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BALTIMORE CITY DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

(Virtual Meeting)

Tuesday, May 23, 2023

BEFORE: KEVIN DANIELS, President

MEMBERS PRESENT:

- KATE EDWARDS
- MATT HILL
- TISHA GUTHRIE
- CATHERINE STOKES
- AMY MCCLAIN
- VERNADINE KIMBALL
- STACY GRIFFIN
- BREE JONES

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1 Also Present:

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

3
4 ODETTTE RAMOS, Councilwoman
14th District

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

6
7 EBONY RECTOR, Project Coordinator, Affordable Housing
Trust Fund, DHCD

8 KRYSTLE WORD, Project Coordinator
DHCD

9
10 PAUL STANFORD, Director of Grants
DHCD

11 Public Comments:

12 JOHN SABONIS

13 TANYA BAKER

14 CAROLYN JOHNSON

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P R O C E E D I N G S

(6:14 p.m.)

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PRESIDENT DANIELS: Good evening. This is the Affordable Housing Trust Fund for May 23, 2023. Just want to have a roll call. Call meeting to order.

Commissioner Catherine Stokes.

COMMISSIONER STOKES: Present.

PRESIDENT DANIELS: Commissioner Ramsey Harris.
Commissioner Kate Edwards.

COMMISSIONER EDWARDS: Present.

PRESIDENT DANIELS: Commissioner Ilthea Joynes.
Commissioner Vernadine Kimball.

COMMISSIONER GUTHRIE: I think she's -- she should be on the phone. I'm not sure if she --

PRESIDENT DANIELS: Commissioner Stacy Griffin.

COMMISSIONER GRIFFIN: Here.

PRESIDENT DANIELS: Commissioner Erika Fox.
Commissioner Matt Hill.

COMMISSIONER HILL: Present.

PRESIDENT DANIELS: Commissioner Bree Jones.

COMMISSIONER JONES: Present.

1 PRESIDENT DANIELS: Commissioner Amy McClain.
2 Commissioner Tisha Guthrie.

3 COMMISSIONER GUTHRIE: Good evening.

4 PRESIDENT DANIELS: Just have a -- make a --
5 the motion -- I'm sorry. I called the meeting to order
6 already. I am sorry. I'm sorry.

7 We just want to take a few minutes. I just
8 leaned today, and some of us just learned today. Just
9 want to take a few minutes for a moment of silence. As
10 most of you may know we've been saddened to hear the news
11 that our very own, one of our inaugural commissioners, so
12 to speak, was transitioned. Most of us know Commissioner
13 Anthony Williams. He was a -- was a freedom fighter
14 activist, organizer, and friend, husband and activist
15 particularly in the population of homelessness not only
16 as a leader of local organizations, but also housing --
17 our neighbors, common ground, Community Land Trust, the
18 Continuum of Care, Housing Authority of Baltimore City.
19 And also just on the ground ensuring that the life of
20 those that are homeless would be -- there would be
21 equity. And, of course, he was a committed and dedicated

1 commissioner to this body. And just want to just take a
2 few minutes send out multiple condolences to his family,
3 and to those that loved him. And we just want to take a
4 few minutes to honor the memory and the presence of one
5 of our dear commissioners, Commissioner Anthony Williams,
6 with a moment of silence.

7 (Pause.)

8 PRESIDENT DANIELS: Thank you so very, very
9 much for that.

10 We want to take a look at the minutes. We
11 would like to just have someone, please, to make a motion
12 to accept these, right?

13 COMMISSIONER GUTHRIE: This is Commissioner
14 Guthrie I -- before we make a motion to adopt the
15 summary, I just wanted to make a comment that the summary
16 is becoming a bit more succinct every week, every month,
17 and this summary really doesn't, doesn't capture any
18 dialog. I know that in the past it has captured -- it's
19 synopsisized dialog. But this one doesn't contain any. So
20 I just wanted to -- I don't know if it's a, a motion, but
21 a suggestion that we have a little bit more body to the

1 summary so that people can actually -- instead of really
2 having to go to the, the actual minutes to get an idea of
3 anything that was discussed. So people can get more of a
4 notion of the dialog that we do have.

5 PRESIDENT DANIELS: Any -- the motion is on the
6 floor with the added comments. Any -- is there a, is
7 there a second or any, or any further discussion?

8 COMMISSIONER HILL: I'll second the motion.

9 COMMISSIONER EDWARDS: I just, I'm a little
10 unclear as to which -- was there actually a motion or was
11 Tisha just giving -- I'm sorry, Commissioner Guthrie just
12 giving a comment, or was it a comment and a motion?

13 PRESIDENT DANIELS: The motion was --

14 COMMISSIONER GUTHRIE: A comment and a motion.
15 I'm sorry, President Daniels.

16 COMMISSIONER EDWARDS: Okay. So was the motion
17 regarding the comment or was the motion to accept the
18 minutes as they are, but going forward to improve --

19 PRESIDENT DANIELS: That's what I wanted
20 clarity on.

21 Is that -- are you asking to -- going forward

1 to --

2 COMMISSIONER GUTHRIE: Yeah, I, yeah, I think
3 just moving forward is fine because I do recognize that
4 we had a pretty swift meeting last, last month even
5 though there was some dialog that wasn't captured in the
6 summary. But, yes, the motion is moving forward that the
7 summary reflects at least mention and some, some mention
8 of the dialog discussion that --

9 PRESIDENT DANIELS: So to be clear. So we are
10 accepting, so we are accepting the motion. We are
11 accepting the motion from last week's -- last month's
12 summary with more, more clarity. Are we asking for more
13 clarity? That's what I want to make sure I'm hearing as
14 well.

15 COMMISSIONER GUTHRIE: Yeah. So motion is you
16 would adopt the minutes, but moving forward to have more
17 detail in the summary with regard to any dialog or
18 conversation that occurs during the meeting.

19 PRESIDENT DANIELS: With that in mind is there
20 a second?

21 COMMISSIONER HILL: I'll second.

1 PRESIDENT DANIELS: Okay. Any further
2 discussion?

3 COMMISSIONER HILL: Just briefly. I mean, one,
4 one example is for instance the -- on page 2 there, and I
5 apologize. I didn't get to read these. I normally if I
6 have something I'll usually send it out in advance. But,
7 I guess, it's bullet five at the top of page 2 says the
8 Hope Rent Support (indiscernible) emergency rental
9 assistance. I mean, that's a decision DHCD made. So
10 something that would indicate that DHCD has continued --
11 decided to continue that program over the Commission's
12 objection, and to also though explore other rent supports
13 or vouchers that will assist homeless persons. That's
14 just an example of I think some of the more details that
15 might be helpful.

