 But there already has been a demonstration of these are
10 people who are paying their bills.

11 So when we look at homeless I think that is
12 part of this kind of expanding who is homeless. And so
13 there -- homeless can fall in different categories. We
14 see people who may be house searching who are -- they may
15 have been paying rent to a relative, and are coming
16 through OED, and having obtained that GED, and maybe on
17 that same cut of job training. So now they are obtaining
18 that higher level of employment that would support them,
19 but this will give them that boost. And so that's how we
20 depend on these partnering agencies to be able to
21 determine where this person fits. Because you're right

1 if somebody coming through (indiscernible) who is
2 unhoused, then Rapid Rehousing may be the best fit for
3 them, not Hope. You see what I'm saying?

4 COMMISSIONER KIMBALL: I understand.

5 MS. HART: So we look at the different levels
6 of who should fit in this category, and not everybody is
7 going to necessarily fit. And that's why I said there
8 need to be different tools in the toolbox when we --

9 COMMISSIONER KIMBALL: Yes.

10 MS. HART: -- assess, okay, that they're
11 different, and just understand that they're -- people are
12 -- people come from the different aspects to be homeless.
13 It puts them in a different, it puts them in a different
14 box of what their needs are. And some people have to
15 start in square one with all of the services that you
16 mentioned, and there's some people who they're may be
17 some circumstance that they already have, the tools that
18 they need to follow, but they just need the financial
19 support to get from A to B. And so that's what I can
20 offer. Hopefully within a few months with some of the
21 short-term people that we're helping we'll -- we can be

1 able to just say where are they now, but we weren't yet
2 at that point that we can say we've done this many, and
3 this many people are sustaining.

4 Because at the end result, if it's not working
5 out then there should be another level that you should be
6 able to escalate people to at the end --

7 COMMISSIONER KIMBALL: Yes.

8 MS. HART: -- of whatever their approved term
9 is to get that more intense level of help. But this is
10 meant to be, like I said, that gap filler.

11 COMMISSIONER KIMBALL: I've been on both ends
12 of it. I have been homeless on the street, and I had a
13 fire, and I was homeless again. So I've been on both
14 ends of it. And I had a job when I had the fire. So I
15 do understand. And thank you so much for coming to our
16 Commissioners meeting, and making things clear --

17 MS. HART: Yes.

18 COMMISSIONER KIMBALL: -- my understanding.
19 All right, thank you.

20 PRESIDENT DANIELS: I want to say to
21 Ms. Johnson and Ms. Hart we want to say thank you --

1 COMMISSIONER KIMBALL: Yes.

2 PRESIDENT DANIELS: -- for coming to, as she
3 stated, for coming to the meeting and for your time.

4 We just want to, just on the basis of time we
5 want to move on to the DHCD updates.

6 MS. ESTRADA: Okay. (Indiscernible).

7 PRESIDENT DANIELS: Yes.

8 MS. ESTRADA: Hi everyone. I'm Stephani
9 Estrada. I'm the program manager for the Affordable
10 Housing Trust Fund, and this is DHCD updates.

11 Okay. The first slide want to go over the
12 revenue that came in for February was 2.1 million.
13 Revenue collected through February is \$66,112,560, and FY
14 '23, year-to-date has been collected \$16,982,433.

15 Revenue contribution type by year February '23,
16 FY '23, we have 7 million for City contribution. That
17 still has not been confirmed, but for now that is the
18 estimate. The revenue, the tax revenue collected to date
19 is \$9,982,433. And the surplus was 6.5 million. That
20 gives us a total of \$23,552,810 so far.

21 Revenue sources. The total amount of tax

1 revenue collected to date is \$47,362,555. City
2 contribution will be \$18,750,000. Again, that includes
3 that 7 million that we're supposed to get for FY '23. So
4 that number may change.

5 These are the commitments and expenditures to
6 date. I have updated this slide with FY '23 numbers from
7 the Spending Plan. So this shows that the Community Land
8 Trust Project commitments we have 19 million that is
9 allocated towards Community Land Trust Project;
10 10,695,000 has been awarded. Expended to date is 1.3.
11 The rental round we allocated \$20,326,113. Awarded to
12 date is 11,547,000. Expended to date is 640,000. Senior
13 Home Ownership we have allocated 7.7 million; awarded,
14 well, the transfer to Senior Home Ownership was 5.2.
15 Expended to date is \$3,287,651. That covers 219
16 households at 30 percent AMI.

17 Choice Neighborhoods has been allocated 7.2
18 million. 1.5 has been expended to date. The Rent
19 Supplement Program has been allocated 4.6 million. 1.75
20 has been transferred to the Hope Rent Support Program.

