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BALTIMORE CITY DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

801 West Baltimore Street
Baltimore, MD 21201

Tuesday, June 27, 2023

BEFORE: KEVIN DANIELS, President

MEMBERS PRESENT:

- MATT HILL
- TISHA GUTHRIE
- CATHERINE STOKES
- VERNADINE KIMBALL
- STACY GRIFFIN
- RAMSEY HARRIS

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

1 Also Present:

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

3 EBONY RECTOR, Project Coordinator, Affordable Housing
4 Trust Fund, DHCD

5 KRYSTLE WORD, Project Coordinator
DHCD

6 PAUL STANFORD, Director of Grants
7 DHCD

8 TAMMY HAWLEY, Communications, DHCD

9 RACHEL KUTLER

10 Public Comments:

11 BETTY BLAND-THOMAS

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P R O C E E D I N G S

(6:06 p.m.)

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PRESIDENT DANIELS: Good evening everybody.
We're going to call the Affordable Housing Trust Fund
Commission to order, May 23rd -- I'm sorry, June. This
is the -- I'm looking at the -- June 27th -- I want to
take us back -- 2023.

We're going to do a roll call Commissioners.
Commissioner Kate Edwards.

Commissioner Tisha Guthrie.

COMMISSIONER GUTHRIE: Here.

PRESIDENT DANIELS: Commissioner Bree Jones.
Commissioner Matt Hill.

COMMISSIONER HILL: Here.

PRESIDENT DANIELS: Commissioner Ramsey Harris.
Commissioner Joynes.

Commissioner Kimball.

COMMISSIONER KIMBALL: Here.

PRESIDENT DANIELS: Commissioner Catherine
Stokes.

COMMISSIONER STOKES: Here.

1 PRESIDENT DANIELS: Commissioner Stacy Griffin.

2 COMMISSIONER GRIFFIN: Here.

3 PRESIDENT DANIELS: Commissioner Erica Fox.

4 Commissioner Amy McClain.

5 COMMISSIONER GUTHRIE: Ramsey is here, but he's

6 not --

7 PRESIDENT DANIELS: We want to have a motion
8 for the approval of the April [sic] 2023 meeting summary.

9 COMMISSIONER GUTHRIE: Mr. President, I'd like
10 to -- motion that there be a slight amendment to the
11 summary. Last month you started the meeting with a
12 moment of silence, and that wasn't indicted in the
13 summary.

14 PRESIDENT DANIELS: Mr. President, do we have
15 -- we established we have a quorum. I forget now exactly
16 how many members of the Commission there are. We may
17 need to wait for Mr. Harris to --

18 PRESIDENT DANIELS: Oh, you have a quorum?

19 PRESIDENT DANIELS: Oh, okay.

20 Correction, we -- the meeting summary for May
21 2020 -- 23rd (indiscernible) did have a correction.

1 COMMISSIONER GRIFFIN: The only other thing
2 (indiscernible) correction.

3 COMMISSIONER GUTHRIE: Second.

4 PRESIDENT DANIELS: Properly moved and second.
5 All in favor.

6 COMMISSION MEMBERS: Aye, aye, aye.

7 PRESIDENT DANIELS: Any opposed?

8 Any abstentions?

9 The motion carries with the corrections.

10 Now we will have Ms. Alease Sykes and Rachel
11 Kutler is coming for the memoriam for Anthony Williams.

12 MS. KUTLER: Thank you all so much for having
13 me. I'm sorry. Alease had a family emergency. So she
14 was unable to make it, but Ms. Vern is going to help me
15 out.

16 And, yeah, my name's Rachel Kutler. I am a
17 long-time friend of Anthony Williams. We worked together
18 for about eight years with housing our neighbors. And I
19 thought today what I'd do is read from (indiscernible)
20 that a group of people wrote together, including his
21 wife, about who he was, and all of his, all of his

1 accomplishments. And then I hope these photos I wanted
2 to share from both his early work (indiscernible)
3 homeless, and then some work he actually did to create
4 this very Commission.

5 So I'll start by reading the obituary. So
6 Anthony Williams, 59, Baltimore, MD passed away on May 8,
7 2023, in Baltimore. Anthony will be remembered for his
8 heartfelt concern for others, especially for those in
9 need. He was a fierce advocate for the basic human and
10 civil rights of poor and unhoused people, and he was
11 passionately committed to ending homelessness.

12 Anthony was born on August 22, 1963, in
13 Baltimore, and spent his youth in the foster care system.
14 He became an expert on homelessness through his
15 experiences living in the shelter system, on the street,
16 and squatting in vacant buildings, listening to other
17 homeless folks organizing and conducting research. He
18 grew to become relentless lifelong advocate for housing
19 justice.

20

21

1 Anthony was a gifted leader, and he saw
2 leadership in others, motivating and training -- continue
3 -- to continue this work as his legacy.

4 In 1999, Anthony co-founded the Picture the
5 Homeless. Here's some photos of young Anthony in his
6 Picture the Homeless days. With the purpose of
7 organizing people experiencing homelessness to impact
8 policies and systems that affect their lives. He had an
9 outstanding track record of including people with
10 experience of homelessness, and the decision making
11 processes of (indiscernible) that impacted them, from
12 policing to shelters, to social service programs and
13 housing. He worked with unhoused people to document
14 unjust patterns and practices they experienced
15 (indiscernible) preventing them from receiving or
16 remaining in housing, and to identify solutions, and then
17 organized to implement them.