16 PRESIDENT DANIELS: It's been properly moved
17 and second. All in favor?

18 COMMISSION MEMBERS: Aye, aye, aye.

19 PRESIDENT DANIELS: Do we have any opposed?

20 Any abstentions?

21 Motion carries.

1 We're going to move forward in the agenda. I
2 believe Stephani do you have those agenda items?

3 MS. ESTRADA: The next would be Councilwoman
4 Ramos to talk about the inclusionary housing. Do you
5 need me to send you the agenda Kevin?

6 PRESIDENT DANIELS: Yes, please.

7 MS. ESTRADA: Okay. Yes.

8 PRESIDENT DANIELS: Could you put it up? Could
9 you put it up on the screen for me?

10 Give me a minute. For some reason it's not on
11 my video.

12 MS. ESTRADA: Yes, that's fine.

13 Councilwoman Ramos, you can begin though
14 because I know that you have a hard stop --

15 PRESIDENT DANIELS: Okay, great. Welcome
16 Councilwoman.

17 COUNCILWOMAN RAMOS: President Daniels and to
18 all of the Commissioners, again, I just really appreciate
19 everything you all are doing meeting diligently, and
20 looking very deeply at our affordable housing issues, and
21 how the Trust Fund can be part of the solution which I

1 think many of us who were part of this at the very
2 beginning, obviously, we're very excited about what it's
3 done so far.

4 I'm really grateful for the opportunity to talk
5 a little bit about the affordable -- oh, excuse me, the
6 inclusionary housing legislation, and know that the
7 Commission and the Trust Fund actually funded a study
8 that was released last October that was commissioned by
9 or required by legislation set forth by the City Council
10 in 2020 to expand the deadline to extend the deadline of
11 the current policy, well, the past policy, and have a
12 study that would allow us to figure out what the markets
13 are looking like, and what would make sense. That was
14 released in October of 2022. The inclusionary law has
15 since expired.

16 And as you know, the previous law that was
17 passed in 2007 was not effective, and did not accomplish
18 the goals that were set out at the time. It only created
19 34 inclusionary units. And so we needed to have a new
20 policy anyway in addition to the fact that it was being
21 -- it was sun-setting as well.

1 So we are coming up on a year that we have not
2 had at all an inclusionary housing policy.

3 So just broadly, inclusionary housing is
4 designed to make sure that we're doing two things. One
5 is to make sure that we are allowing for the opportunity
6 to have affordability in areas that typically are out of
7 reach for residents. And, secondly, it's to really
8 chisel away at the racist housing policies that we've had
9 that were developed here in Baltimore City in, in 1911
10 through 1913. So which created our very much segregated
11 city, and then continued to have investment in certain
12 areas, but not in others. And so what we're trying to do
13 with the inclusionary housing law is make sure that there
14 is affordability where typically it is not, and that is
15 extremely important. It is something that DHCD has
16 submitted also to the federal government for additional
17 funding to have an inclusionary law, an inclusionary law.
18 So we have to have one. So we have to pass something,
19 and our goal is to pass something that's actually going
20 to work, and that is going to include units.

21 So there's two bills that are being considered.

1 The first was introduced in February of 2022; so over a
2 year ago. 22-0195. And that is the bill that we have
3 had about four hearings on so far. The way that it is
4 drafted in the first reader version, the introductory
5 version, it basically takes out all of the problems that
6 were happening with the previous law. The previous law
7 basically said that the City would help to pay for the
8 units, and that if the City -- the affordable units, and
9 if the City did not have enough money that a waiver could
10 be granted, or that the developer could put money into an
11 affordable fund, housing fund, to be able to be used for
12 creating of other units.

13 So as you can imagine there were waivers all
14 over the place because the City did not have the funding,
15 but also it just wasn't as an emphasis in terms of the
16 policy at the time. So what we did in the first reader
17 version was basically take all of that out, and, say, if
18 you're doing development in the City, then you've got to
19 set aside 10 percent of the units as affordable.

20 The Law Department came back and said, no, we
21 can't do that. If the City is asking for a private

1 entity to do a social good, there has to be a
2 compensation for that. So out of -- there's tons of
3 amendments on this bill, and one of them, the -- one of
4 the big ones is that the bill does not apply -- only
5 apply -- the bill only applies if you're already getting
6 subsidy, if you're a building that's got 20 or more
7 units, and you're new construction or rehab, and you have
8 20 or more units, and if you're already getting a
9 subsidy. And that means that it is a tax credit. It
10 could be a TIF, a pilot, any of the major public
11 subsidies, or that you got a major zoning variance.
12 Like, you got additional height or you got something
13 else. And that would trigger having to have inclusionary
14 units.

15 We also have that the affordability period went
16 from 20 years to 30 years, and that the clock restarts
17 every time there is majority ownership that changes. And
18 that is the attempt to do just what this committee --
19 this Commission has been trying to do which is to create
20 permanent affordability.

21 It also has language around affirmative

1 marketing so that the developer has to affirmatively and
2 proactively market to those who would normally not lease
3 in that area. And we also have additional language on
4 reporting so that we know specifically what's happening,
5 and recreates the Inclusionary Housing Board so that
6 there's nine members, and it's got some renters, also
7 some experts in the field.

8 So that's kind of the update on where the
9 current bill is. We still had, and the Enterprise Report
10 came back saying wait a second. In addition to the
11 subsidy you also need to create to have a 15, one five
12 percent tax credit to be able to have these units be --
13 that the developer can afford them.

14 They also recommended that this could really
15 only be for, for individuals whose area median income is
16 60 percent of area median income. So that's what we have
17 in the bill right now. And so the tax credit bill is
18 separate. We include -- we introduced a tax credit bill
19 in March that would create this one five 15 percent tax
20 credit. And so that's kind of where we are is we're
21 seeing this is for 60 percent of AMI. This is for people

1 who -- for developers who are getting subsidy. We only
2 want 10 percent of the units inclusionary. And in
3 addition to the subsidy you're already getting, in
4 addition to the subsidy you're already getting we are
5 going to provide you with another 15 one five percent tax
6 credit for 15 years.

7 So that's where we are now. The point of
8 negotiations at the moment with the administration is
9 such that there is a concern about the cost of the tax
10 credit which we all know we have a lot of concerns about
11 the cost of all of our tax credits in the City.