21 Inclusionary Housing has been allocated

1 552,000. 100,000 was awarded, and expended to date is
2 100,000.

3 The Flex Fund -- FY '23 is 1.275. That has not
4 been awarded nor transferred yet.

5 The Pandemic Homeless has been awarded 2.75.
6 That was transferred to the Mayor's City's -- Office of
7 Homeless Services.

8 We still don't have up-to-date numbers on this.
9 This is good through October '22, and that was expended
10 502,000.

11 The administrative costs is 3.5. 1.5 has been
12 expended.

13 And the surplus from the prior years have been
14 transferred into the FY '23 budget.

15 Next is the project status overview. This is a
16 breakdown of all of the projects that are in the queue.
17 Projects awarded is 37. Due diligence and term
18 negotiations we have 27 of the projects. Grant
19 agreements have been drafted, 21. Audit reviews they
20 were sent to audit review 16. Audits have been approved
21 14. BOE requested 14. BOE approved 13. Disbursements

1 5. Compliance 3.

2 This is the AMI spending breakdown for the 37
3 allocations. The total amount awarded is 27,668,000.

4 Total 30 percent AMI units is 507. Total amount spent 37
5 percent AMI is 11,396,674. Total 50 percent AMI units is
6 459. The total amount spent is 15,242,614.

7 NOFA information. New Construction,
8 Preservation of Existing Rental NOFAs, Rounds 1, 2 and 3
9 are deal structuring and the presenting to the BOE for
10 approval and preparing for settlement.

11 Round 4 NOFA was opened on February 10th. DHCD
12 made up to \$10,750,000 available. That NOFA closed on
13 March 17. We received 36 applications. The applications
14 are under review for approval.

15 Community Land Trust NOFAs Rounds 1, 2, and 3.
16 We are deal structuring, presenting agreements to BOE,
17 and preparing for settlement.

18 Community Land Trust Rental NOFA Round 1 is
19 deal structuring. Operating NOFA Round 1 is agreements
20 update presented to the BOE for approval.

21 The Community Land Trust Single-Family

1 Homeownership NOFA this will be a rolling NOFA. The NOFA
2 is up for public comment. That's March 1st. Public
3 comments deadline is May 1, 2023. The workgroup will
4 discuss public comments and make adjustments that will be
5 approved by the Housing Commissioner. The NOFA will go
6 live July 1st, and run until June 30, 2024, or until
7 funds run out. And the NOFA will open back up every
8 August 1st.

9 Inclusionary Housing. The legislation expired
10 on June 30th. We still don't have any additional updates
11 on this.

12 And the Commission nomination updates. We
13 still do not have any updates from Stacy Freed. She is
14 not in attendance at this meeting. We will try to get
15 updates in time for the next month.

16 And that is it. Do we have questions?

17 COMMISSIONER MCCLAIN: I have a question.

18 MS. ESTRADA: Amy.

19 COMMISSIONER MCCLAIN: Yeah. What is expected
20 timeline for approval of the new construction
21 applications?

1 MS. ESTRADA: The awards will be announced at
2 the end of May.

3 COMMISSIONER MCCLAIN: (Indiscernible) what's
4 the average range of the award (indiscernible)?

5 MS. ESTRADA: Are you -- of the amount that was
6 requested?

7 COMMISSIONER MCCLAIN: Yeah. So are awards --
8 what are the awards amounts? Are they, like,
9 (indiscernible) 700, 750? Like, what's the --

10 (Indiscernible simultaneous comments.)

11 MS. ESTRADA: Oh, yeah. I'm hoping to get
12 between 10 to 15 projects out of it. They can request up
13 to a million dollars per project. A lot of them did
14 request a million, but I also had a good amount that was
15 at least half of that.

16 COMMISSIONER MCCLAIN: Okay. So were they
17 pretty evenly spread around the City or --

18 MS. ESTRADA: Yes. They're all throughout the
19 City.

20 UNIDENTIFIED SPEAKER: Stephani, for those --
21 you can't count on the amount, right? Of the award --

1 MS. ESTRADA: I'm sorry? Oh, yes, absolutely,
2 yes. They, yeah, they may not get actually what they
3 asked for.

4 PRESIDENT DANIELS: Any other questions?

5 COMMISSIONER HILL: Yeah. Just briefly. First
6 I just want to say thank you to the Department and
7 Stephani for getting these NOFAs out, and for providing
8 period for public comment on the NOFAs. Really
9 important. And I don't know when we're going to revisit
10 that for rental housing, but I look forward to that
11 discussion too.