18 He was committed to holding organizations
19 accountable that received funds to provide housing, and
20 to assist unhoused people, and he accepted no excuses.
21 As you all probably know sometimes he yelled a lot.

1 In Baltimore, Anthony served as the co-chair
2 with Jimmy Helm (ph.). Here with some past -- some
3 photos. This is some photos just from Housing our
4 Neighbors. In Baltimore, Anthony served as the co-chair
5 of the Journey Home, the City's Continuum of Care, HUD
6 program, and he was instrumental in developing
7 (indiscernible) Advisory Committee. He was a member of
8 Housing our Neighbors (indiscernible) homeless, formerly
9 homeless, as an advocate fighting to end homelessness,
10 and served on several boards dedicated to ending
11 homelessness, and improving service delivery to homeless
12 and poor people. He was on the Resident Advisory Board
13 of HABC, and a Commissioner here, of course, at the
14 Affordable Housing Trust Fund.

15 Anthony was also working with the Common Ground
16 Community Land Trust whose goal is to establish
17 permanently affordable housing for people making
18 (indiscernible) 30 percent of AMI.

19 Anthony remained connected Picture the Homeless
20 serving on the Picture the Homeless (indiscernible)
21 Project Advisory Board. And he also participated in, and

1 was deeply respected by leadership of the National Poor
2 People's Campaign, and the Western Regional Advocacy
3 Project on the West Coast of the U.S.

4 Anthony was a creative soul. He loved
5 painting, writing, photography, fashion, playing musical
6 instruments, and listening to vinyl records, and he
7 always expressed his own unique style as you know by his
8 unique (indiscernible). His personal journeys were
9 adapted into an original play, the King of Howard Street
10 that was performed at the Annex Theater in Baltimore in
11 2017.

12 Anthony is survived by his wife, Jennifer
13 Williams, and many dear friends.

14 And I just want to take a moment to invite you
15 to a celebration of life (indiscernible) will be hosting
16 for Anthony, on August 22nd, at Saint Vincent de Paul.

17 I just want to pass -- and I'm going to pass it
18 to Ms. Vern. I just want to point out this one photo
19 here on the bottom. This is from 2018 when we were
20 working on the petition campaign to get funding for the
21 Affordable Housing Trust Fund. So he was a deep, he was,

1 you know, I think it's beautiful that it came full circle
2 that he was a commissioner in this space because he
3 fought to create it. This was him at a dinner with
4 hundreds of people telling them to sign the petition to
5 fund the Affordable Housing Trust Fund.

6 And, of course, thank you to Tisha for these
7 photos when he additionally became a commissioner.

8 Going to pass it to Ms. Vern, share a few more
9 words.

10 COMMISSIONER KIMBALL: I haven't been knowing
11 Anthony that long, but seem like I had been knowing him
12 practically majority of my life. His story was so
13 similar to mine because at one time I was homeless as
14 well. Anthony, he understood what needed to happen. He
15 welcomed me to work with the Affordable Housing Trust
16 Fund and signing petitions all over the City. And I
17 remember when he came, and he says now wait a minute, how
18 do you get all these signatures? I say I do what I have
19 to do. He said, but you have a car. I said, I don't use
20 my car. He said, what do you use? I said public
21 transportation. People are not in my car. They were in

1 the bus. They were on the light rail. I said, I go
2 everywhere. He said, yeah, he said I think I'm going to
3 try that with you.

4 So with that and when affordable housing became
5 a law, a bill, him and I we were just screaming to the
6 top of our voice, and he said we did it. He never said
7 one time I did it, you did it, we did it, we did it,
8 united workers. And he was just going on and on and one
9 in different organizations that he belonged to.

10 Anthony was a very creagous (verbatim) person.
11 He was intelligent. He cared about people. Even in this
12 condition, I was very thirsty, but I wouldn't say
13 anything. But I missed him. I said (indiscernible) he
14 went to get us some water. I said I don't know if we
15 should take that or not, but that's okay, we got water.
16 He was just that kind of fellow. I really enjoyed him
17 teaching me some things that I didn't know. I enjoyed
18 him when we would go out to chant, and he would chant,
19 and he had a certain kind of walk. He bounced when he
20 walked because he knew what he was doing was right. He
21 was brave. He would take the first step, and I liked

1 that about him.

2 So for the ones that's not Christians, I'm
3 going to say in the name of Jesus I'm so happy that I met
4 a man like this. Thank you, Anthony, for being a part of
5 my life, my journey because I'm certainly happy I was a
6 part of your journey.

7 Thank you.

8 PRESIDENT DANIELS: I want to say thank you for
9 honoring the life and legacy of this great leader. He
10 will truly be missed by this Commission. Most
11 importantly, he will be missed by the City itself and the
12 vicinity. So thank you so much for honoring him today.

13 We're now going to have some updates from DHCD.

14 MS. ESTRADA: Hi everyone. Stephani Estrada,
15 program manager for the Affordable Housing Trust Fund,
16 and I will give you the updates for June 27th.

17 First is the revenue that came in from May. We
18 received \$450,814. To date we've received \$57,298,760.
19 For FY '23 we have received \$18,168,589. The revenue
20 contribution type by year for FY '23 you have 6.5 million
21 for City contribution; 11,668,589 for tax revenue; and

1 6.5 million for prior years surplus.

2 Revenue collected to date, well, through May
3 23rd, is \$49,048,711 for tax revenue. \$18,250,005 for
4 City contribution.

