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BALTIMORE CITY DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

417 East Fayette Street
Room 346
Baltimore, MD 21202

Tuesday, August 27, 2019

BEFORE: DAVID BOWERS, COMMISSION PRESIDENT

MEMBERS PRESENT:

- MATT HILL
- SHANNON SNOW
- DAMIEN HAUSSLING
- TISHA GUTHRIE
- ALAN INGRAHAM
- VERNADINE KIMBALL
- IIETHA JOYNES
- TIARA WATKINS
- JALAL GREENE
- CINDY PLAVIER-TRUITT

Reported by:

Bryson Dudley

1 Speakers:

- 2 GARY NELSON
- 3 CAROLINE PAUL
- 4 TERRIQ THOMPSON
- 5 MYA MITCHELL
- 6 ANTONIO MORALES
- 7 CARLOS SANCHEZ
- 8 SAHSHAWNDA CAMPBELL
- 9 GREGG SARTEL
- 10 TODD CHERKIS
- 11 CLAIRE KNEZERIC
- 12 ANDREA JONES
- 13 JALEN JOHNSON
- 14 ALEAH MERRITT

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1 (6:07 p.m.)

2 MR. BOWERS: I want to say a good evening to
3 everyone. It is Tuesday, August 27, 6:07 p.m. We
4 officially call the Affordable Housing Trust Fund
5 Commission Meeting for Baltimore City to order.

6 My name is David Bowers. I am the President of
7 the Commission.

8 For our call to order, let me do a quick roll
9 call. If people, I know, have signed the list, but just
10 can answer in the affirmative if you are here.

11 Jay Greene.

12 MR. GREENE: Here.

13 MR. BOWERS: Jay Greene is present.

14 Tisha Guthrie.

15 MS. GUTHRIE: Present.

16 MR. BOWERS: Tisha Guthrie is present.

17 Damien Haussling.

18 MR. HAUSSLING: Here.

19 MR. BOWERS: Mr. Haussling is present.

20 Matt Hill.

21 MR. HILL: Present.

1 MR. BOWERS: Mr. Hill is present.
2 Alan Ingraham.
3 MR. INGRAHAM: Present.
4 MR. BOWERS: Mr. Ingraham is present.
5 Ms. Iietha Joynes.
6 MS. JOYNES: Present.
7 MR. BOWERS: She is -- Ms. Joynes is present.
8 Ms. Vernadine Kimball.
9 MS. KIMBALL: Present.
10 MR. BOWERS: Ms. Kimball is present.
11 Ms. Cindy Plavier-Truitt.
12 MS. TRUITT: Present.
13 MR. BOWERS: Ms. Truitt is present.
14 Shannon Snow.
15 MS. SNOW: Present.
16 MR. BOWERS: Ms. Snow is present.
17 Ernest Valery.
18 Mr. Valery is not present.
19 And Ms. Tiara Watkins.
20 MS. WATKINS: Present.
21 MR. BOWERS: Ms. Watkins is present.

1 Thank you all. So we do have the presence of a
2 quorum. I'm going to actually pass this down, and ask if
3 you all could have Mr. Hill to just sign in there. Thank
4 you.

5 All right. Next on our agenda the approval of
6 the July meeting synopsis. I would ask if members of the
7 Commission would take a moment to look over this synopsis
8 from the meeting. Let us know if there are any suggested
9 corrections or edits.

10 A reminder, and to make folks aware, the entire
11 transcript, each of these meetings are recorded. We have
12 a transcriber here. Thank you, sir, for being here. So
13 all of the minutes from the meetings are captured, and
14 are available as well. After a meeting and post-meeting,
15 and it's approved, they are available online on DHCD's
16 website. So what we approve at these meetings is the
17 actual synopsis of the meeting. So we'll allow folks on
18 the Commission to take a look, and if and when anyone is
19 ready, you can make either a move to make any corrections
20 and/or to approve.

