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BALTIMORE CITY DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

100 N. Holliday Street
Curran Room
Baltimore, MD 21202

Tuesday, April 25, 2023

BEFORE: KEVIN DANIELS, President

MEMBERS PRESENT:

- KATE EDWARDS
- TISHA GUTHRIE
- CATHERINE STOKES
- ERIKA FOX
- AMY MCCLAIN
- VERNADINE KIMBALL

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
4 PAUL STANFORD, Director of Grants
DHCD

5 ODETTE RAMOS, Councilwoman
14th District

6
7 CAROLYN WATSON, Community Aide/Administration, Affordable
Housing Trust Fund, DHCD

8 KRYSTLE WORD, Project Coordinator
DHCD

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P R O C E E D I N G S

(6:13 p.m.)

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PRESIDENT DANIELS: Good evening. We want to start the Affordable Housing Trust Fund Commission Meeting for April the 25th.

I'm just going to do a call to order and roll call.

PRESIDENT DANIELS:
Commissioner Catherine Stokes.

COMMISSIONER STOKES: Present.

PRESIDENT DANIELS: Commissioner Ramsey Harris.
Commissioner Kate Edwards.

COMMISSIONER EDWARDS: Present.

PRESIDENT DANIELS: Commissioner Joynes.
Commissioner Vernadine Kimball.

COMMISSIONER KIMBALL: Present.

PRESIDENT DANIELS:
Commissioner Stacy Griffin.

Commissioner Erika Fox.

Commissioner Anthony Williams.

Commissioner Matt Hill.

1 COMMISSIONER HILL: Present.

2 PRESIDENT DANIELS: Commissioner Bree Jones.
3 Commissioner Amy McClain.

4 And Commissioner Tisha Guthrie.

5 COMMISSIONER GUTHRIE: Here.

6 PRESIDENT DANIELS: Just want to get a motion
7 to accept the March meeting minutes.

8 COMMISSIONER HILL: Just one change I'd like to
9 call folks attention to in the meeting minutes. The
10 original version that was sent to the Commission a couple
11 days ago did not show the outcome of a motion that was
12 made on Page 2 in Bullet 4. And so -- the motion passed
13 with a majority vote from the Commission has been added
14 to the minutes. And so I move to adopt the minutes.

15 PRESIDENT DANIELS: Can I get a second with the
16 change, changes?

17 UNIDENTIFIED SPEAKER: Second.

18 COMMISSIONER KIMBALL: Second.

19 PRESIDENT DANIELS: Properly moved and seconded
20 for the March meeting summary.

21 All in favor?

1 COMMISSION MEMBERS: Aye, aye, aye.

2 PRESIDENT DANIELS: Any opposed?

3 The motion carries.

4 We want to turn to the DHCD updates.

5 MS. ESTRADA: Okay. Hi everyone. I'm here to
6 do the DHCD updates. My name is Stephani Estrada. I'm
7 the program manager for the Affordable Housing Trust
8 Fund. And going to start first with the staffing update.
9 We have hired a project coordinator. Her name is Krystle
10 Word. And say hello.

11 Krystle has joined the team.

12 Next will be the Trust Fund revenue, and then
13 we'll go through the commitments and expenditures, and
14 (indiscernible) Trust Fund items.

15 First, March 2023, we collected \$846,705. As
16 of to date, well, through March '23, we have collected
17 \$66,959,265. Year-to-date in FY '23 we have collected
18 \$717,829,138. That does include the City contribution.
19 That has not been confirmed yet.

20 Here in this slide it goes through that we are
21 to get 7 million in City's contribution. I'm still

1 waiting for the confirmation for that.

2 Revenue tax collected to date is \$10,829,138.

3 And 6.5 million has been transferred over from FY '22

4 surplus, which gives us a total of \$24,399,550.

5 Tax revenue collected to date is \$48,209,260.

6 And the City's contribution would be \$18,750,005. Again

7 if the City's contribution is 7 million this year.

8 These are the commitments and expenditures to

9 date. Community Land Trust projects, 19 million has been

10 allocated. 10 million has been awarded and transferred.

11 And expended to date is 1.3. Senior Homeownership,

12 7.7 million has been allocated. 5.2 has been

13 transferred. And 3.2 million has been expended to date,

14 and that is good through March '23.

15 Choice Neighborhoods, 7.2 million has been

16 allocated. 7.2 million has been transferred. 1.5 has

17 been expended.

18 Rent Supplement, 4.6 million has been

19 allocated. 1.7 has been transferred for the Hope Rent

20 Support Program. And I don't have the updates on how

21 much has been expended to date on that yet.