5 The commitments and expenditures to day is only
6 good -- is from the last meeting is good through April
7 the 23rd. This is same numbers. I do not have current
8 updates (indiscernible) for us. It will be updated in
9 our next meeting.

10 May 23rd project status. Total projects
11 awarded 37; due diligence 27; grant agreements drafted to
12 date is 21; 16 has been under audit review; 17 has been
13 approved. Oh, I'm sorry. It's 17 in audit review, 17
14 have been approved. BOE requested 15; BOE approved 13.
15 Disbursed 5, and 3 are in compliance.

16 The AMI spending is also good through last
17 month's numbers. They are also the same. It will be
18 updated in July's meeting.

19 NOFA. The New Construction Prioritization
20 Existing Rental NOFA Round 1, 2 and 3 are still deal
21 structuring. We're still presenting agreements to the

1 BOE for approval, and preparing for settlement.

2 Round 4, the NOFA, it opened on February 10,
3 2023. DHCD made up to 10,750,000. The NOFA closed on
4 March 17th. We received 36 allocations. Total amount of
5 trust funds requested was 28,264,000. 28 applications
6 have passed threshold. The review panel recommended 14
7 applications for approval, and they were approved by the
8 Housing Commissioner. DHCD is in the process of
9 contacting the awardees and preparing the award letters
10 that will be sent out by the end of this week.

11 So next month we'll have information on the
12 awardees.

13 The Community Land Trust, Single-Family
14 Homeownership NOFA Round 1, 2 and 3, deal structuring.
15 We've presented agreements to BOE for approval and
16 preparing for settlement. Community Land Trust NOFA
17 Round 1 is deal structuring. And the Operating NOFA
18 Round is presenting agreements to BOE for approval.

19 The Community Land Trust, Single-Family
20 Homeownership NOFA Round 4 it will be a rolling NOFA.
21 The NOFA was put out for public comments on March 1st.

1 Public comments deadline was May 1st. Work group held
2 first meeting to discuss public comments. The second
3 work group meeting was held on June 13th to finalize
4 recommendations. The NOFA will go live June 30th, and
5 run until June 30, 2024, or until the funds run out. The
6 NOFA will open back up every August 1st.

7 This is the FY '24 Spending Plan. As you
8 requested, I put in it the Spending Plan from FY '23 in
9 comparison to FY '24. And we could go over that on
10 questions.

11 Inclusionary Housing legislation expired on
12 June 30, 2022. New Inclusionary Housing requirements are
13 being considered by Baltimore City Council. This is
14 still the same update that we have.

15 Commissioner nomination updates. Application
16 for nomination was sent in to the Mayor, City Council for
17 tenants who are 30 percent or below AMI, and once we get
18 update on that, on the application, I'll let you know.

19 And that is the end. We can begin with
20 questions. I'll go back to the Spending Plan unless you
21 have questions about something else.

1 PRESIDENT DANIELS: Let me just ask about the
2 -- I know you said that in Round 4 New Construction you
3 had the 36 applications; 28 of them passed the threshold
4 and (indiscernible) review panel (indiscernible). What
5 were some of the challenges from the 28 that passed the
6 threshold? What were some of the challenges between,
7 between that 28 and the -- getting approving the 14?
8 What were some of the challenges?

9 MS. ESTRADA: Some of them had plans that when
10 we reached out to Zoning they wasn't in -- they hadn't
11 reached out to Zoning. Some of those plans didn't fit
12 what Zoning feeled (verbatim) like it would -- I think
13 that they -- so basically they would need to do a little
14 bit more research. Some of the budgets were a little
15 unclear. It wasn't as feasible as some of the ones that
16 were. Not enough units. And so, like, not, not a large
17 amount of units in certain projects. I think those were
18 some of the big things, especially the budget. Community
19 engagement. Lack of community engagement.

20 MR. STANFORD: Funding commitments.

21 MS. ESTRADA: Hum?

1 MR. STANFORD: Lack of funding commitments?

2 MS. ESTRADA: Yeah.

3 MR. STANFORD: Okay.

4 MS. ESTRADA: Yeah. That's project feasibility
5 (indiscernible) and stuff, yes.

6 PRESIDENT DANIELS: Okay. Any other questions
7 Commissioners?

8 COMMISSIONER GRIFFIN: Did those 14 cover the
9 entire -- I'm sorry. Did those 14 applications cover the
10 entire (indiscernible) or was it below?

11 MS. ESTRADA: No. It was below. I'm sorry. I
12 don't have that number off the top of my head, but I
13 (indiscernible) come back on when I announce the awardees
14 are.

15 PRESIDENT DANIELS: Okay. And so they are
16 normally just in their -- in the response they are
17 normally just given the opportunity to reapply on the
18 next round?

19 MS. ESTRADA: Yes. Yeah. We'll do -- with all
20 the applicants that were not awarded we do a debriefing
21 meeting with them to discuss the application, and let

1 them ask any questions that they may have on how they
2 could submit another application.

3 COMMISSIONER HILL: So three, three quick
4 things. First, well, maybe it won't be quick. I don't
5 know. But I notice that the rent supplement on this --
6 this slide about April '23 commitments and expenditures
7 that the total amount put in that bucket is about 4.7
8 million, and about 1.7 million has been kind of awarded,
9 I guess, for the Hope --

10 MS. ESTRADA: That's for the Hope Program.

11 COMMISSIONER HILL: Right. And so that leaves
12 roughly 3 million in that bucket. And my understanding
13 is there's still no clear plan yet about how that money
14 is going to be spent in going forward, right?