21 MR. INGRAHAM: Move to approve.

1 MR. BOWERS: There has been a move to approve
2 by Mr. Ingraham. Is there a second?

3 MR. GREENE: Second.

4 MR. BOWERS: It's been seconded by Mr. Greene.
5 I'm going to allow before we take a vote folks to take --
6 is there any discussion, any changes, suggested edits?
7 Thank you.

8 MS. GUTHRIE: I don't have a copy of the
9 minutes.

10 MR. BOWERS: Oh, you don't have a copy of the
11 synopsis?

12 MS. GUTHRIE: No, I do not.

13 MR. BOWERS: Here we go. Sorry about that.

14 (Simultaneous comments.)

15 MR. BOWERS: Yeah, we're good. Okay.

16 MS. GUTHRIE: Thank you.

17 MR. BOWERS: Okay. So we'll -- let's take a
18 another couple of minutes before we move on the motion
19 just to allow folks to take a look at.

20 (Pause.)

21 MR. BOWERS: Okay. There's a motion on the

1 table, and it -- the floor, and it has been seconded.

2 Any further discussion?

3 Okay. All in favor of approving the meeting
4 synopsis say aye.

5 COMMISSION MEMBERS: Aye.

6 MR. BOWERS: Any opposed, nay.

7 Okay. The meeting synopsis is approved. Thank
8 you all very much.

9 All right. Next on our agenda and, again, we
10 welcome everyone that's here. And just for folks who
11 happen to come in, there are restrooms out by the --
12 behind the elevators. Welcome to our meeting. And this
13 meeting is being also live streamed as well. So we
14 appreciate that.

15 So next on our agenda we will have DHCD
16 updates, presentation and Commission dialogue. Updates
17 on the RFP, the staffing update, Trust Fund balance
18 update, reaction to the Fair Development Roundtable
19 Recommendations that were presented at our July 2019
20 meeting.

21 UNIDENTIFIED SPEAKER: Little hard to hear in

1 the back.

2 MR. BOWERS: Little hard to hear in the back,
3 microphone. Thank you. Sounded like the English
4 parliament here. That's good. Thank you, sir.
5 Appreciate that.

6 So for Commission Members, if we do speak, make
7 sure that we hold the mic close to us.

8 So we have Ms. Stacy Freed, who is a senior
9 advisor at DHCD is on point. So Ms. Freed, we turn it
10 over to you.

11 And what we've asked her to do is take about 20
12 minutes or so to walk through her presentations. We'll
13 give her that time. What I'm going to ask for Commission
14 Members, if we can, to hold our questions or comments
15 until the end. And you'll see we've got a chunk of time.
16 I ask Ms. Freed to take about 20 minutes, and then the
17 balance of the 25 or 30 minutes or so will be for any
18 questions and/or dialogue we may have amongst ourselves
19 in this -- in the conversation.

20 So, Ms. Freed.

21 MS. FREED: Thank you very much. For folks who

1 didn't catch it, my name is Stacy Freed. I work for the
2 Chief Operations Officer. I know you're all here today
3 because you want to understand our reaction in response
4 to the roundtable's report. Couple of follow-up items
5 for the Commission before we get there.

6 We are in the process of building a staff and
7 infrastructure for this program. It's a big program.
8 It's a lot of money. It's going to need more staff and
9 time than I can possibly give it. We have been
10 advertising for positions. We've gotten good response.
11 We're going to be interviewing soon, and hope to have at
12 least two people onboard in the next few months.

13 One of the questions that also came up at the
14 last meeting was the balance, how much money do we have
15 in the Trust Fund? There is about \$5 million, plus or
16 minus.

17 Going to hold off on the RFPs because some of
18 that is what we address in our presentation.

19 I guess I'm going to start with what everybody
20 has came here to see.

21 So, again, thank -- we want to thank everyone

1 for coming, and we want to --

2 UNIDENTIFIED SPEAKER: -- the mic --

3 MS. FREED: Sure. We want to thank everyone
4 for coming, and we really want to acknowledge all of your
5 efforts and hard work because we know that without you
6 guys, without you being on the street, and collecting
7 interviews, and pushing for the money, we wouldn't be
8 here, and we wouldn't have this resource. And this
9 resource is critical to our agency. It's critical to our
10 efforts. And so we always want to start and acknowledge,
11 and recognize that without you we would not be here at
12 this meeting this evening.

