

**AFFORDABLE HOUSING TRUST FUND COMMISSION
MEETING SUMMARY
September 27, 2022
6:00 PM – 8:00 PM**

Location: Catholic High School – 2800 Edison Highway – Baltimore, MD 21213

Members Present: Catherine Stokes, Kate Edwards, Tisha Guthrie, Matt Hill, Vernadine Kimball, Staci Griffin, Erica Fox

Staff Present: Stephani Estrada-El - Program Manager, AHTF
Paul Stanford - Grants Director, AHTF/DHCD
Ebony Rector - Project Coordinator, AHTF/DHCD
Carolyn E. Watson - Community Aide, AHTF

1. Call to Order

The meeting was called to order at 6:10 p.m. by Commissioner Stokes on behalf of President Bishop Daniels. It was determined that a Quorum was present and therefore the Commission would be able to conduct official business, approve minutes, recommendations, etc.

2. Approval of the August 2022 Meeting Summary

Commissioner Stokes initiated the approval of the August 2022 meeting summary and motioned to adopt the summary. Commissioner Edwards seconded the motion. All Commissioners present voted in favor of approving the August 2022 meeting summary.

3. Presentations

SHARE Baltimore Interim Network Coordinator, Cynthia Keene, began the presentation with an overview of SHARE's efforts in partnering with and providing support to Community Land Trusts (CLT) operating in Baltimore City. Representatives of SHARE member organizations, Charm City Land Trust, Cherry Hill Development Corporation, North East Housing Initiative (NEHI), South Baltimore Community Land Trust (SBCLT), and Westport Community Economic Development Corporation were recognized and in attendance. With over \$6 million in funding commitments from the AHTF, SHARE members are developing quality permanently affordable housing, serving low-income families throughout the City.

(Note to reader: NEHI hosted an open house for Commissioners to tour a NEHI property.) NEHI Director, Garrick Good, provided a presentation on NEHI's initiatives and highlighted some of NEHI's achievements and success stories.

To date, NEHI has begun working with sixty-eight families on the homeownership process, eleven families have purchased homes and four families are scheduled to close in the next 30 days. Two homes are under construction and one home is for sale. He also provided some insight into the construction of the house Commissioners toured and detailed historical facts and notable citizens of the community.

4. City Agency Updates

Department of Housing and Community Development (DHCD) staff provided the following updates:

1. Affordable Housing Trust Fund (AHTF) revenue collected in August 2022 totaled \$704,808. In FY23, year to date, the Trust Fund collected \$9,740,475, consisting of \$2,740,475 in tax revenues and \$7 Million in City contributions. Through August 2022, the overall AHTF revenue collected totals \$58,870,601, consisting of \$40,120,596 in tax revenue and \$18,750,005 in Baltimore City contributions. To date, AHTF commitments total \$12,543,000.
2. The AHTF team continues working with awardees from rounds 1 and 2 of the New Construction /Preservation of Existing Rental Housing Notice of Funding Availability (NOFA) on deal structuring, Board of Estimates approval and preparing for settlement. Kick off meetings and deal restructuring underway for awardees of round 3.
3. Round 3 of the Community Land Trust Homeownership NOFA and Round 1 of the CLT Rental NOFA closed on September 2. Four applications were received for homeownership and two applications were received for rental. Application reviews and scoring by the review panel is ongoing.
4. Round one of the CLT Operating NOFA opened on August 29 and will close on October 10. This NOFA will make up to \$500,000 available to CLTs to provide operating support. Applicants can request up to \$100,000 per CLT organization. The pre-proposal conference was held on September 7. Awards are expected to be announced the week of November 1.
5. Baltimore City Inclusionary Housing legislation expired as of June 30, 2022. New legislation has been introduced by Councilwoman Ramos and is being considered by the Baltimore City Council. Inclusionary Housing updates will be posted on DHCD's website.
6. Commissioners and DHCD staff revisited the AHTF Spending Plan proposal for FY 23. At the August meeting, Commissioners motioned to request reconsideration of DHCD's budget proposal and increase the CLT line item to 39% for FY23. After discussing the rationale for the 20% proposal and exploring alternatives for utilizing the funds, Commissioner Hill motioned to request DHCD, again, reconsider the proposal and increase the CLT line item

to 39%. Commissioner Guthrie seconded the motion, five commissioners were in favor of approving the motion, two Commissioners voted against and the motion carried.

5. **Other Business**

1. Commissioners are encouraged to offer location suggestions for in-person Commission meetings. In-person or online meetings will be held every other month on an alternate schedule. The October Commission meeting will be online.
2. Commissioners will determine if there will be modified schedule for the upcoming Commission meetings due to the holidays. Commissioners will discuss at the next workgroup meeting.

6. **Adjournment**

As there was no additional business, Commissioner Stokes requested from Commissioners, a motion to adjourn the meeting. Commissioner Edwards motioned to adjourn; Commissioner Hill seconded the motion. Commissioner Stokes adjourned the meeting at 7:11 p.m.