15 MS. ESTRADA: Right.

16 COMMISSIONER HILL: And our next step is to --
17 there will be a meeting of the work group that involves
18 the Mayor's Office of Homeless Services?

19 MS. ESTRADA: Yes.

20 COMMISSIONER HILL: Okay.

21 MS. ESTRADA: We have invited Irene

1 COMMISSIONER HILL: Irene. Okay.

2 MS. ESTRADA: Yes.

3 COMMISSIONER HILL: And that's scheduled in
4 July, right?

5 MS. ESTRADA: Yes.

6 COMMISSIONER HILL: Okay.

7 COMMISSIONER KIMBALL: Do you have the date in
8 July?

9 MS. ESTRADA: I think it might be the 13th if
10 I'm not mistaken off the top of my head, but I'll --

11 COMMISSIONER HILL: Yeah. I think that's
12 really important. I mean, someone was asking me what
13 Anthony would focus in on -- Anthony was always one to
14 say get it done now.

15 MS. ESTRADA: Yeah.

16 COMMISSIONER HILL: Usually with an expletive.
17 So --

18 MS. ESTRADA: July 11th.

19 COMMISSIONER KIMBALL: July 11th?

20 MS. ESTRADA: Yes.

21 COMMISSIONER KIMBALL: At what time?

1 MS. ESTRADA: At one o'clock. It's on
2 everybody's calendars. We sent it around to all of the
3 Commissioners so all of you can attend. You can come in,
4 and then if it goes over the five -- we're only allowing
5 five commissioners. If you're the last one, and like if
6 you're the sixth, then you'll have to drop off.

7 COMMISSIONER KIMBALL: Okay.

8 COMMISSIONER HILL: So I just want to keep that
9 front and center for everyone, and really encourage DHCD
10 and the Commission to move as quickly as possible to put
11 that money to work, particularly for folks who are
12 homeless because that's just a great way I feel like that
13 you could get folks into housing very quickly through
14 this kind of rent supplement. Particularly, I know we
15 talked about before, I just want to bring it up again
16 this Moving on Voucher Program where you give folks a --
17 who are already in permanent supportive housing a
18 different kind of voucher without the supports so that
19 (indiscernible) more permanent supportive housing. So I
20 just really wanted to -- that's something I'd like to see
21 as a priority. And then last or maybe not last,

1 hopefully, second to last, the Community Land Trust,
2 Single-Family NOFA, just to catch up. There was some
3 discussion in the work group about the -- there's an
4 exclusion in the current NOFA that says that if you have
5 -- is it two or three?

6 MS. ESTRADA: Three.

7 COMMISSIONER HILL: Three.

8 MS. ESTRADA: Three active awards.

9 COMMISSIONER HILL: If you have three active
10 awards as a Community Land Trust, you cannot apply for a
11 fourth award. And I know that the Community Land Trust,
12 the Chair has expressed some concern about that. I have
13 some concerns about that. Development takes a long time.
14 And so excluding -- just because you have three active
15 awards that may take years to actually come to fruition
16 is, is a real concern for me. Particularly -- I'm -- I
17 don't know. Maybe Catherine you can help me. Developers
18 usually have more than three projects in the pipeline at
19 one time. And so to put this kind of artificial
20 constraint on the Community Land Trust is, is a really
21 concern for me. And I'd like us to continue that

1 discussion. And my understanding is DHCD said that we
2 could reexamine this later in the fall. So I'd like to
3 reexamine that. Look at who else has applied for those
4 funds. And if we haven't seen enough applications from
5 new applicants maybe consider reopening this to the
6 applicants who have three existing projects.

7 MS. ESTRADA: Yes.

8 COMMISSIONER HILL: Okay. Last one. The other
9 thing I raised at the last meeting was that the budget,
10 the total projected revenue is 16 -- or 15.9 million for
11 FY '24.

12 MS. ESTRADA: Yes.

13 COMMISSIONER HILL: And that includes the
14 6-1/2 million that's from general obligation bonds.

15 MS. ESTRADA: No.

16 COMMISSIONER HILL: No.

17 MS. ESTRADA: So the one from -- the last
18 meeting in FY (indiscernible). So that's 15.9 million.
19 This year, FY '23, that included the 6.5 surplus is why
20 we had such a high (indiscernible). Now, our estimated
21 tax revenue for FY '23 was 12 -- and then originally City

1 contribution was going to be 7 million. So and then add
2 the 6.5 on it is how we got the 25.

3 COMMISSIONER HILL: Okay. So those -- so
4 focusing in on FY '24 the, the general obligation bond
5 amount that was approved from the budget was 6.5 million,
6 correct?

7 MS. ESTRADA: For FY '23. So for FY '24, these
8 are estimates. And basically from here on out we're
9 supposed to get 7 million every fiscal year. So this is
10 based off of the 7 million plus I think it was like 8,
11 8.9.