13 So we thought we would start -- we want to talk
14 about three things this evening. We want to give folks
15 -- we want to give the Commission and the folks in the
16 room an overview of how does DHCD in general view
17 community development? Where does affordable housing fit
18 into sort of the big picture of what we do?

19 We want to move on, and talk about our
20 response, our reaction to the roundtable's report. And
21 then we want to spend a few minutes on our

1 recommendations. And then, I'm sure, take some
2 questions, take a few minutes and take some questions
3 from the audience.

4 So our vision for community development, and
5 this -- the PowerPoint will be online on our website
6 tomorrow?

7 UNIDENTIFIED SPEAKER: Now.

8 MS. FREED: Now. So, okay. So you can
9 actually, if you have access, you can go online to our
10 website, dh -- what's it?

11 UNIDENTIFIED SPEAKER: dhcd.baltimorecity.gov.

12 MS. FREED: dhcd.baltimorecity.gov, and follow
13 along with us.

14 So what is our vision for community
15 development? We want to leverage strengths. There is an
16 extraordinary amount of strengths and assets in this
17 room, in our neighborhoods, and with the people who live
18 there and who work there. And we want to take advantage
19 of that. We want to build partnerships. We are starting
20 to -- we work closely with a lot of groups in the City, a
21 lot of developers, a lot of nonprofit partners, a lot of

1 community development corporations. We want to continue
2 to build on those partnerships, and we want to create new
3 partnerships. We are always looking to identify new
4 resources. Because no matter how much money we have,
5 it's never enough. And so this is an example of one of
6 the new resources we've identified. The report is very
7 generous, and acknowledged another one of our new
8 resources, the Community Catalyst Grants Program, which
9 is set up to help neighborhoods that have been kind of
10 overlooked in the grander scheme of City and public
11 funding.

12 We want to encourage new approaches to
13 collaborative redevelopment and revitalization. And
14 there's a lot of great ideas in your report that we'll
15 get to a little bit later, other ideas that you may have.
16 And we want to support development where all residents
17 benefit, and where nobody has moved -- has to move out
18 because they don't want to. We want to minimize
19 displacement. We know a lot -- we want folks to see
20 their housing values rise. We want to see neighborhoods
21 improve. But we don't want to see that at the benefit of

1 some of our really long-time residents being forced to
2 move out.

3 So that's our vision. So how do we get there?
4 We kind of have a coordinated development strategy. So
5 that means our development continuum, our agency work,
6 it's a long continuum. It has a lot of pieces on it. And
7 we all try not to work in silos, and to be at the table
8 together, and talk about how we can work together, and
9 not -- use my favorite example, build a house, build a
10 road, and oops, we forgot to put in the Comcast cable.
11 So now we have to go and rip out the street, and do it
12 all over again. We try not to do that.

13 We want to make decisions through an equity
14 lens. The City has a format in place for that, but we
15 tried to start doing that already. We want to encourage
16 mixed income developments. We want folks of all income
17 levels, all ages, all live cycles to be able to live in
18 neighborhoods throughout the City, not just in a couple.

19 We want to preserve existing affordable
20 housing. We know there's -- we know that if you're
21 between 30 and 50 percent of the area median income, it's

1 hard to find housing. It's even harder to find housing
2 if you can afford -- and harder still to find housing
3 that you can afford that's decent, inhabitable, and some
4 place that you want to live. And that's why these funds
5 are so important to what we do. We want to support
6 legacy homeowners. We have neighborhoods were folks
7 stuck it out, and they have been homeowners, and they
8 have lived there for 20 and 30 years. And sometimes now
9 we're starting to see investment, and we want to make
10 sure that the folks that have been in these
11 neighborhoods, been these long-time stakeholders, stay in
12 these neighborhoods. That they have a chance to benefit
13 from equity. That their homes have a chance to increase
14 in value like everybody else who lives in the City.