1 Inclusionary Housing. We allocated 552,000.
2 100,000 has been transferred, and 100,000 has been
3 expended.

4 Flex Fund. We have 1.2 that has not been
5 transferred or awarded to date.

6 Pandemic Homelessness. 2.7 transferred, 2.7.
7 502,000 has been expended.

8 The administrative costs 3.5. Expended 1.6.

9 This is the project status overview. 37
10 projects. 27 have gone through due diligence and
11 negotiation. Grant agreement (indiscernible) 21. 16 has
12 been through audit review. 14 has audits approval. BOE
13 requested 14. BOE approved 13. Disbursements 5.
14 Compliance 3.

15 An expenses breakdown is actually the same from
16 last month. The only difference would be the Senior
17 Homeownership numbers, and those numbers haven't come in
18 yet.

19 NOFA update. We have new construction,
20 preservation of existing rental Round 1, 2 and 3. We're
21 still deal structuring, presenting agreements to BOE for

1 approval, and preparing for (indiscernible).

2 NOFA 4 it opened on February 10, 2023. DHCD
3 made up to 10.7 million available. The NOFA closed on
4 March 17. We received 36 applications. Total amount of
5 Trust Funds requested at 28 million. 28 applications
6 passed threshold. Applications are under review for
7 approval. Awards will be announced by the end of May.

8 Community Land Trust. Single-Family
9 Homeownership NOFA, Round 1, 2 and 3 is in the middle of
10 deal structuring, presenting agreements to BOE for
11 approval, and preparing for settlement.

12 Community Land Trust Rental NOFA. Round 1 is
13 deal structuring.

14 Operating NOFA. Round 1 is presenting
15 agreements to BOE for approval.

16 Community Land Trust. Single-Family
17 Homeownership NOFA. Round 4. It will be a rolling NOFA.
18 The NOFA is up for public comment as of March 1st.
19 Public comments deadline is May 1st.

20 Work group discussion over the public comments
21 will happen, and will happen, and will make adjustments

1 as that will be approved by the Housing Commission.

2 The NOFA will go live July 1st, and run until
3 June 30, 2024, or until the funds run out. And the NOFA
4 will open back up every August.

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

11 Additional rent support program. We are
12 currently exploring ore options for an additional rent
13 support program that will support the 30 percent of below
14 area median income population.

15 And next is DHCD's new program initiative, and
16 I hand this over to our Director of Grants, Paul
17 Stanford.

18 MR. STANFORD: Good evening everyone. Paul
19 Stanford, Director of Grants Administration, DHCD. So
20 there's a couple of new programs that we would like to
21 discuss this evening that will be new initiatives at

1 DHCD. Now the funding for these programs will come from
2 ARPA, which is American Rescue Program Act funding. So
3 these programs are not directly -- or this particular
4 one, Housing Accelerator Program is not directly using
5 Affordable Housing Trust Fund funds, but it will be using
6 ARPA funds.

7 So the House Accelerator Fund is -- just a
8 little background about it. DHCD and the Mayor's Office
9 of Homeless Services, MOHS, will administer the Housing
10 Accelerator Fund up to \$16 million in funding. The
11 program will produced permanently supportive housing
12 units in Baltimore City, and eligible uses include, but
13 are not limited to, predevelopment and capital costs,
14 both hard and soft development costs, and it will target
15 very low income households up to 30 percent of the area
16 median income.

17 This permanent supportive housing will provide
18 affordable housing with voluntary wraparound services to
19 end long-term homelessness, and developers can apply up
20 to \$200,000 per unit to produce affordable housing units.
21 And applications for this program will launch in spring,

1 summer 2023. And one item that is missing from this
2 PowerPoint is that there will be three staff members that
3 will be dedicated to the administration of this program.

4 Here are some of the goals with the Housing
5 Accelerator Program. The goal is to create estimated 107
6 units of supportive housing units in Baltimore City as
7 part of this program. There will be a priority
8 participation and capital -- prioritized participation
9 and capital availability of minority of minority and
10 women-led organizations. And one could -- one good and
11 cool thing about this program is that it will establish a
12 Permanent Supportive Housing Institute that will deliver
13 technical assistance, focused on creating quality housing
14 units and to create partnership among housing providers.
15 And also one thing that's missing from here is that one
16 of the requirements to receive funding will be the
17 developer will be required to participate in the
18 Permanent Supportive Housing Institute.

19 Tenant services for supportive housing. So,
20 again, with permanent supportive housing units there will
21 be requirements in providing this different type of

1 operating support. So some of the, the developers who --
2 and housing providers who are interested, they will
3 receive subsidy to provide supportive services for
4 tenants earning up to 30 percent of the area median
5 income. It's a estimated 15-year direct subsidy to these
6 providers. And the subsidy program will complement the
7 Housing Accelerator Program. And funding amount for the
8 program is pending, but there have been discussions that
9 a portion of the Affordable Housing Trust Funds will go
10 towards the operating support for the tenants, support
11 services for the Housing Accelerator Program.