12 And so one concern is if we should cap the
13 credit or we should make it 12 percent for a longer
14 period of time, or that we, we continue with this 15
15 percent, but then at the year five take a reevaluation,
16 and stop doing more projects -- stop funding more
17 projects in terms of taking that reevaluation period. Or
18 even that we -- that there would be a certain amount in
19 the budget, and that's all we go up to in terms of the
20 units. And then also whether or not we limit it to just
21 the core and strong area of the City basically around the

1 White L instead of going city-wide to provide this
2 opportunity for other areas of the City.

3 So those are -- the advocates and myself we're
4 interested in doing this city-wide. We're interested in
5 having the credit for a longer period of time, and we're
6 also interested in making this happen immediately because
7 we're already going on a year without an inclusionary
8 policy at all.

9 And so that's the department -- the Finance
10 Department, of course, it is their job to be concerned
11 about how, how much things cost. So we're in
12 negotiations still about how this tax credit would work.

13 There's also this idea of just doing the tax
14 credit for 60 percent of AMI as well as 80 percent of
15 AMI; 5 percent of the units, for 60 percent, and 5 for --
16 for 80 percent, which doesn't make a heck of a lot of
17 sense considering in some areas of the City market rate
18 is 80 percent of AMI, and we're really trying to get as
19 much as possible to those who need it most.

20 There is a provision in the amendment that also
21 says that if the city has additional subsidy to house 50

1 percent or below area median income families, that then
2 the developer would have to do an additional five
3 percent. So that is something that this body can
4 certainly consider in the future is if there is a lack of
5 units for 50 percent or below, which is what this
6 Commission mostly deals with, that there would be some
7 money available to be able to make sure that there are
8 units for 50 percent or below area median income.

9 So we do have a fact sheet that I can make sure
10 to send to the Commissioners head of time or right now,
11 and then also answer any questions that you might have
12 additionally. Where we are now is continuing to
13 negotiate, and we are about to enter into budget hearings
14 next week. So we won't have any negotiations at that
15 point, but we will continue to negotiate to try to get a
16 really, really good bill to make sure that we're getting
17 the most units possible.

18 One of the other pieces that we're seeing is
19 whether or not -- and this is something that the City has
20 also -- the Department of Finance has also said, and so
21 has DHCD as to whether or not if we impose, impose such a

1 -- the tax credit and such recommendations with fully
2 paying for everything, although I think the credit really
3 does, whether or not there would be a stop to these kinds
4 of development happening in the City. I don't think so
5 given our experience with the requirements of this
6 Commission, but I do think that that's something that has
7 been a concern.

8 So we could certainly use your help as the
9 Commission to take a stand and say it's very important to
10 pass a comprehensive inclusionary housing (indiscernible)
11 that is clear that there are no waivers, and that really
12 maximizes the opportunity for units, for affordable units
13 city-wide.

14 Now, of course, we have several people who are
15 on this -- well, two people who are on this call that
16 have been very involved in it as well. So Commissioner
17 Hill and Commissioner Guthrie can certainly add to
18 anything that I have talked about. And I'm happy to
19 answer any other questions that folks have. It's a --
20 that was a quick and dirty sort of overview of where we
21 are. But really where we are is we are just trying to

1 get this done so that we're not completely without units
2 for over a year, and making sure that we're able to get
3 as many units as possible that are affordable to
4 residents in our city.

5 So I appreciate the opportunity to give you a
6 little bit of an overview, and welcome Commissioner Hill
7 or Commissioner Guthrie to add to anything that I've had
8 to -- that I've said, and then I'm happy to take any
9 questions.

10 PRESIDENT DANIELS: Thank you, Councilwoman.

11 Any discussion?

12 COMMISSIONER GUTHRIE: Yes. This is
13 Commissioner Guthrie. And Councilmember Ramos thank you
14 so much. I don't think most people know that you've been
15 working on this since the beginning of trying to get a
16 new and more effective bill since, what, January,
17 February of 2022. So it's a really, really long haul.

18 One of the things that we've been discussing,
19 and this might be a segue for Commissioner Hill. We've
20 been discussing how this, the inclusionary housing having
21 effective inclusionary housing bill or law is an integral

1 part of the affordability, the affordable housing
2 pipeline. Really a part of a puzzle or a comprehensive
3 housing affordability, like, mosaic. And I know
4 Commissioner Hill often talks about how this will gain
5 access to individuals who may have a voucher. And at
6 this point housing in particular areas may just be right
7 out of reach for those who have maybe a housing choice
8 voucher or some other type of voucher because it's -- the
9 rent is just barely out of reach of what a voucher will
10 cover.

11 (Indiscernible) if you want to speak to, like,
12 how this will actually embolden or strengthen the
13 pipeline that we're trying to create in Baltimore, but I
14 think that's definitely something that the Commission can
15 appreciate.

16 COMMISSIONER HILL: Yeah. I don't want to
17 repeat what you and Councilmember Ramos just said. But I
18 strongly support, and it's a strategy to get affordable
19 units that can really benefit citizens of Baltimore into
20 some neighborhoods and buildings where they're not
21 otherwise going to have any access. And if the City is

1 giving away \$39 million a year to developers in tax
2 subsidies, the very least we can do is get some
3 affordable units in there.

4 So I, I'll make a motion that the Commission
5 send a letter to the Mayor --

6 COMMISSIONER MCCLAIN: (Indiscernible)?

7 COMMISSIONER HILL: Oh, sure.

8 COMMISSIONER MCCLAIN: I think it would be
9 helpful to have a little more conversation. So I'm all
10 in support of inclusionary housing, and I think support
11 would be great. But could you provide -- is there any --
12 has there been any analysis of projects that went through
13 the City approval process that had one of these
14 triggering components, tax credit, TIF, pilot subsidy,
15 what have you, to look at it through the lens of this
16 inclusionary housing proposal? Because I think one of
17 the pushbacks we've heard from the developing community
18 is that the prior inclusionary housing program was for
19 various reasons not workable, but it also was challenging
20 for developers to be able to do so in a way that was
21 financially viable.

1 So what is it about this version of the law
2 that would make it more viable? Because it's important
3 that not only do we have this statute, this ordinance, in
4 place, but we have developers who are able to function
5 under it. And totally hearing the, the expectation that
6 there is some give for the providing of subsidy and
7 support, but sometimes that subsidy and support is
8 necessary however to make a project work. And we, the
9 last thing we want to do is to chill development in
10 Baltimore as a general matter because we do want to raise
11 the tax base in Baltimore across all sectors.