12 COMMISSIONER HILL: Right. So, okay, so, yes.
13 So 7 million --

14 MS. ESTRADA: That's right.

15 COMMISSIONER HILL: -- is included, and then
16 8.9 (indiscernible). I mean, 8.9 is really a low
17 estimate given how much has been produced in the past --

18 MS. ESTRADA: Yeah.

19 COMMISSIONER HILL: -- two or three years. So
20 I'm just wondering -- and I think I brought this up last
21 time, but did you talk to the revenue estimate, the

1 finance guy who could explain why --

2 MS. ESTRADA: No.

3 COMMISSIONER HILL: -- the estimate is such a
4 --

5 MS. ESTRADA: I have not talked to them. We
6 may even try to get them in here so that they can let us
7 know how they come up with these calculations. I would
8 just think about possibly the way the revenue is coming
9 in late, and because, like, this month was only 450.
10 Last month was 388,000. So I think they're going based
11 off of the revenue that's coming in.

12 COMMISSIONER HILL: Okay. Thank you.

13 PRESIDENT DANIELS: Now back to, back to
14 Commissioner Matt's -- we, we have -- I think we have a
15 -- I thought we had an extensive conversation about some
16 of the pros and cons of having the three, having some of
17 the Land Trust -- having three in the pipeline and not
18 getting four. Weren't there some pros and cons about
19 that that we discussed? Just wanted to --

20 MS. ESTRADA: Yes.

21 PRESIDENT DANIELS: What were some of the, what

1 were some of the, some of the greatest challenges that we
2 had with that?

3 MS. ESTRADA: That none of the projects are
4 pretty much off of the ground. So if we keep on
5 awarding, and we're not producing units then it's just
6 going to be a bottleneck of awards, and no units are
7 coming out of it. So we want to give them the time to
8 focus in on the projects that they're working on right
9 now to get those things off the ground, get the funding,
10 the funding commitments that are necessary for it. And
11 on top of it, when you're awarded, and that -- the whole
12 building process once that is submitted to BOE you only
13 have two years to get your project done. So if you're --
14 if we're having issues like site control, which is a
15 major issue for CLTs, and that is before this rolling
16 NOFA, because with the rolling NOFA they will be required
17 to have site controls like the rental. So the rental
18 NOFA is required to have it or you don't -- or you're
19 eliminated. That's the threshold requirement. So now
20 this will be a threshold requirement. But because CLTs
21 are new we allow for CLTs to come in and not have site

1 control at the time of being awarded. With that, that is
2 what's possibly playing a huge role in not getting their
3 projects off the ground. So this is to help them get
4 the, the project that they do have in the pipeline off
5 the ground, and then move on. We're totally open to,
6 like, coming back evaluating the situation. And if we
7 see that this helped, then we'll keep it the way it is.
8 If not, but also this isn't just for CLTs. This is also
9 for the rental projects. You can't -- we did the three
10 max awards for the Affordable Housing Trust Fund
11 (indiscernible). So it's not just CLT projects.

12 PRESIDENT DANIELS: And I think we did, we did
13 talk about the fact that it is through in some cases no
14 fault of their own. Maybe on the side of permit,
15 planning or something like that. There would be some
16 kind of criteria that we set -- that we talked about some
17 kind of criteria around that if it's through no fault of
18 their own in some regard. Because we say two years, but
19 in that process what about if there is something through
20 no fault of their own on the City's side?

21 MS. ESTRADA: So, like, I (indiscernible)

1 agreements like I said on some kind of situation like
2 that that is to no fault of their own, we have language
3 in there that will allow them to get extensions.

4 PRESIDENT DANIELS: Okay.

5 MS. ESTRADA: So they can get, like, a 12-month
6 extension.

7 PRESIDENT DANIELS: Okay. Yeah. I just wanted
8 to -- I know we talked about it but just wanted to --

9 MS. ESTRADA: Yeah. (Indiscernible) but, yes.

10 COMMISSIONER GUTHRIE: Excuse me a second.
11 Thank you. I just wanted to know if there, if there's an
12 option to discuss whether or not the lengthy process it
13 takes to get from the point of application to getting to
14 BOE if that can be taken into consideration for, you
15 know, as we've been discussing not limiting it to the
16 three, but maybe extending it to four projects. Because
17 we see in the past it can take, it can take about a year
18 for people to actually get through that entire process.
19 So if they're working on three, and I think just to be
20 clear I think it's not just getting off the ground
21 getting them to the point of completion. And they have

1 to have all, you know, they have to have more completed,
2 they have three, before they can even apply for another
3 one. And the getting from application to BOE takes about
4 nine months -- kind of holding up the process.

5 MS. ESTRADA: So I think that that narrative is
6 coming from, like, the beginning. Because right now BOE
7 doesn't take that long. So we have to keep in mind that
8 when we go to BOE you need to be ready. That was what I
9 was just talking about that you want to have your site
10 control at least, at least have your site control before
11 you try to go to BOE. Because if not your time clock
12 starts now. Now your time clock starts for those 24
13 months for you to complete the project. So rental is a
14 perfect example that all of those developers come in with
15 site control. I've had developers come in, and they're
16 ready to go. They have all the funding sources, they
17 have site control of all their properties, and they
18 immediately want to go to BOE. I can do it in eight
19 weeks. So the situation with the CLTs is that they don't
20 have the site control. They don't have the funding
21 sources lined up. And it's really like a Catch 22 if you

1 try to get them -- do the grant agreement, which I
2 understand why they may want to do the grand agreement
3 because they have the advantage of getting advancements.
4 You get an advancement of up to 25 percent without having
5 your funding commitments and all that stuff lined up.
6 It's not required for you to draw down on that 25
7 percent, but you -- when you go and you go to BOE you're
8 timeline starts. So you have to be very strategic of how
9 -- when you want to go to BOE. And that's normally the
10 reason why it's taking them a long time to get to BOE
11 because they don't have -- they're not ready. Their
12 projects are not going to be done in two years. It's
13 actually not smart to try to go to BOE immediately if
14 you're not ready to, you know, like, close down on this.
15 Majority of them don't have all their funding sources.
16 So funding sources (indiscernible) housing is a perfect
17 example. They've got awarded in, like, '21, I think.
18 They didn't get all their funding sources until, like,
19 '22, and then he got -- then he went to the BOE. And now
20 they are about to start construction and complete its.
21 But he got -- now he has two more years.