12 And then the question I have was about the
13 total spend and the breakdown between 30 percent and 50
14 percent AMI. Are those the breakdowns just for the units
15 that have been subsidized or does that include all of the
16 funding? In other words, like, Senior Home Ownership, is
17 that included in that 30, 50 breakdown?

18 MS. ESTRADA: Yes.

19 COMMISSIONER HILL: It is. Okay.

20 MS. ESTRADA: Senior Home Ownership is
21 included, and all Senior Home Ownership is 30 percent

1 AMI. Also the pandemic money is included in that too.

2 COMMISSIONER HILL: Okay. And so I guess that,
3 that still takes us back to the place where we just need
4 to continue to think a little more creatively about how
5 to structure the funds to bring the balance of at least
6 50 percent of the money being sent for 30 percent of area
7 median income folks.

8 Has the Department had any further discussions
9 in terms internally about how, how they're going to do
10 that?

11 MS. ESTRADA: The discussions that we had thus
12 far is, like, through the NOFAs by incentivizing the
13 developers to create more 30 percent units. And so we
14 offered additional bonus funds for that. Part of the
15 NOFA and the rental NOFA they can use some of the funds
16 to help with some of the supportive services. So after
17 this round, I'll probably have a better sense of how many
18 projects have 30 percent units in them, and how many 30
19 percent units is going to be produced.

20 COMMISSIONER HILL: Thank you.

21 PRESIDENT DANIELS: Any other questions,

1 Commissioners for the DHCD?

2 If not, then we'll open for public comment.

3 MS. ESTRADA: I don't see any public comments.

4 PRESIDENT DANIELS: Any other business?

5 COMMISSIONER HILL: Yeah. This is Matt Hill.

6 I'd like to make a motion. My motion is to recommend
7 that the Department pause the Hope Program after
8 processing the 48 applications that are currently in
9 queue. I'd also recommend -- I'd like to make a motion
10 to recommend the Department consider a Moving on Voucher
11 Program or some other program that is, is created in
12 consultation with the Continuum of Care to specifically
13 assist folks who are homeless.

14 If I could just give a couple of reasons. I
15 appreciate the intent behind the Hope Program. I really
16 do. I see clients who have all sorts of different needs
17 that are not met by the existing services infrastructure.
18 So I hear that, and I recognize that. But I'm very
19 concerned about the process here. There's a long process
20 to create these sorts of programs that the Continuum of
21 Care has done that centers unhoused people in the

1 creation of the program that hasn't been done here.

2 I thought that there was case management and
3 counseling that went into folks who get the Hope support,
4 but that's not the case. I'm concerned because what we
5 learned about Rapid Rehousing is that that kind of case
6 management is critical to the success, and the City has
7 struggled significantly to implement a Rapid Rehousing
8 Program. Now it has a 30-page manual that outlines
9 everything from eligibility criteria to program
10 standards, what to do if the unit's not habitable, how
11 someone can be terminated, why someone is denied, making
12 sure that the program doesn't discriminate against people
13 with disabilities. I think that these are all really
14 important considerations, and again we just don't have
15 that yet in the Hope Program.

16 And I understand the urgency of wanting to do
17 something because people need housing now. I get that.
18 But I think that we should pause because we really need
19 to answer those key questions around program standards,
20 eligibility, denials, evaluations, and how this is going
21 to be successful before moving on with the program

1 further. And at the same time I hear that permanent
2 supportive housing is just in such incredible need for
3 folks who are homeless. That's what I heard from
4 Ms. Johnson. And so if we have a ready made program that
5 can advance that with a Moving on Voucher, I'd -- and in
6 a world of limited resources, I'd like to see the money
7 being put for that kind of proven successful program that
8 addresses a key identified need for the Continuum of
9 Care.

10 So right now I would, I would again make a
11 motion for the Commission to recommend that the
12 Department pause the Hope Program after the 40
13 applications are processed, reevaluate, and consider a
14 Moving On strategy.

15 PRESIDENT DANIELS: Second?

16 COMMISSIONER KIMBALL: I second.

17 PRESIDENT DANIELS: Okay. The -- just to kind
18 of restate. The motion is to pause the rental support of
19 DHCD, the 40 applications to review, the program
20 standards, eligibility, denial, and evaluation. Is there
21 any discussion?