12 So pass the mic to Stephani.

13 MS. ESTRADA: The next is just update of
14 inclusionary housing, which is the same (indiscernible)
15 June 30, 2022, and --

16 UNIDENTIFIED SPEAKER: Stephani, speak into the
17 mic.

18 MS. ESTRADA: I'm sorry. And the new housing,
19 inclusionary housing requirements are being considered by
20 Baltimore City Council.

21 For Commission nomination updates. We still

1 don't have an update on the final commissioner.

2 And that is it. We will accept questions.

3 COMMISSIONER GUTHRIE: Can you hear me?

4 MS. ESTRADA: Yes.

5 COMMISSIONER GUTHRIE: Thank you, Stephani.

6 So this is Tisha Guthrie. Just a question
7 about the -- I think it's -- is it called the Development
8 Institute?

9 MS. ESTRADA: I'm sorry. What was it?

10 COMMISSIONER GUTHRIE: The Development
11 Institute that was, that was mentioned for the affordable
12 housing development.

13 MS. ESTRADA: The new housing?

14 (Simultaneous comments.)

15 MS. ESTRADA: Yes.

16 COMMISSIONER GUTHRIE: I have no idea what that
17 is. So I was looking -- explain what that institute is.

18 MR. STANFORD: Yeah. So the Permanent Housing
19 Institute, PHI, is going to -- it's in partnership with
20 Baltimore City government along with CSH. I can't
21 remember their acronym, but they're a well known housing

1 organization or trade group that provides technical
2 assistance for those who are interested in permanent
3 supportive housing. So basically what it will do is that
4 any developer who wants to receive funding through the
5 Housing Accelerator Program they will need to participate
6 in this Institute where they receive technical, technical
7 advisory services and assistance on just understanding
8 what they would need to do as developers to provide these
9 type of units of permanent supportive housing. So,
10 again, there have been different numbers that have been
11 thrown out as far as how many participants will
12 participate in this PHI Institute. But we're looking at
13 six different development groups to participate
14 (indiscernible) to under -- to have a better
15 understanding, receive technical assistance, and support
16 for the ability for them to provide permanent supportive
17 housing units in their developments.

18 So it's going to be one of the requirements to
19 receive funding as well at \$200,000 per unit.

20 COMMISSIONER GUTHRIE: Okay. Thank you.

21 And then a different question is around the

1 inclusionary housing ordinance, law that expired almost a
2 year ago. We kind of brush over that every meeting, and
3 I'm just wondering if we're going to take some time at
4 some point during our meetings to discuss just how
5 disturbing that is, and if, if there is a role that the
6 Commission can play in really pushing this along. Later
7 on I plan on making a motion that we actually have
8 someone from the Inclusionary Housing Coalition come and
9 speak on what's happening, what the delay has been, all
10 that. But it is definitely an integral part of the
11 pipeline to affordability that we're trying to develop in
12 the City, and it's -- I really do think we should be
13 using our voice and our power to, to at least advocate.

14 MS. ESTRADA: Yeah. I think that's a great
15 idea to have somebody come and speak to us.

16 COMMISSIONER EDWARDS: So I don't have a
17 question so much as I wanted to add a little bit more
18 context. In addition to the Housing Accelerator Program,
19 also the home ARP money which will have another \$15
20 million going towards permanent supportive housing. So
21 all together with these two programs, \$32 million is

1 going towards permanent supportive housing in the City of
2 Baltimore. So I just wanted to make sure that we are
3 aware of that really large influx of money outside of the
4 Affordable Housing Trust Fund that's going to go to
5 permanent supportive housing. And this is really the
6 reason that we want to make sure that some of the
7 Affordable Housing Trust Fund in the next spending plan
8 we look at using some of that money to go towards the
9 supportive services to make sure -- this money is geared
10 really towards the construction of units. And so we want
11 to make sure that we're putting money towards supportive
12 services. And we think that this is one of the things
13 that in the past couple of meetings we've talked about
14 increasing that amount of money to go to 30 percent AMI
15 and below individuals and families. And so we think this
16 is one way that we can make sure more of that money is
17 going to those families.

18 I just wanted to add in that little extra bit
19 of information and context.

20 MS. ESTRADA: Thanks, Kate.

21 COMMISSIONER STOKES: I don't know if you can

1 speak to this, but Kate is there any plans for rental
2 subsidy (indiscernible) any plans for rental subsidy?