1 So it's actually, like, we, we really give a
2 long time after you get awarded for you to get your whole
3 project together. Like, I think most people will want
4 you -- if I'm going award you, I want you to start
5 drawing down on my money fast, which you guys want us to
6 do that. But because we have a lot of small developers
7 we are giving them that leeway. So if you don't -- if I
8 award you now, and you don't go to the BOE in two years,
9 you really held the money up for four years. We're not
10 screaming and hollering. We're allowing you to build
11 your project, get your funding sources. For CLTs get
12 your site control. We are holding their hands basically
13 to help them get through it. So I -- BOE, that narrative
14 is not, that's not the same. In the beginning, sure, I'm
15 with you because we was starting out and stuff like that,
16 but it's not the same anymore. If you come to me, and
17 you ready to go to BOE, you know that your project is
18 right here, I can get you to BOE in eight weeks. I can
19 get you approved through BOE in eight weeks.

20 PRESIDENT DANIELS: Any more questions,
21 Commissioners?

1 COMMISSIONER HARRIS: Thank you, sir. Watch
2 out giving me the mic. Really quickly, Stephani, on the
3 proposed Spending Pan -- Plan, excuse me, for Fiscal Year
4 '24, I'm not seeing any allocation for the homelessness
5 bucket for the spending priorities. Is there a reason
6 for that? The pandemic homelessness.

7 MS. ESTRADA: Oh, the pandemic homelessness was
8 for Covid. It was a one-time emergency funding.

9 COMMISSIONER HARRIS: Okay.

10 MS. ESTRADA: Yes.

11 COMMISSIONER HARRIS: So that, that -- because
12 it's still listed as a commitment for '23s expenditures,
13 April -- the slide that you showed that lists the
14 expenditures that are still going forward for 2023. So
15 does that --

16 MS. ESTRADA: Oh, in the commitments part? No.
17 That's just to show you the, the money that was spent.
18 So for the money that was allocated (indiscernible).
19 Yeah, the pandemic homelessness. That's just to show
20 you, like, how much was spent out of that money because
21 that was allocated already but --

1 COMMISSIONER HARRIS: Okay. So that's why it
2 says moved from '22, October 2022; is that what that
3 means?

4 MS. ESTRADA: Well, no. I just haven't got
5 updated numbers from that department to tell us how much
6 has been spent that is a good through amount that I, that
7 I have been updated with.

8 COMMISSIONER HARRIS: Okay.

9 MS. ESTRADA: I am hoping to get additional --

10 COMMISSIONER HARRIS: I hope we --

11 (Simultaneous comments.)

12 MS. ESTRADA: But that's the only money that
13 has been allocated to that because that was for --

14 COMMISSIONER HARRIS: To go forward --

15 MS. ESTRADA: -- the 2.75 is it.

16 COMMISSIONER HARRIS: Okay.

17 MS. ESTRADA: Yeah.

18 COMMISSIONER HARRIS: Through the report that
19 you currently have available to understand how much we
20 spent of that?

21 MS. ESTRADA: So, yes. Expended to date that

1 is the amount that we're going to update into
2 (indiscernible) October of '22.

3 COMMISSIONER HARRIS: Okay. And then can you
4 enlighten at least me, if not the other commissioners, on
5 what the rent supplement entails, and why there's no
6 expenditures to date with that category?

7 MS. ESTRADA: Because the Hope Rent Support
8 Program is the first program that we allocated funds
9 towards, and I don't have updated numbers on that. That
10 was actually just launched. And like Matt said, we are
11 looking to do another program, a long-term voucher
12 program for the rent supplement for the additional money.

13 COMMISSIONER HARRIS: Okay. And then the same
14 question for the Flex Fund. I'm not familiar with --

15 MS. ESTRADA: Flex Fund we have not used yet.
16 So because the, you know, the pandemic started in 2019
17 going into 2020. We had to zero out flex funds in the
18 prior fiscal year. So the FY '23 is the first year that
19 we allocated money towards it. And we are thinking about
20 doing supportive services for that money or either a low
21 income mortgage program that we have been talking about.

1 COMMISSIONER HARRIS: Okay.

2 MS. ESTRADA: Yeah.

3 COMMISSIONER HARRIS: So and, again, just to be
4 clear. The pandemic homelessness allocation ended or
5 ends FY '23?

6 MS. ESTRADA: No. That ended in, like, FY '21.
7 I think it -- yes, it was allocated in FY '21. It is
8 just there to show you that that money had come out, and
9 that -- and to give you an update on how much of that
10 money was spent.

11 COMMISSIONER HARRIS: Through October of 2022?

12 MS. ESTRADA: Yes.

13 COMMISSIONER HARRIS: That's because --

14 MS. ESTRADA: I --

15 (Simultaneous comments.)