12 So has there been some analysis to kind of
13 overlay this approach with prior projects that have gone
14 through the process?

15 COUNCILWOMAN RAMOS: Thank you very much for
16 that question. I will say that part of our negotiations
17 has also included the development community. We did not
18 want to do this in a vacuum, and not have that voice.
19 And the folks that have been participating with us have
20 actually been very, very helpful because they understand
21 that this is something that needs to be done. They've

1 been very forthright in the -- in the challenges that
2 they would have. And so we've actually -- and have also
3 agreed to do things like income verification where they
4 normally wouldn't do that, right? So there's been, I
5 think, a good dialog there. There's not always
6 agreement, but at least there's some dialog. The
7 analysis that has been done has been based on the current
8 projects that receive the high performance -- excuse me
9 -- the high performance market rate rental tax credit,
10 and how this would impact those properties. Because it's
11 really sort of targeted to the vast number of properties
12 that are getting these kinds of credits. And so if you
13 put the 15 one five percent with -- in addition to the
14 tax credit, the (indiscernible) performance market rate
15 rental tax credit that particular tax credit is a five-
16 yea 80 percent credit, and then it tapers down how that
17 would work out. Because if we do the 15 percent in
18 addition to that, but for a longer period of time, that
19 was the suggestion of the Enterprise Report, and the
20 development community has been okay with that. Where the
21 difference is, what they've been saying, is that they

1 still couldn't make the numbers quite work if we have to
2 have all 10 percent of the set aside units be at 60
3 percent of AMI. That they would still need that 50
4 percent of -- or the, the 10 percent -- out of the 10
5 percent that half of those would be 60 percent, and half
6 of those would be 80 percent to try to make it work.

7 I had a compromise which is in the current
8 amendments to actually allow for as incomes rise that
9 people would not lose those units until they get to 100
10 percent of AMI in which case they would have to pay
11 market rent.

12 And so the analysis has been on, on sort of
13 looking at the current situation and how the proposal
14 would work for them.

15 There was also analysis from the development
16 community literally plugging in the numbers in terms of
17 how this would work as well. There was analysis in the
18 Enterprise Report, which thank you Commissioner Edwards
19 for putting in the chat, I really appreciate it, that had
20 a little bit of that analysis that you're asking for in
21 terms of why the previous law didn't work, and what --

1 how we can make it much different here. And, again, the
2 previous law was very focused on an actual amount of
3 money from the City to the developer to pay for the
4 actual cost of the units. Our strategy is much different
5 because we're looking at the overall rents that folks
6 could charge over time. So there's some strategies in
7 some places that have inclusionary where it's much more
8 incentivizing the up front cost, but not the long-term
9 rent and gap between the market rate and the rate that
10 you'd be getting from these, from these units.

11 So, for instance, there's some cities that do
12 density bonuses, and some do parking variances. But
13 that, those we felt, and the Enterprise Report was clear,
14 it wasn't going to work because those are up front costs,
15 and it doesn't necessarily mean that the developer is
16 going to save the money long term to have the rents
17 subsidized. And so the idea was to have a credit which
18 would allow for paying for that gap between the, the
19 market rate and then the 60 percent of AMI.

20 So we did learn a lot of lessons from the
21 failure of the previous law, and a lot of that analysis

1 is in the Enterprise Report as well as some other
2 studying that we did of other systems as well.

3 PRESIDENT DANIELS: Questions.

4 COMMISSIONER MCCLAIN: I just wanted to say
5 thank you for that summary. And I have no other follow-
6 up, but (indiscernible). If others have questions, I'll
7 ponder it, and if it comes back to me, I'll --

8 COUNCILWOMAN RAMOS: I'm also available at any
9 time for any additional questions. Happy to continue
10 the, the dialog as well.

11 COMMISSIONER EDWARDS: I added in the link
12 because there was a question about the City geography and
13 the core and strong markets, and the other markets.
14 Whether or not to have it city-wide or targeted has been
15 a real point of discussion as Councilwoman Ramos
16 mentioned. And if you read in the Enterprise Report, it
17 really does clearly say that outside of the -- really in
18 the, in this report it says outside of the core markets
19 that this would make development infeasible for
20 developers. There has been discussions of including both
21 the core and strong markets rather than going city-wide.

1 So I think the concern with going city-wide is that it
2 could chill development outside of the core and strong
3 markets that aren't at the point now that they could
4 support this, these requirements.

5 So I just wanted to point out that that really
6 came directly from the Enterprise Report. It's not just
7 something that the administration came up with. It's
8 from the Enterprise Report, and it has been the feedback
9 from developers as well that have been in these
10 discussions that going outside of those core and strong
11 markets is an issue.

12 COUNCILWOMAN RAMOS: I do appreciate that DHCD
13 did a -- say, okay, well, let's go into the strong areas.
14 To just give you an example of what we're talking about
15 with core and strong areas, obviously, along the water
16 are some of those core areas, and strong areas would lead
17 up to -- and there's a, there's a map there, I believe,
18 and a link as well -- would have most of -- at least, you
19 know, of the, the sort of White L neighborhoods if you
20 want to use the same nomenclature as Dr. Brown. And so
21 it doesn't necessarily provide that opportunity in other

1 areas. But that, as, as Commissioner Edwards said, that
2 is one of the places of contention that we are trying to
3 work through. But I think there's only, like, three of
4 them. So I'm really hopeful that we will get there soon.

5 Thank you Commissioner for putting that out
6 there.

7 COMMISSIONER EDWARDS: I don't know if -- oh,
8 yeah -- can you guys --

9 (Simultaneous comments.)

10 UNIDENTIFIED SPEAKER: Go ahead, speaker.

11 COMMISSIONER EDWARDS: When I was sharing, I
12 couldn't tell whether I was muted or not. Yeah. So I
13 shared it on the screen, and, and I would agree that we
14 are very close, and there's just a few points between the
15 groups, and we're going to continue talking, and I would
16 say definitely from the administration that they --
17 they're -- we also have a strong desire to have a
18 comprehensive inclusionary housing program that actually
19 will also work, and work and not deter development within
20 the city, but that will provide the needed additional
21 housing within these developments, especially the areas

1 that are the hardest for us to get affordable units.