3 COMMISSIONER EDWARDS: Any plan for rental
4 subsidy --

5 COMMISSIONER STOKES: For PSH for the
6 initiative kind of the --

7 COMMISSIONER EDWARDS: Oh, you mean in addition
8 to --

9 (Indiscernible comments.)

10 UNIDENTIFIED SPEAKER: Can you use the mic?

11 COMMISSIONER EDWARDS: So I haven't been part
12 of those discussions yet, but that's another thing to add
13 to the list. So maybe that's another way that you can
14 think about Affordable Housing Trust Fund supporting this
15 too. So we're definitely open to that. But we, we have
16 been talking more about the support services part.

17 Thank you.

18 COMMISSIONER KIMBALL: Commissioner Vernadine
19 Kimball. For the goals for the program, I'd like to know
20 will this also be able to help people that already
21 purchased homes or just for this particular program?

1 UNIDENTIFIED SPEAKER: Is the question for this
2 new program?

3 COMMISSIONER KIMBALL: Yes.

4 MR. STANFORD: Can you repeat that question one
5 more time?

6 COMMISSIONER KIMBALL: The program to establish
7 the permanent supportive housing --

8 UNIDENTIFIED SPEAKER: Hello.

9 COMMISSIONER KIMBALL: -- anyway, I would like
10 to know if this would help people that have already
11 bought homes?

12 MR. STANFORD: No.

13 COMMISSIONER KIMBALL: No?

14 MR. STANFORD: No.

15 COMMISSIONER KIMBALL: Okay.

16 MR. STANFORD: Yeah.

17 COMMISSIONER KIMBALL: And my other question is
18 you said it's going to be more -- women's and different
19 organizations. Have you come up with a list yet of what
20 organizations, what women's organizations that you're
21 going to be able to assist?

1 MR. STANFORD: No. We haven't yet, but that's
2 going to be one of the priorities of the program is to
3 connect with those women and minority owned business to
4 be participants in the, the Housing Accelerated Program
5 as some of the developers who will receive funding for
6 that program. So it -- we'll detail that in the
7 application. It may be through additional points when it
8 comes to scoring, et cetera. But we're definitely going
9 to make sure that they're at that priority because,
10 again, we mentioned it in our slide show for a reason.

11 So --

12 COMMISSIONER KIMBALL: Okay. Thank you.

13 MR. STANFORD: Yeah. You're welcome.

14 COMMISSIONER HILL: So I want to come back to
15 the -- first, I appreciate talking about the Housing
16 Accelerator Program, and the -- ARP, and I'd love to
17 learn more about -- Trust Fund going to go to, to that
18 purpose. Things like are the permanent supportive
19 housing units going to be integrated into larger unit
20 market grade affordable projects or are they going to be
21 segregated into one or two projects? And then where

1 these -- what the site location criteria are which I
2 think is important. And then to your point about the --
3 having rent supplement, rent subsidy, an ongoing rent
4 subsidy would be really important as well.

5 I want to come back to the motion that was
6 approved last time, and I was just a little, I was a
7 little disappointed, frankly, that there's not more of a
8 detailed response from DHCD on this. I think that we
9 raised a number of questions about the Hope Program.
10 And, again, I understand the intent. I appreciate the
11 intent. I really do. My problem is that I see folks at
12 the back end when their landlord refuses to make repairs
13 to the property or when they haven't been able to regain
14 sufficient income to sustain the rent by themselves, and
15 then they end up rent poor, and they need my help. And I
16 think a number of questions were raised about that, the
17 policy and the processes. And they pointed to the Rapid
18 Rehousing Program; that's 25-page manual. There were a
19 lot of questions raised about whether or not the whole
20 rent program would inadvertently discriminate against
21 folks with disabilities. There were questions about

1 whether or not there was sufficient community input, and
2 the coordination with Continuum of Care. And then also
3 what happens when someone is unable to regain sufficient
4 income to sustain themselves at the end of whatever term
5 is provided for the support.

6 So I just -- I'm a little bit surprised that
7 there's not more of a detailed response to the many
8 questions that were raised. Instead, it's just we're
9 going to continue this program, but instead of pausing it
10 and addressing some of those concerns.

11 So I don't know if DHCD comment further on
12 that.

13 MS. ESTRADA: Yeah. I think that the, the
14 point of it is that they, they don't want to pause it
15 because it is still a need, and that it is also new, and
16 that the goal that they would like to see how the program
17 goes, and then we can reevaluate it after the year. So I
18 understand the questions and concerns, and we can
19 definitely take it back to the Commissioners
20 (indiscernible). I do probably encourage you though to,
21 like, put these questions and concerns in writing, and

1 you can send it to me, and I can submit it to the Housing
2 Commissioner for her to address all of your concerns in
3 writing.