16 COMMISSIONER HARRIS: -- don't have --

17 MS. ESTRADA: Right.

18 COMMISSIONER HARRIS: -- currently available.

19 MS. ESTRADA: Right. I have not got any
20 current figure for that.

21 COMMISSIONER HARRIS: Okay. All right. Thank

1 you. That's all I have.

2 PRESIDENT DANIELS: Any --

3 MS. ESTRADA: So with the Spending Plan looking
4 at FY '23 Spending Plan, the FY '24, how do we feel about
5 the numbers?

6 So you want to revisit this after the Revenue
7 Department --

8 PRESIDENT DANIELS: Update.

9 MS. ESTRADA: -- chimes in about how they came
10 up with the 8.9?

11 COMMISSIONER HILL: Yeah, I mean, I'd be okay
12 approving it now myself, but I think that the revenue
13 estimate seems pretty low which, I mean, hopefully, it
14 will just be revised as we hope more money comes in.

15 MS. ESTRADA: Yeah. And if more money comes in
16 it will be, like, how it was in FY '22 or there will be a
17 surplus of funds, we'll come back here and talk about
18 where we could push that money.

19 PRESIDENT DANIELS: What's normally the window,
20 what's normally the window that additional funds come in?

21 MS. ESTRADA: FY '22 was the only year that,

1 that we had a surplus. FY '20, I think it was '20 and
2 '21 actually got merged together. '19, '20 and '21 got
3 merged together for FY '21.

4 PRESIDENT DANIELS: Okay.

5 MS. ESTRADA: Because we didn't get what we
6 estimated.

7 PRESIDENT DANIELS: Okay.

8 MS. ESTRADA: So this year, FY '23, it looks
9 like we might hit right at 25 million. Because as of
10 today it's like 24 million and something.

11 PRESIDENT DANIELS: Thank you.

12 Any more dialog?

13 Thank you Commissioners.

14 Now we move to the public comment.

15 MS. ESTRADA: Any public comments?

16 MS. BLAND-THOMAS: Good evening everyone. My
17 name is Betty Bland-Thomas. I'm a resident of the
18 historic Sharp Leadenhall Community. My only comment is
19 that I am so impressed what you all have been able to do,
20 and so I'm surprised I didn't know about this beforehand,
21 I want to help you spend that money. There's a lot of

1 need out here, and I'm wondering if there is a lack of
2 communication how to access these funds, and which
3 agencies do you go to in order to put your application
4 in? As a senior myself and a community -- gentrified, my
5 property has experienced a lot of constructural
6 (verbatim) concerns, and surely the senior repair funds
7 could be very helpful to myself and other seniors who
8 have made a great deal of commitment of their lifetime in
9 staying in the community and providing the kind of
10 support and advocacy that communities need in order to
11 survive.

12 MS. ESTRADA: Any other?

13 MS. BLAND-THOMAS: Is there an answer?

14 MS. ESTRADA: Sorry. To the senior
15 homeownership?

16 MS. BLAND-THOMAS: Yes. I ask --

17 MS. ESTRADA: Yes, yes. It's on DHCD's
18 website, DHCD Baltimore. You know what I think from here
19 on out we may do a (indiscernible) the departments and
20 addresses as it (indiscernible).

21 MS. BLAND-THOMAS: Okay. Thank you.

1 MR. STANFORD: I believe we gave her
2 information (indiscernible) so they can find similar
3 services for seniors, small renovation projects.

4 COMMISSIONER GUTHRIE: And are they getting
5 their funds from this category?

6 MR. STANFORD: (Indiscernible).

7 COMMISSIONER KIMBALL: Could you talk up,
8 please? You have to talk up.

9 MR. STANFORD: Yeah. So the Community Catalyst
10 Programs -- testing, testing. So with the Community
11 Catalyst Program which is involved in another program
12 that I manage with DHCD, we give funding to other
13 community groups. One in particular for her is we give
14 money to Rebuilding Together Baltimore which is a group
15 that provides small, you know, small renovation projects
16 to those who are at certain income levels. So we
17 (indiscernible) get their funding to be able to complete
18 those projects. So I just wanted to put that out there.

19 COMMISSIONER KIMBALL: Okay. I'd like to be a
20 part of that as well.

21 MR. STANFORD: Okay.

1 PRESIDENT DANIELS: And the -- as far as -- I
2 know we've talked about this before, but as far as --
3 because I heard you when you, when you talked about the
4 whole access and awareness of making sure (indiscernible)
5 I thought we talked about some kind of advocacy and/or
6 not necessarily advocacy, engagement for communities
7 particularly seniors to get this information to them
8 instead of them coming to us. Did we talk about that at
9 one point?

10 MS. ESTRADA: Yes. Yes, we did talk about it.
11 And we have been researching on how we can organize
12 something like that to have seniors come out. The only
13 issue with it is that we can start the application, but
14 for, like, senior homeownership repairs you need a
15 contractor to give you an estimate. And so maybe there
16 we could have -- try to reach out to contractors to come
17 so that they could do it, but then it's like we can start
18 your application, but then you would have to finish it.
19 So (indiscernible) Ms. Kimball, you know, we reached out
20 to see how we could work together to do that.