2 PRESIDENT DANIELS: Any further discussion?

3 COMMISSIONER HILL: I mean, I'll just say real
4 quick, I don't want to go down this road too far, but --
5 and I appreciate the dialog, and on all sides. And I
6 think though that the Enterprise Report did not consider
7 fully the value of the subsidy that developers are
8 already getting; \$39 million that the City is giving away
9 in FY '24, and the additional tax credit that
10 Councilmember Ramos has proposed specifically for the
11 inclusionary housing bill implementation is more generous
12 than anything that Enterprise considered. So I think it
13 more than compensates developers even in these non-core
14 areas for any additional costs. And that's what we've
15 heard from, from at least one developer who has told us,
16 look, this, this tax credit is more than enough. Because
17 the rents in these non-core areas are not that much
18 higher than what the, than what 60 percent of area median
19 income is. So it's not a huge loss to the developer.

20 Anyway, I'll make a motion to send a letter to
21 the administration supporting the inclusionary housing

1 bills without any additional amendments beyond those
2 proposed by Councilmember Ramos.

3 PRESIDENT DANIELS: Properly moved.

4 Do we have a second?

5 COMMISSIONER GUTHRIE: Second.

6 PRESIDENT DANIELS: Any further discussion?

7 COMMISSIONER MCCLAIN: I would like to amend
8 the motion.

9 PRESIDENT DANIELS: You said you have an
10 amendment?

11 COMMISSIONER MCCLAIN: Yeah. I'm in support of
12 the Inclusionary Housing Bill, but I haven't looked at it
13 enough to say if I -- if we should support it with or
14 without modifications to what is already before the City
15 Council. It sounds fine, but I think we should be a
16 little more general in our support.

17 PRESIDENT DANIELS: So for this particular, for
18 this particular motion is there any further discussion
19 about the (indiscernible) addition that Commissioner
20 McClain just added to the motion?

21 COMMISSIONER GUTHRIE: I want to say -- this is

1 Commissioner Guthrie. And Commissioner McClain, thank
2 you. I appreciate you wanting to have more of an
3 understanding, and be thorough in your, in your support.
4 I will say that myself as well as Commissioner Hill --
5 not to, not to be self-deprecating, but Commissioner Hill
6 with his legal prowess and his background with doing this
7 kind of work for as long as he has, he's been on the
8 Inclusionary Housing Coalition, and meeting regularly and
9 working diligently on this for almost a year. And I
10 understand, I mean, if, if you'd like to read what is
11 already the drafted bill, I think that's definitely
12 understandable. What I really don't think is necessary
13 is more, is for a more belaboring of -- or critiquing of
14 what has already been hard fought, and a lot of hard work
15 that's been done to, to push forward a comprehensive
16 draft. So that's, that's all I have to say.

17 PRESIDENT DANIELS: So you're against the
18 amendment?

19 COMMISSIONER GUTHRIE: So I'm -- I would just
20 -- what I am stating is that I support or I, I maintain
21 my second, my motioning for supporting of the --

1 PRESIDENT DANIELS: (Indiscernible).

2 COMMISSIONER GUTHRIE: -- Commissioner Hill put
3 forth as, as he put it forth without the amendment, yes.

4 PRESIDENT DANIELS: Any further discussion from
5 any other commissioners?

6 COMMISSIONER EDWARDS: I think since
7 Commissioner Hill put forth the original amendment we --
8 I mean, not original amendment, the original --

9 PRESIDENT DANIELS: Motion.

10 COMMISSIONER EDWARDS: -- motion, we need to
11 know whether or not he accepts that amendment. And, if
12 not, then we vote on what he originally proposed, and
13 then if that doesn't pass we would vote on something
14 else, if somebody else wanted to make a motion. So --

15 PRESIDENT DANIELS: Commissioner Hill --

16 COMMISSIONER EDWARDS: -- Commissioner Hill
17 can --

18 COMMISSIONER HILL: I do not accept the
19 amendment. I appreciate the sentiment Commissioner
20 McClain, but I'd like to move forward because this has
21 been on, on the agenda for the Trust Fund. It's been

1 supported by the Commission through the study, and then
2 the bill itself is over a year old. So I'd like to move
3 forward with the motion that the Commission send a letter
4 to the administration supporting Councilmember Ramos'
5 Inclusionary Housing Bills with amendments that she's --
6 with amendments only proposed by Councilmember Ramos.

7 PRESIDENT DANIELS: So this is on -- we have no
8 -- we have the first motion, we have the amendment, and
9 we have the -- it's been, it's been second. Is there
10 any, is there any further discussion and unreadiness on
11 the original motion from commissioners?

12 COMMISSIONER MCCLAIN: I remain opposed to the
13 motion as presented. I'm not opposed to the program.
14 I'm just opposed to the wording of the amendment. I
15 think a letter is (indiscernible).

16 PRESIDENT DANIELS: So let's do it this way.
17 It's been, it's been -- we have a motion, and it's been
18 second. Let me do a, let me do a roll call for
19 commissioners to find out the -- whether the motion
20 carries.

21 Commissioner Stokes.

1 COMMISSIONER STOKES: Aye.

2 PRESIDENT DANIELS: Commissioner Edwards.

3 COMMISSIONER EDWARDS: No.

4 PRESIDENT DANIELS: I'm not sure whether or not

5 Commissioner Iletha Joynes came on or Commissioner

6 Vernadine Kimball.

7 Commissioner Ramsey Harris.

8 Commissioner Stacy Griffin.

9 COMMISSIONER GRIFFIN: I support.

10 PRESIDENT DANIELS: Did Commissioner Erika Fox

11 come in?

12 Commissioner Matt Hill. Well, he made the

13 original motion.

14 Commissioner Bree Jones. Commissioner Bree

15 Jones.

16 COMMISSIONER JONES: Yes.

17 PRESIDENT DANIELS: Commissioner Amy McClain.

18 COMMISSIONER MCCLAIN: (Indiscernible).

19 PRESIDENT DANIELS: Nay.

20 Commissioner Tisha Guthrie.

21 COMMISSIONER GUTHRIE: Aye.

1 PRESIDENT DANIELS: 1, 2, 3, 4, 5. That is 5
2 commissioners. The (indiscernible) that's representative
3 of the majority. The --

4 COMMISSIONER EDWARDS: We have a quorum at the
5 meeting, correct? So it doesn't have to be a majority
6 of, the majority of the people that are here, I believe.