4 COMMISSIONER HILL: I'm happy to put it in
5 writing. I mean, I've raised these concerns twice now,
6 maybe three times, and this will be the third time
7 (indiscernible). So I'm not quite sure whether I can put
8 the same things I'm saying in writing, but I'll do it in
9 writing. That's not a problem. But I -- they need to be
10 addressed. Because if you're allocating 1.75 million to
11 this program, and it's not sufficient -- like you
12 mentioned evaluation criteria, and I think that's really
13 important. We talked about that as well. I haven't seen
14 a list of written evaluation criteria with respect to the
15 program. So when are those evaluation criteria? When is
16 that going to take place? I think that's really
17 important too. So I'm still very concerned about this
18 program. And I think that the other -- I was looking at
19 the spending plan again, and it looks like there's --
20 even with this Hope Program and the 1.75 million
21 allocation there's still roughly 3 million for the rent

1 supplement funds from FY '23.

2 MS. ESTRADA: Yeah.

3 COMMISSIONER HILL: And there was discussion at
4 last meeting about this moving on voucher program that
5 would -- could pretty quickly absorb those funds, and get
6 folks into more permanent supportive housing.

7 MS. ESTRADA: Yes.

8 COMMISSIONER HILL: And I didn't know if DHCD
9 had considered that proposal any more since the last
10 meeting.

11 MS. ESTRADA: Yes, we have. And we are -- we
12 want to actually work with, within the work group meeting
13 that we actually talked about this. If there is a
14 possibility to do another rent support program, we
15 definitely want to do it. But we want to take your
16 suggestion by having some of the key stakeholders be
17 involved in those conversations which is the Continuum of
18 Care, the Office of Homelessness, and the Commission. So
19 we plan on doing that over these next couple of months --
20 sit in the workgroup meetings, and start really drilling
21 down on what we want the new program to look like.

1 COMMISSIONER HILL: That sounds great. So I
2 guess would one step be inviting those other stakeholders
3 to a workgroup meeting?

4 MS. ESTRADA: Absolutely.

5 COMMISSIONER HILL: Okay. That's great. Thank
6 you.

7 COMMISSIONER GUTHRIE: Stephani, thank you. I
8 just wanted to support what Commissioner Hill is
9 indicating in regards to fortifying -- if, indeed, with
10 the Trust Fund is going to continue to support the whole
11 program to fortify the program. And we understand that
12 sometimes we have to -- we're building the plane as we're
13 piloting. I think the program has been running since
14 January. I believe that Ms. Hart came and spoke to us in
15 January. Was that?

16 MS. ESTRADA: So she came to the last one and
17 the one before. I think it's maybe been up and running
18 maybe around, like, March, maybe March.

19 COMMISSIONER GUTHRIE: Okay.

20 MS. ESTRADA: Well, I'm sorry, maybe February,
21 maybe February.

1 COMMISSIONER GUTHRIE: Okay. So concerns have
2 been mentioned, and as, as to date nothing has changed.
3 So I think that's -- I think that's what is really
4 concerning some of us the fact that we -- our concerns
5 have not been addressed. So they have been mentioned.
6 Though they may not have been in writing, they've clearly
7 stated and then documented. They're in the minutes.
8 They're in the summary. And we're not -- it doesn't seem
9 that we're making any steps to actually address the
10 significant issues. So when do we actually see some
11 improvements? When do we actually see our concerns being
12 taken seriously, and making the necessary changes to, to
13 actually make the needed changes?

14 MS. ESTRADA: Any other questions or comments?

15 PRESIDENT DANIELS: So just as a repeat, you
16 said that Commissioner Hill is to write it in an e-mail
17 to send to you?

18 MS. ESTRADA: Yes.

19 PRESIDENT DANIELS: For those concerns.

20 MS. ESTRADA: Yeah. I mean, Nicole Hart has
21 been here and chimed in on what the Hope Rent Support

1 Program is doing, and if there's additional items that
2 they want to kind of drill down on, I would encourage you
3 to definitely put it in writing, and -- get answers.

4 COMMISSIONER GUTHRIE: May I?

5 PRESIDENT DANIELS: Yes.

6 COMMISSIONER GUTHRIE: I guess my concern at
7 this point is so what if nothing changes? I mean,
8 because at this point nothing has changed. So what if
9 --

10 MS. ESTRADA: I think kind of got to give it
11 the time that it needs. Like it's a program that is new.
12 We're building it up. The same for the Affordable
13 Housing Trust Fund, and it's been years with us, and
14 we're still building up our program as we're going along.
15 Like, it has been like two or three months now. So I
16 don't -- these are not simple things to do overnight. So
17 I think that it has to give it the time that it needs to
18 do what you guys are asking for. So, again, like, I
19 don't -- I understand that these concerns are serious,
20 but I also am the person -- one of the people that works
21 these programs, and know that it is not just a easy task

1 to just do things overnight.