1 All in favor.

2 MS. ESTRADA: Amy.

3 COMMISSIONER MCCLAIN: I have -- I would like
4 to speak to it. I think we need to -- I think a pause
5 may be appropriate. I don't think we are ready to
6 recommend the Move On because we don't know about the
7 funding sources that would support it. We know that
8 housing vouchers are a limited supply. And to establish
9 something that would put further strain on that without
10 understanding how best they should be deployed, and
11 having a full sense of what our existing resources are.
12 I think that would be somewhat premature. I think we
13 need to fully understand what the resources are.

14 And I was curious about what Irene mentioned as
15 rent supplement being a tool that was used on a limited
16 basis, and it really is different than Rapid Rehousing.
17 So I would like to understand what are the other tools
18 that we at our disposal. And as a corollary to that,
19 what is the coordination with the CoC in implementing the
20 tools? So before we start adding other tools, I want to
21 understand what's out there, how it's being applied, and

1 where are the opportunities to enhance what we already
2 have in the community, and the systems that are getting
3 those resources out to residents who need it the most.

4 PRESIDENT DANIELS: So the --

5 COMMISSIONER MCCLAIN: I appreciate Matt's
6 sentiments. I also support that generally, but I don't
7 think we should be advocating for Moving On at this point
8 because we don't really understand what we already have
9 available.

10 COMMISSIONER HILL: If I could just clarify.
11 My motion wasn't to say the Department should adopt the
12 Move On, but just to evaluate that in consultation with
13 the Continuum of Care as one possibility.

14 PRESIDENT DANIELS: So the motion it wasn't --
15 the motion didn't add on the Moving On part. Just talked
16 about pause based upon the standards eligibility, denial,
17 and also what Commissioner McClain is saying really this
18 is to take a look at the program. In the restating of
19 that motion, all in favor?

20 COMMISSIONER MCCLAIN: Just to be clear, Matt,
21 are you comfortable with that being your motion to

1 provide that it would be pausing the Hope Rent Support
2 Program and doing a fuller assessment of what resources
3 are available and (indiscernible) in light of the
4 opportunities that are out there?

5 COMMISSIONER HILL: Yes. I accept the friendly
6 amendment.

7 PRESIDENT DANIELS: The motion has been amended
8 to add on Commissioner Amy McClain's portion of the --
9 all in favor.

10 MS. GUTHRIE: So I think do we need to do a
11 roll call vote?

12 PRESIDENT DANIELS: We can.

13 COMMISSIONER EDWARDS: Yeah, we should because
14 we're virtual.

15 PRESIDENT DANIELS: Yeah, we can.

16 Commissioner Stokes.

17 Commissioner Ramsey Harris.

18 COMMISSIONER HARRIS: I'm here, and I'm in
19 favor, but I do have one quick question. I'm sorry
20 Commissioner Daniels. Are we going to going to have --
21 is there an expectation Matt or Amy for some of the other

1 Commissioners to be a part of a review process? Did I
2 miss something relative to who will be participating in
3 the review process as, as requested here?

4 COMMISSIONER MCCLAIN: I think that's a good
5 question. I think there should be some -- I think it
6 could be a team of people looking at it from CoC and the
7 Mayor's Office of Housing -- Homeless Services and DHCD
8 and Affordable Housing Trust Fund Commission.

9 MS. ESTRADA: We have a standing workgroup
10 meeting that we're starting to do now every third
11 Thursday of the month. And I've sent out like
12 invitations, and I'll do it again for this month for the
13 size of the Commissioners to attend, and that is to talk
14 about stuff like that.

15 COMMISSIONER HARRIS: Okay. Makes sense. That
16 makes sense Stephani. Thank you very much.

17 PRESIDENT DANIELS: So with this motion, with
18 the motion on the floor, it doesn't require an amendment
19 because we already -- this is -- or do we need to amend
20 that it will be a part of the workgroup?

21 COMMISSIONER HILL: My sense is we could stick

1 with the motion as it is, and then -- it will be
2 discussed further in the workgroup.

3 MS. ESTRADA: As it is.

4 PRESIDENT DANIELS: So with that, with that
5 being said, Commissioner Harris is in agreement.

6 COMMISSIONER HARRIS: Yes.

7 PRESIDENT DANIELS: Commissioner Edwards.

8 COMMISSIONER EDWARDS: I'll abstain.

9 PRESIDENT DANIELS: Okay. Commissioner Joynes.

10 COMMISSIONER HILL: I don't believe she's
11 present.

12 PRESIDENT DANIELS: Okay. Okay.

13 Commissioner Kimball.

14 COMMISSIONER KIMBALL: Yes.

15 PRESIDENT DANIELS: Commissioner Griffin.

16 COMMISSIONER GRIFFIN: I'm sorry. I just want
17 to make sure that I understand. This is a pause to
18 compare and look at other programs, right?