7 PRESIDENT DANIELS: That the motion would
8 carry?

9 COMMISSIONER EDWARDS: Correct.

10 PRESIDENT DANIELS: Okay.

11 COMMISSIONER MCCLAIN: Mr. Daniels, may I just
12 make a clarifying comment?

13 PRESIDENT DANIELS: Sure.

14 COMMISSIONER MCCLAIN: So I am supportive of
15 inclusionary housing. My concern with the motion was
16 that it included the language that it would be as with
17 only amendments as offered by Councilwoman Ramos. While
18 I do not doubt the wisdom and clarity of Councilwoman
19 Ramos, I don't want to necessarily forego the possibility
20 that someone else may propose an amendment that makes
21 total sense, and is for the good of the City. So that

1 was my objection to the resolution as proposed. I
2 apologize if folks didn't understand that, but that was
3 the basis for my objection.

4 PRESIDENT DANIELS: Duly noted. Thank you,
5 Commissioner.

6 COMMISSIONER EDWARDS: I would say the same
7 thing. So I would agree. That was my concern as well.

8 PRESIDENT DANIELS: Thank you Commissioners.

9 So we have -- we do have some updates from the
10 DHCD. Stephani.

11 MS. ESTRADA: Okay. Good evening everyone.
12 I'm Stephani Estrada. I am the program manager for the
13 Affordable Housing Trust Fund. And this is DHCD updates.

14 First we'll have the revenue that was collected
15 as of April 2023 was \$388,637.14. Revenue collected to
16 date for FY '23 is \$17,717,775. That gives us a total of
17 (indiscernible).

18 Revenue contribution type by year -- April '23,
19 for FY '23. We did get an update for the City's
20 contribution, which is 6.5 million for FY '23. Total
21 revenue collected to date is \$11,217,775. And the

1 transfer from FY '22 was 6.5 million, which gives us a
2 total of \$24,288,152 for FY '23.

3 Revenue collected to date in total is
4 \$48,597,897. Revenue -- city contribution to date is
5 \$18,250,005.

6 The commitments and expenditures. This is just
7 a breakdown of all of our allocations which is the CLT
8 bucket, the new construction and preservation of rentals,
9 senior homeownership, choice neighborhoods, rent
10 supplement, inclusionary housing, flex fund, the money
11 for the pandemic homelessness that money still has not
12 been updated. We are still waiting on updates. That is
13 still good through the October '22. Administrative costs
14 and the totals.

15 Total allocated is \$67,708,750. Total awarded
16 or transferred has been \$39,979,203. And expended to
17 date is 8.5.

18 This is an overview of the project status of
19 all of the projects that we awarded so far. Total
20 projects awarded is 37. Total that have been due
21 diligence is 27. Grant agreements that have been

1 drafted, 21. 16 have gone through audit review. 15 have
2 been approved by audits. 15 has been submitted for BOE.
3 13 have been approved by BOE. Five disbursements. And
4 three are still (indiscernible).

5 This is a breakdown of the AMI spending. We
6 have a total of 37 allocations. Total amount awarded is
7 \$28,346,273. A total of 532 AMI units. Total amount
8 spent for the 30 percent AMI unit is 12,074,504. Total
9 50 percent AMI units is 459. Total amount spent on 50
10 percent is 15,242,000.

11 NOFA information. The New Construction,
12 Preservation of Existing Rental Rounds 1, 2 and 3 are
13 deal structuring being presented to the BOE for approval,
14 and we're preparing for settlement.

15 Round 4, the NOFA opened on February 10, 2023.
16 DHCD made up to 10,753,000 available. The NOFA closed on
17 March 17, 2023. We received 36 applications. Total
18 amount of Trust Funds requested was 28,264,000. 28
19 applications passed threshold. Applications are under
20 review for approval, and awards will be announced by the
21 end of May. We are hoping to be able to announce those

1 or at least call the awardees within the next two weeks.
2 And the announcements of who will be awarded will be at
3 our next June meeting.

4 Our Community Land Trust, Single-Family
5 Homeownership NOFA Round 1, 2 and 3 is under deal
6 structuring, being presented for BOE approval, and
7 preparing for settlement. Community Land Trust, Rental
8 NOFA, Round 1, that is deal structuring. Operating NOFA
9 Round 1 presenting agreements to BOE for approval.
10 Community Land Trust Single-Family Homeownership NOFA
11 Round 4 is going to be a rolling NOFA. The NOFA was put
12 out for public comments on March 1st. Public comment
13 deadline was May 1st. Work group held its first meeting
14 to discuss the public comments. The second work group
15 meeting will be held on June 12, 2023, to finalize any
16 adjustments. The NOFA will go live July 1st, and run
17 until June 30, 2024, or until the funds run out. And the
18 NOFA will open back up every August.

19 Next is the FY '24 Spending Plan. And we have
20 a breakdown of the Community Land Trust. It has 30
21 percent. Well, first, let's talk about the total. We

1 have an estimate from physical (verbatim) that we will
2 receive -- they estimate 8.9 million. And then we should
3 be receiving 7 million for city contributions, which will
4 give us a grand total of \$15,900,000. We broke this down
5 over the spending priorities. Community Land Trust will
6 have 30 percent at 4.7 million. New construction 23
7 percent at 3.6. 15 percent at 2.3. Senior Homeownership
8 is 10 percent at 1.5. Choice Neighborhoods 7 percent
9 (indiscernible). Rent Supplement is also 1.5. And the
10 admin costs (indiscernible).

11 PRESIDENT DANIELS: Please make sure you mute.

12 MS. ESTRADA: Inclusionary housing again is the
13 same status. The legislation expired on June 30th, and
14 is in the works.

15 Commissioner nomination updates. We do not
16 have any updates.

17 PRESIDENT DANIELS: Any questions for Stephani?

18 Okay. So --

19 COMMISSIONER GUTHRIE: I'm sorry. This is
20 Commissioner Guthrie.

21 PRESIDENT DANIELS: Okay.

1 COMMISSIONER GUTHRIE: Thank you, Stephani. I
2 don't know if you have the answer to this question, but I
3 just wanted to -- I just want to pose it just for the
4 record. We have been without a full commission for
5 several months now. I believe we're still waiting to
6 have of our seats filled. Well, unfortunately, now we
7 have two. But one of our seats has been vacant now for
8 several months, and I'm wondering when we will -- what
9 the process is, what the hold up is because this is --
10 we've been here before. We've had -- we had the
11 representation from the community experiencing
12 homelessness. We had that chair vacant for over a year
13 before our dearly departed was, was placed in that
14 position. And now we've been without someone, I think,
15 who received, received assistance for, I think, in the 50
16 percent AMI.

17 MS. ESTRADA: As far as I was concerned there
18 was someone that was nominated for that position, but I
19 do not have any update on it. But I will have an update
20 by the next meeting on what exactly happened to that
21 person.