2 (Simultaneous comments.)

3 COMMISSIONER GUTHRIE: Maybe when we drill
4 things down we can put in more some deadlines, some hard,
5 some hard timelines.

6 MS. ESTRADA: Absolutely.

7 COMMISSIONER GUTHRIE: Okay.

8 MS. ESTRADA: Absolutely. Yeah. So let's kind
9 of, like, work together in that way. And, again, let's
10 utilize this workgroup that we've set up that we're going
11 to do once a month. Let's utilize that to really start
12 making moves towards your concerns, clearing up your
13 concerns.

14 PRESIDENT DANIELS: So the -- so this month we
15 will talk about this issue of the Hope Program. Is that
16 -- just for point of clarity.

17 MS. ESTRADA: In a workgroup meeting?

18 PRESIDENT DANIELS: Yeah.

19 MS. ESTRADA: Yes. Talk about the Hope
20 Rent Support Program, and also about the new program, the
21 Moving On Program that we're trying to establish.

1 PRESIDENT DANIELS: Any other questions
2 Commissioners?

3 COMMISSIONER MCCLAIN: Yes. May I -- thank
4 you. So, Matt, I (indiscernible) sit with you and think
5 through what types of questions. I think it's more about
6 (indiscernible), right? It's not about sort of asking
7 people specific issues, but what are we looking to
8 accomplish as a City when it comes to affordable housing
9 availability subsequently to long-term sustainable
10 housing? And more (indiscernible) and the ways that we
11 can accomplish it. And I think the goal of the
12 Commission is to help work with the City to provide
13 guidance, framework, other thoughts and ways of
14 approaching it. So it's not intended to be
15 confrontational, but, rather, identifying ways that we
16 can realize all the greatness that the City offers, and
17 ensure that people have a place to live and be
18 productive.

19 As for the workgroups, it would be helpful, as
20 for, I think I'm probably not aligned to know what's the
21 plan for the timing? I know we have a limited number of

1 people who participate in the workgroups given certain
2 concerns, but having them set at a time that we can plan
3 our schedules so that people are able to participate as
4 needed, and if not able to participate to provide
5 thoughts and insights in writing that that should be the
6 goal.

7 MS. ESTRADA: Yes. I, and I received your e-
8 mail too. So, yeah, they're every -- they're going to be
9 every third Wednesday of the month. Like one to two.
10 And I can add Paul on it. I just -- to prevent a quorum,
11 I tried to send out a notice for you all -- for you guys
12 to volunteer. So, I mean, I can add onto it, but if we
13 get more than five people on it, you guys, someone is
14 going to have to drop off.

15 COMMISSIONER HILL: That's fine.

16 Just on that point. There's something I saw,
17 and I can't remember where it is, in the rules that have
18 been given about going into executive session. And if
19 we're in executive session then it wouldn't be -- we
20 wouldn't conduct any business, but there could be some of
21 the maybe drilling even if there are more than five

1 people in the session. Is that an accurate read?

2 MS. ESTRADA: I'm not sure what -- where on
3 what page?

4 COMMISSIONER HILL: I'm sorry. I don't
5 remember. There are so many different pages.

6 MS. ESTRADA: It's two pages to the general
7 guidance. So are you on --

8 COMMISSIONER HILL: Yes. It must be --
9 the --

10 MS. ESTRADA: -- page 2?

11 COMMISSIONER HILL: -- Robert's Rules.

12 COMMISSIONER EDWARDS: It's the open meetings
13 law that is at issue.

14 COMMISSIONER HILL: Okay. So this isn't, this
15 isn't covering open meetings laws. This is just Robert's
16 Rules.

17 (Simultaneous comments.)

18 COMMISSIONER EDWARDS: We do have a lot of
19 sheets there. We have the full printout about Robert's
20 Rules but --

21 (Simultaneous comments.)

1 MS. ESTRADA: It gets kind of foggy over there.

2 COMMISSIONER HILL: Yeah, sorry. I'll withdraw
3 my question. I'll be happy to work with you on that e-
4 mail, but and I agree with you to setting framework and
5 priorities is very important. But and I also think that
6 if we have concerns about a particular program and the
7 lack of clarity in the program, and how it's going to
8 address identified issues, then I feel the obligation to
9 say that until those issues are addressed. So I'll be
10 happy to put those in writing, and I would appreciate a
11 response from DHCD either in this workgroup or by the
12 next Commission meeting on some of the things that were
13 raised at the last meeting that I think still have not
14 been addressed.