19 PRESIDENT DANIELS: Right. To see what else is
20 out there. That was the amended portion to Commissioner
21 Hill. Yes, to see what --

1 COMMISSIONER GRIFFIN: And this would be done
2 by any individuals to the Commission meeting or is this
3 just based on just our own research to discuss in the
4 workgroup? I just want to make sure before I actually --

5 PRESIDENT DANIELS: As I under -- yeah, as I
6 understand it, it's within the workgroup.

7 COMMISSIONER GRIFFIN: Okay. I will abstain.

8 PRESIDENT DANIELS: Commissioner Fox.

9 MS. ESTRADA: Logged -- she was having some
10 tech issues earlier, and now I see that she came back on.

11 PRESIDENT DANIELS: Did Commissioner Williams
12 come and join us?

13 Commissioner Matt Hill.

14 COMMISSIONER HILL: Well, yes.

15 PRESIDENT DANIELS: Commissioner Bree Jones.

16 Did she --

17 MS. ESTRADA: Looks like she's on the line.

18 Bree, can you unmute yourself?

19 COMMISSIONER JONES: Oh, yes, hi. I didn't
20 know that it was my turn. I think I'm also a little bit
21 confused about what the -- what we are voting on, and for

1 that reason I would like to abstain.

2 PRESIDENT DANIELS: Okay. Commissioner
3 McClain.

4 COMMISSIONER MCCLAIN: I'm in support.

5 PRESIDENT DANIELS: Commissioner Guthrie.

6 MS. GUTHRIE: I'm in support.

7 PRESIDENT DANIELS: I think we have the, we
8 have the quorum, the majority. I'm sorry. We have the
9 majority. And with that, with that being said, the
10 motion carries.

11 Is there any other business? Any other
12 business?

13 MS. ESTRADA: Oh, for -- from DHCD who are in
14 your Commission documents I sent out, like, the Robert
15 Rules of Order, and I would like to -- I'm going to send
16 out a e-mail to ask about your calendars to see --
17 because we would like, DHCD would like to do a training
18 session on the Robert Rules of Order, and I would like
19 for all of you to attend. So I'll send that e-mail out,
20 and you guys can issue me back what's your schedule like
21 in the next month, within the next month.

1 Also there was an Affordable Housing Trust Fund
2 *Guidelines and Code of Conduct* document that I need you
3 all to review, and sign, and send back to me.

4 COMMISSIONER EDWARDS: Stephani, could I
5 suggest that maybe we do a Doodle poll or something like
6 that rather than everybody sending you their
7 availability. Maybe you could set up a Doodle poll. And
8 that way --

9 MS. ESTRADA: Okay. What's a Doodle poll.

10 COMMISSIONER EDWARDS: I can talk to you about
11 it afterwards.

12 (Indiscernible simultaneous comments.)

13 COMMISSIONER EDWARDS: -- a bunch of dates for
14 options and --

15 MS. ESTRADA: Okay.

16 COMMISSIONER EDWARDS: -- then select the
17 options that work for them. It will make your life a lot
18 easier.

19 MS. ESTRADA: Okay. Thank you. That sounds
20 perfect.

21 COMMISSIONER HILL: Just real quick, what's the

1 meeting that we're doodling -- we're Doodle polling for
2 again?

3 MS. ESTRADA: This is going to be for the
4 Robert Rules of Order to on how to conduct a board
5 meeting in that manner. So we're going to actually have,
6 like, a consultant come out, and do kind of like walk us
7 through some of those rules for us to be able to conduct
8 our meetings properly.

9 COMMISSIONER HILL: Got it. Thank you. That
10 is totally separate from the ethics training that we all
11 did, right, online?

12 MS. ESTRADA: Yes.

13 COMMISSIONER HILL: Okay.

14 MS. ESTRADA: Yes, they're separate, um-hmm.

15 COMMISSIONER HILL: Okay. Thanks.

16 PRESIDENT DANIELS: Can we get a motion to
17 adjourn? I'll do a roll call.

18 COMMISSIONER EDWARDS: I'll make a motion. So
19 moved.

20 COMMISSIONER HILL: Second.

21 PRESIDENT DANIELS: All right.

1 COMMISSIONER HILL: The trainings would be
2 helpful.

3 MS. GUTHRIE: Goodnight you guys.

4 COMMISSIONER EDWARDS: Thanks everybody.

5 (Whereupon, at 7:39 p.m., on March 28, 2023,
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: March 28, 2023

PLACE: Virtual hearing via Webex

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


Sean Becker, Reporter