1 COMMISSIONER GUTHRIE: Okay. And, yeah, I
2 mean, if that person declines, and I'm hoping that we
3 have -- we're moving forward to get that, that position
4 filled. Because we know the value they bring to the
5 Commission is notable.

6 PRESIDENT DANIELS: Thank you Commissioner.
7 Open for public comment.

8 COMMISSIONER HILL: If I could --

9 PRESIDENT DANIELS: Sure. I'm sorry.

10 COMMISSIONER HILL: No, sorry. Just real
11 quick. So the -- my first reaction though was that the
12 -- first, thank you for putting this together and sharing
13 it, and appreciate the opportunity to comment.

14 So 8. -- so if the grand total of projected
15 revenue if 7 million comes from the City's -- usually
16 from the bond authority, that leaves, yeah, 8.9 million,
17 yeah, from the, the transfer tax. And that's what, what
18 did the transfer tax bring in, in FY '22, if you -- I
19 don't, I don't remember, but it was more than that I
20 think.

21 MS. ESTRADA: A lot, yeah, because we had a

1 surplus. I don't know it off the top of my head. I do
2 know it was over \$16 million.

3 COMMISSIONER HILL: I'm just -- so and I know
4 FY '23 is not going to be quite that high, right? But
5 it's probably going to be somewhere in the 13 or 14
6 million range?

7 MS. ESTRADA: Maybe. Or around -- pretty much
8 around where they estimated it for last year. They
9 estimated at 12 million last year, and we're knocking on
10 that. So it may go over a little bit, but I think things
11 were pretty close to, to what they estimated.

12 COMMISSIONER HILL: And I looked at the City's
13 FY '24 revenue projections in general, and they're not
14 projecting a significant decline in transfer tax,
15 recording revenue or property tax revenue or anything
16 related to real property transactions I don't think. I
17 don't have it in front of me, but that's, that's my
18 memory. So I'm just wondering where this somewhat kind
19 of, well, it's pretty conservative estimate comes from if
20 most of the City's other budgetary documents are saying
21 we're like to have similar real property transaction

1 revenue to FY '23.

2 MS. ESTRADA: We get those estimates from the
3 department that actually takes in those tax revenue
4 transactions. So I -- for me personally I don't know how
5 they come up with those numbers.

6 COMMISSIONER EDWARDS: -- finance --

7 MS. ESTRADA: Yeah.

8 COMMISSIONER EDWARDS: -- that's where we get
9 estimates from.

10 COMMISSIONER HILL: Would you all go back to --
11 would you mind going back to the Department of Finance?
12 Or I'm happy to go back to them, and just ask what -- why
13 the discrepancy between at least what I perceive as their
14 general FY '24 real estate transaction projects and
15 their, their projections here.

16 COMMISSIONER EDWARDS: Yes, we can. We can ask
17 about that.

18 COMMISSIONER HILL: Appreciate it.

19 And then the other thing I noted, well, it
20 would be helpful to compare this maybe at the next
21 meeting too, to the allocations that were made in FY '22

1 and '23 just so there's, there's some comparison there so
2 we can understand a little bit where things are going.

3 And then the rent supplement budget item is
4 something we've talked a lot about recently, and the Hope
5 Support Program. And then there's been ongoing
6 discussion about putting money from this bucket into
7 another sort of program, whether that's something we've
8 talked about -- Moving on Voucher Program, or I know DHCD
9 was looking at other options. And so I'm wondering how
10 this budget affects those plans since 1.6 million --
11 would that be allocated to the Hope Program? I know
12 there's other money that's in the bucket now, the 4
13 million that hasn't been spent. I'm just wondering what
14 the, what the thinking is there.

15 MS. ESTRADA: Yeah. So because of these low
16 numbers, yes, one, we do have a balance in the rent
17 supplement bucket that is going to go towards the new
18 voucher program. And the 1.5 will probably go towards
19 that as well. But right now --

20 COMMISSIONER EDWARDS: I would say -- yeah, no,
21 I would agree with you. It is a reflection of how low

1 the numbers are, but that is the thinking that rent, rent
2 supplement could cover both the Hope Program if that
3 continues on, as well as that would be the same line item
4 that if we, you know, once we come up with a voucher
5 program that would be where it would come from, but that
6 still needs to be developed.

7 PRESIDENT DANIELS: Okay.

8 MS. ESTRADA: -- have enough in that bucket
9 right now to support the Hope Rent Support Program and
10 the new voucher program. And then by next fiscal year we
11 can -- we'll probably adjust the numbers to accommodate
12 that.

13 COMMISSIONER HILL: I see. So you would be
14 able to use some of the -- I don't want to call it left
15 over, but the money from prior years to start either the
16 Moving on Program or something similar. So in other
17 words, this low number doesn't affect those plans to use
18 that money to start some other additional program in
19 addition to the Hope Program?

20 COMMISSIONER EDWARDS: Correct.

21 COMMISSIONER HILL: Okay. That's helpful.

1 Thank you.

2 What's the next step? I know it's a little off
3 topic, but what's the next step on moving forward with
4 figuring out whether you're doing Moving On or something
5 else?

6 MS. ESTRADA: To continue in a work group
7 meeting bringing in MOHS and other people who can help us
8 move this forward.

9 COMMISSIONER HILL: And the next work group
10 meeting is June the 13th; is that right?

11 (No audible response.)

12 COMMISSIONER HILL: Is MOHS -- I know you all
13 are reaching out to them, and I -- are you having that
14 conversation with them -- before that or are they coming
15 to that meeting? Just wondering what, what was --

16 MS. ESTRADA: We would like for them to come.
17 So, yes, we're, we're working for them to attend that
18 meeting.

19 COMMISSIONER HILL: Okay. Thanks. That's all
20 my questions for now. But I do think it's important
21 maybe for us to revisit this after you all have a chance

1 to (indiscernible) answers to those questions, and then
2 about the revenue projections, and then looking at in
3 comparison to last year's numbers.

4 MS. ESTRADA: Absolutely, okay.

5 COMMISSIONER HILL: Thank you.

6 MS. ESTRADA: I'll add that to (indiscernible).

7 PRESIDENT DANIELS: Thank you.

8 Any public comment, Stephani?

9 MS. ESTRADA: I really didn't see anything in
10 the chat.

11 MS. RECTOR: Two comments from John Stabonis,
12 well, questions. I think this was in, in regards to the
13 -- your presentation, Stephani. It asks how many units
14 have been developed in -- how many units are -- have been
15 completed, not just financed but completed?