15 MS. ESTRADA: Okay.

16 COMMISSIONER EDWARDS: It's unfortunate I had
17 to step out for a family issue during this discussion
18 because I did want to participate in it. So what is the
19 -- I guess he'll provide in writing the lack of clarity.
20 Because I do feel like the Commissioner has come. We've
21 had Deputy Commissioner come as well to answer all of the

1 questions about the Hope Program in particular which I
2 think that is the item that you guys are discussing right
3 now. So it would be really helpful to have exactly what
4 the lack of clarity is because they've -- the program
5 hasn't changed, and they've answered those questions. So
6 that would be helpful. Thank you.

7 COMMISSIONER HILL: And I'll put it in writing,
8 but basically programs like the Rapid Rehousing Program
9 have a 25-page manual kind of addressing all the policies
10 and practices, and I don't see that kind of level of
11 detail in the Hope Support Program. And you don't have
12 to have everything figured out. I'm not suggesting that
13 a program has everything figured out. But there should
14 be a plan to address known issues that are going to
15 arise, and have that plan in writing that have policies
16 that learn from others mistakes and other programs that
17 have been on before I think is really important. And
18 then to have something like written evaluation criteria
19 that's from the beginning not at the end. So those are
20 the kind of things we're talking about.

21 PRESIDENT DANIELS: Okay. Ready for any public

1 comment.

2 MS. RAMOS: Hi everybody. I'm Odette Ramos.
3 I'm (indiscernible). Got it. Now you can hear me. I
4 don't know where the camera is. So maybe it's following.
5 I don't know. But, okay, cool. I'm Odette Ramos. I'm
6 the Councilwoman from the 14th District. I'm obviously
7 one of the people who helped start the Trust Fund. I
8 just want to thank you all for all of your work. I
9 haven't been to one of these meetings in awhile. So I'm
10 happy to be able to hop in. Super excited about the
11 amazing staff as well. I also second the motion, if I
12 can second the motion, about getting more into some of
13 the inclusionary housing pieces for next time or whenever
14 you get that. I'm hoping the bill will be passed by
15 then, but we'll see.

16 So, again, thank you all very much, and I'm
17 happy to be a resource for you all at any time.

18 Thank you.

19 PRESIDENT DANIELS: Any other public comment?
20 Or is it online? (Indiscernible) online?

21 If not is there any other business?

1 MS. ESTRADA: I would like for the other
2 business. We could possibly use other business to talk
3 about the agenda for the next meeting. You guys'
4 schedule is tight. Don't just leave me hanging. So if
5 you guys want to talk about what we could do next.

6 COMMISSIONER GUTHRIE: Thank you. And one, one
7 of the agenda items I did mention that I would love to
8 have addressed for the next meeting is the inclusionary
9 housing ordinance. And, I mean, it would be wonderful to
10 have Councilperson Odette Ramos come and speak. And we
11 do have some, some newer, some newer commissioners who
12 may not -- I mean, I think we could all use a, a briefing
13 on inclusionary housing, and the, the real, the integral
14 part it does play in that pipeline to sustain our, to
15 sustain and to grow our affordable housing capacity. So
16 I would love to have that addressed by either
17 Councilperson Ramos or someone else from the Inclusionary
18 Housing Coalition.

19 PRESIDENT DANIELS: Any other?

20 COMMISSIONER HILL: So two things. One, I
21 don't know if folks are interested in learning more about

1 the Moving on Voucher Program. We could invite someone
2 to speak further on that from the Continuum of Care.

3 And then, I guess, we're moving into budget
4 season for FY '24, and I was just wondering what DHCD's
5 thoughts are on around proposed budget.

6 MS. ESTRADA: We are coming up on it. I'm
7 still working through FY '23. So, yeah, we could talk
8 about that, talk about the budget.

9 COMMISSIONER MCCLAIN: And I would say the
10 budget and the Move On, Moving On Program really go hand-
11 in-hand. How do you fund something like that without
12 undercutting the existing voucher program?

13 MS. ESTRADA: I'm sorry?

14 COMMISSIONER MCCLAIN: How do you fund the
15 Moving On Voucher without undercutting the existing
16 Voucher Program?

17 MS. ESTRADA: We have --

18 COMMISSIONER MCCLAIN: And you don't have to
19 answer that now.

20 MS. ESTRADA: Oh, okay.

21 (Simultaneous comments.)