21 COMMISSIONER KIMBALL: Yes.

1 MS. ESTRADA: But figuring that part out how we
2 can get them back out to finish the application.

3 COMMISSIONER KIMBALL: I have a suggestion.
4 Fortunately enough I was in Nevada last year, and they
5 had a senior conference, and with this senior conference
6 everybody that was seniors that needed something was
7 there at that conference. Sometimes you just have to
8 start off small. I don't think Baltimore would be able
9 to do it in the grand way that Nevada with it, but far as
10 senior repairs is concerned we could dedicate a day where
11 seniors could come and have people to sit with them with
12 computers to help get their information in, and also have
13 contractors there. I would love to see this being done
14 here in Baltimore. Because seniors are forgotten. They
15 are really forgotten when, you know, they -- I have a
16 neighbor that had to walk around the block to get her
17 trash out, and that was real dear to my heart. So I was
18 able to get her some help, but that was like a heartfelt
19 thing where the contractor didn't charge her. So these
20 are the things that we have to be very mindful because
21 everybody in this room one day you're going to be old,

1 and you're going to look for help. So you might as well
2 get it in place right now. And I hope everybody
3 understands that because it's very important because you
4 cannot predict the future. Thank you.

5 PRESIDENT DANIELS: Any other public comment?

6 Do we have any other business?

7 MS. ESTRADA: Yes, DHCD does. Krystle our
8 other project coordinator has sent out about Rules of
9 Order. Respond please.

10 MS. WORD: There are two date options there;
11 July 24th and July 31st. So if you could just respond
12 which day works best for you? If neither day is
13 (indiscernible) so just respond so that we can try to
14 have it the time that most people want.

15 MS. ESTRADA: And on those days we have two
16 options of 2 p.m. or 4 p.m.

17 PRESIDENT DANIELS: And that's -- and how long
18 for that, for that?

19 MS. ESTRADA: How long is it?

20 MS. WORD: How long is the --

21 MS. ESTRADA: Yeah.

1 MS. WORD: Two hours.

2 PRESIDENT DANIELS: Two hours.

3 (Simultaneous comments.)

4 UNIDENTIFIED SPEAKER: Giving you lunch.

5 PRESIDENT DANIELS: Oh, with lunch.

6 (Simultaneous comments.)

7 PRESIDENT DANIELS: That makes a difference.

8 MS. WORD: A late lunch or an early dinner
9 however you want.

10 COMMISSIONER HILL: Have we determined the
11 location yet? If we have, I missed it.

12 MS. WORD: No.

13 MS. ESTRADA: Yeah, it may be City Hall or in
14 Planning. So that -- the Charles Benton Building.

15 COMMISSIONER HILL: Okay.

16 COMMISSIONER KIMBALL: Choose you say the date?

17 PRESIDENT DANIELS: Yes.

18 COMMISSIONER KIMBALL: Sorry. Got it.

19 MS. WORD: July 24th or July 31st.

20 PRESIDENT DANIELS: Let me just ask are we
21 prepared to respond back at least those of us that are

1 here?

2 COMMISSIONER GUTHRIE: I already did.

3 UNIDENTIFIED SPEAKER: I already did.

4 PRESIDENT DANIELS: Okay. The 24th is Monday.

5 MS. WORD: I think they're both Tuesdays.

6 COMMISSIONER HILL: They're both Mondays.

7 PRESIDENT DANIELS: They're both Mondays.

8 COMMISSIONER KIMBALL: Both Mondays.

9 PRESIDENT DANIELS: Yeah, either one. Either
10 one works for me.

11 COMMISSIONER GRIFFIN: Same. I responded today

12 --

13 MS. WORD: Okay. Thank you.

14 COMMISSIONER KIMBALL: Either day.

15 PRESIDENT DANIELS: We're talking -- either
16 day.

17 MS. WORD: I will look in -- because some
18 people responded via e-mail. I'll just look and see what
19 the majority, and I'll send it out to everybody.

20 COMMISSIONER KIMBALL: Okay.

21 COMMISSIONER HARRIS: I prefer the 31st, but if

1 the majority 24th then I'm fine.

2 PRESIDENT DANIELS: 31st is good.

3 COMMISSIONER KIMBALL: 31st?

4 PRESIDENT DANIELS: Yeah, either one.

5 Okay. Any other business?

6 Let me -- so we can move for adjournment. Let
7 me just do the roll call.

8 Commissioner Guthrie.

9 COMMISSIONER GUTHRIE: Yes. Thank you.

10 PRESIDENT DANIELS: Commissioner Hill,
11 adjournment?

12 COMMISSIONER HILL: Adjourn, yes.

13 PRESIDENT DANIELS: Commissioner Lewis.

14 COMMISSIONER HARRIS: Harris. Were you saying
15 Lewis as in Ramsey Lewis?

16 PRESIDENT DANIELS: Yeah, I --

17 COMMISSIONER HARRIS: I get that a lot.

18 PRESIDENT DANIELS: I was listening to him
19 today.

20 COMMISSIONER HARRIS: Man, yeah, I can --
21 adjourn, yes, sir.

1 PRESIDENT DANIELS: Commissioner Kimball.

2 COMMISSIONER KIMBALL: Adjourn.

3 PRESIDENT DANIELS: Commissioner Stokes.

4 COMMISSIONER STOKES: Adjourn.

5 PRESIDENT DANIELS: Commissioner Griffin.

6 COMMISSION GRIFFIN: Adjourn.

7 PRESIDENT DANIELS: Properly moved and

8 seconded. All in favor.

9 COMMISSIONERS: Aye.

10 PRESIDENT DANIELS: Thank you. The meeting is

11 adjourned.

12 (Whereupon, at 6:59 p.m., on June 27, 2023, the

13 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: June 27, 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.



Roland Thomas Bowman, III
Reporter