16 MS. ESTRADA: (Indiscernible).

17 UNIDENTIFIED SPEAKER: Peter, can you unmute
18 yourself?

19 Yes. There you go. Peter. It shows that
20 you're unmuted, if you can hear me.

21 MS. ESTRADA: How many units have been

1 developed out of all of the projects so far? I don't
2 know off the top of my head. I can give a round about a
3 -- maybe about 15. Not simply financed but completed,
4 I'm not, I'm not sure what that means.

5 COMMISSIONER EDWARDS: I think he means
6 actually built from --

7 MS. ESTRADA: Okay, yes.

8 COMMISSIONER EDWARDS: -- one that are
9 completed.

10 MS. ESTRADA: Yes, yes. I would say about 15.
11 That's a round about.

12 COMMISSIONER MCCLAIN: And how many are in
13 process?

14 MS. ESTRADA: Hundreds. I don't know that off
15 the top of my head, but I can add that to
16 (indiscernible).

17 COMMISSIONER MCCLAIN: That would be great.
18 That would be a good statistic to hear. Thank you.

19 MS. ESTRADA: Anything else, Ebony? Do you
20 have --

21 MS. RECTOR: No. That's, that's all I've seen

1 in chat.

2 MS. ESTRADA: Tanya Baker. Have there been any
3 finalized -- I think this was for inclusionary housing.
4 So I guess -- I don't know. Have there been any --

5 COMMISSIONER EDWARDS: That's why I put that
6 map up there. She was asking about the targeted areas,
7 and I put that map up that I hoped would help answer
8 that. Because I have the map inside the report.

9 MS. ESTRADA: Thank you.

10 That looks like that's all.

11 COMMISSIONER EDWARDS: Well, just to clarify.
12 I'm sorry. If Tanya Baker is still on. So what is
13 proposed right now in the legislation is city-wide. But
14 the Enterprise Report and a lot of the discussion has
15 been around potentially targeting specific areas which
16 would be that map that I shared which is the core and
17 strong markets.

18 PRESIDENT DANIELS: Is that the end of public
19 comment?

20 Okay. Can we get a -- not do a roll call, but
21 can we get a motion to -- if that be all, if we get a

1 motion to adjourn.

2 COMMISSIONER EDWARDS: So moved.

3 COMMISSIONER HILL: Second.

4 PRESIDENT DANIELS: Let me just do a quick --
5 can I do -- do a roll call here?

6 Catherine Stokes.

7 COMMISSIONER MCCLAIN: I'm sorry. I want to
8 make another motion before we've concluded.

9 PRESIDENT DANIELS: Okay.

10 COMMISSIONER MCCLAIN: So I'd like to move that
11 --

12 PRESIDENT DANIELS: So this particular motion
13 is suspended for adjournment. And you're -- so your
14 motion, Commissioner is -- Commissioner Amy, is an
15 amendment? What -- you want to make a motion before --
16 yeah.

17 COMMISSIONER MCCLAIN: Do you need me to state
18 it? I'm sorry. You were cutting out.

19 PRESIDENT DANIELS: Yeah. So, okay, so we'll
20 suspend this one for -- so you're, you're saying to make
21 another motion.

1 COMMISSIONER MCCLAIN: Correct.

2 PRESIDENT DANIELS: A separate motion.

3 COMMISSIONER MCCLAIN: Yes, I was --

4 PRESIDENT DANIELS: Okay.

5 COMMISSIONER MCCLAIN: -- ready to end the
6 meeting (indiscernible).

7 PRESIDENT DANIELS: Okay. We'll temporarily
8 suspend for the moment, and for the adjournment.

9 Go ahead.

10 COMMISSIONER MCCLAIN: My motion is for the
11 commissioners to be able to review and comment on the
12 draft letter before -- of support regarding the
13 inclusionary housing ordinance.

14 PRESIDENT DANIELS: Is there a second?

15 COMMISSIONER GUTHRIE: This is Commissioner
16 Guthrie. I second.

17 PRESIDENT DANIELS: Any discussion?

18 All in favor?

19 COMMISSION MEMBERS: Aye.

20 PRESIDENT DANIELS: Any opposed?

21 This motion carries. Can we --

1 COMMISSIONER MCCLAIN: Thank you for that. I
2 appreciate the involvement.

3 MS. ESTRADA: Before we (indiscernible).
4 Commissioners, we sent out an e-mail about the schedule
5 for the Robert Rules of Order. We could not get the room
6 for the date that we had which was May 30th. So now we
7 have new dates, and we're trying to push it through July.
8 Can we please --

9 (Simultaneous comments.)

10 MS. ESTRADA: -- respond --

11 COMMISSIONER MCCLAIN: If we can host it at our
12 office, could we still hold that date since it was so
13 challenging to get a date set?

14 MS. ESTRADA: Host it at your office Amy?

15 COMMISSIONER MCCLAIN: Sure. Yeah.

16 MS. ESTRADA: Well, I'm going to reach out to
17 you, and I'm going to see if I can pull it off within
18 what, 8 days, 7 days.

19 COMMISSIONER MCCLAIN: Yes, sure.

20 MS. ESTRADA: Okay. Let me reach out to you,
21 and then if that doesn't work, but still guys -- respond

1 to that (indiscernible) and please let me know your
2 availability, but it's possible that I may be able to
3 keep that date since Amy is offering her (indiscernible).
4 So I will get back to you within this week.

5 COMMISSIONER HILL: I know I'm supposed to be
6 out of town that day. I'm not sure if I'd be able to
7 make it or not. But would there be a, be a virtual
8 option for this?

9 MS. ESTRADA: I don't know.

10 COMMISSIONER HILL: I'll set up the Zoom.
11 Would that help.

12 COMMISSIONER MCCLAIN: -- our office space.
13 (Simultaneous comments.)

14 MS. ESTRADA: -- Amy, you said you had that
15 option at your office, Amy?

16 COMMISSIONER MCCLAIN: We do. Yes. For sure.

17 MS. ESTRADA: Let me see. Let me see if I can
18 figure this out. Okay.

19 PRESIDENT DANIELS: So the -- okay. So can we
20 get another motion to adjourn?

21 COMMISSIONER HILL: So moved.

1 PRESIDENT DANIELS: Moved and second.

2 Commissioner Stokes.

3 She may have stepped out. Let me just say
4 this. Are there -- does anyone oppose adjourning?

5 Motion carries.

6 (Whereupon, at 7:26 p.m., on May 23, 2023, the
7 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: May 23, 2023

PLACE: Virtual Meeting

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


Sean Becker, Reporter