1 COMMISSIONER MCCLAIN: -- thinking about the
2 benefits and the challenges of that kind of program.

3 MS. ESTRADA: Yes, yes.

4 PRESIDENT DANIELS: Any other items?

5 I think the last time you mentioned something
6 about the ethics.

7 MS. ESTRADA: Yes. Thank you. Thank you,
8 Kevin. Ethics disclosures are due May 1st. So if you
9 guys, you guys should have got e-mails from them because
10 they e-mailed us like crazy. They didn't e-mail you all?
11 No? Okay. Well, it's a online, it's online. I'll
12 actually send out the link to you all tomorrow. But,
13 yes, it is due by May 1st. And I think it's a late fee
14 of, like, \$10 a month if you don't --

15 COMMISSIONER EDWARDS: \$10 a day.

16 MS. ESTRADA: A day.

17 COMMISSIONER MCLAIN: (Indiscernible) five days

18 --

19 MS. ESTRADA: Huh?

20 COMMISSIONER MCLAIN: You have five days to get

21 --

1 COMMISSIONER EDWARDS: That's across the board
2 for all City employees the \$10 a day.

3 MS. ESTRADA: Yes. We get charged too.

4 COMMISSIONER EDWARDS: I will say that it's
5 very quick and pretty simple. I completed mine. It took
6 me about 15, 20 minutes. So it's not onerous. It's --
7 once you get the link it's really easy to do.

8 MS. ESTRADA: Yeah.

9 COMMISSIONER EDWARDS: As long as you don't
10 have a bunch of conflicts, but it was easy for me at
11 least.

12 COMMISSIONER MCCLAIN: (Indiscernible).

13 MS. ESTRADA: Yeah. You got to do it every
14 year.

15 COMMISSIONER EDWARDS: Yeah. Some of it was
16 filled in for me already from previous years. So it went
17 really quickly.

18 MS. ESTRADA: Yeah. It is easy. May 1st.

19 Public comments for the CLT NOFA is also May
20 1st. So if you've got any comments on that.

21 PRESIDENT DANIELS: Any other business?

1 At this point Commissioner Edwards just brought
2 to my attention just for the -- as a point of information
3 I was actually here last month. I just wanted to be
4 marked present for that on the minutes if I can. Also so
5 we would need to just submit -- amend the motion -- to
6 submit the motion for the meeting summary according to
7 Robert's Rules.

8 COMMISSIONER EDWARDS: So moved.

9 PRESIDENT DANIELS: Can I get a second?

10 UNIDENTIFIED COMMISSIONER: Second.

11 PRESIDENT DANIELS: All in favor?

12 COMMISSIONERS: Aye, aye, aye.

13 PRESIDENT DANIELS: Motion carries. Okay.

14 MS. ESTRADA: Okay, one thing in the other
15 business --

16 COMMISSIONER EDWARDS: I have one other thing.

17 MS. ESTRADA: Okay. You guys in your package
18 you have like a doodle sheet that asks your availability
19 for the Robert's Rules of Order. I want it to be an
20 orientation and a Robert's Rules of Order seminar
21 workshop. Can you please check off your availability on

1 those dates, and give that to me before you leave,
2 please? You guys are busy.

3 COMMISSIONER EDWARDS: So that's a sheet in
4 here. Okay. One thing I wanted to say was in the future
5 for the summaries when we have a motion and a vote could
6 we also put on there, like, the summary of the votes for
7 an against and abstained like the numbers? Because right
8 now we just have that it was passed. But including what
9 the count was. Thank you.

10 PRESIDENT DANIELS: Okay. There being nothing
11 else, can we get a motion to adjourn?

12 COMMISSIONER HILL: So moved.

13 PRESIDENT DANIELS: The -- let me just do a
14 roll call.

15 Commissioner Stokes.

16 COMMISSIONER STOKES: Present.

17 PRESIDENT DANIELS: To adjourn?

18 COMMISSIONER STOKES: (Indiscernible).

19 PRESIDENT DANIELS: Commissioner Edwards?

20 COMMISSIONER EDWARDS: Second, first amending
21 (indiscernible).

1 PRESIDENT DANIELS: Properly moved and
2 seconded.

3 Commissioner Stokes.

4 COMMISSIONER STOKES: Aye.

5 PRESIDENT DANIELS: Commissioner Edwards.

6 COMMISSIONER EDWARDS: Aye.

7 PRESIDENT DANIELS: Commissioner Kimball.

8 COMMISSIONER KIMBALL: Aye.

9 PRESIDENT DANIELS: Commissioner Hill.

10 COMMISSIONER HILL: Aye.

11 PRESIDENT DANIELS: Commissioner McClain.

12 COMMISSIONER MCCLAIN: Aye.

13 PRESIDENT DANIELS: And Commissioner Guthrie/

14 COMMISSIONER GUTHRIE: Aye.

15 PRESIDENT DANIELS: The motion carries.

16 (Whereupon, at 6:58 p.m., on April 25, 2023,
17 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: April 25, 2023

PLACE: Baltimore, Maryland

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


Sean Becker, Reporter