15 We want to build the capacity of our community
16 development partners. And that's the reason that we
17 started the Community Catalyst Grants Funds. It is set
18 up to support and build capacity, and help scale up our
19 community developing partners. Because they are our
20 boots on the ground, and our most important development
21 asset. And work with residents. They are the ones that

1 can tell us, did we get it right and what works? And we
2 want to minimize displacement through long-term
3 affordability.

4 Now we're going to get to the meat of the
5 matter. And we want to start out, this is -- first of
6 all, we want to thank you for the report. It was a
7 tremendous amount of effort. We recognize that. We have
8 all read the report. We have all read -- some of us have
9 even read all of the footnotes. So we really do know,
10 and we really do thank you for the effort that went into
11 it.

12 And we want to start out by saying that we
13 actually agree with a lot of what's in the report. We
14 actually agree with over half of the recommendations and
15 goals and principles that were published.

16 So, for example, there were 11 goals in the
17 report. We already agree or are practicing eight of
18 them. There were 10 scoring criteria under the
19 universality criteria. We support or are implementing --
20 or part six of them are part of existing City laws.
21 There were eight scoring criteria under the equity and

1 participation criteria. Four of them are things that we
2 already practice. Out of the 11 accountability and
3 threshold criteria, nine of the items already are
4 threshold criteria in our existing funding applications.

5 And so what we want to do next is just spend a
6 minute talking about the areas where we agree.

7 And so under the -- we're going to touch on a
8 couple of goals. Investing and redlined and distressed
9 communities, that's something we're doing now with a lot
10 of our major redevelopment areas. It's something we're
11 trying to do for our Community Catalyst Grants Program.
12 We have an existing Green Building Club that addresses a
13 number of the sustainability criteria that were raised.
14 We support creating ongoing long-term sustainable
15 greening through the Planning Department's Green Network
16 Program, through the City's Urban Agriculture Program,
17 and through out Lots of Love Program, which converts
18 vacant lots to temporary art installations or other uses.

19 We believe -- we support energy efficient
20 buildings. It's actually already a scoring criteria. We
21 don't believe in displacing parks or green space either,

1 and we go to a great deal of effort to make sure that
2 that doesn't happen. We actually want to do the
3 opposite. We want to increase green space. We want to
4 reduce the heat islands, and we want to increase the
5 City's tree canopy.

6 We wholeheartedly support blight elimination.
7 We spend significant amount of our capital resources on
8 blight elimination. That's stabilization. It's
9 demolition. It's deconstruction. And Cindy Plavier-
10 Truitt can talk about for a long time. But we also, and
11 we also have laws in place. There was discussion about
12 safe demolition, reducing hazards to the neighborhood.
13 We have laws in place that do that. And when we have
14 demolition contractors or other kinds of contractors that
15 violate those laws, we issue steep penalties, and we
16 have, actually have the ability to bring criminal
17 penalties against these folks. And there's some court
18 cases now where that has happened.

19 We do, we believe, we want to -- we believe in
20 fair housing very much, as folks can imagine. And we
21 want to focus, also focus development in City-identified

1 major redevelopment areas. And there are a number of
2 areas where we've been working hard, and we hope to start
3 seeing some things come out of the ground. Places like
4 Johnston Square, places like Park Heights.

5 There was some concern about providing one-for-
6 one replacement for units subsidized through public
7 programs. And so if we displace somebody who is in
8 public housing, we by law have to re-house, put them back
9 in a suitable public housing unit or give them a voucher.
10 If we have to -- if we're going into somebody's
11 neighborhood, and we have to relocate that person, we
12 have very strict federal laws that we have to follow, and
13 we take those laws very suitably [sic]. We believe in
14 deep reportability. We want to know that when we support
15 mixed income units we have homes available for households
16 whose incomes range from zero percent all the way up to
17 just flat out market rate.

18 Like I said, accountability and transparency we
19 actually support most of these, and they are our
20 threshold criteria. Developers who we give money to are
21 held to a lot of legal requirements. There are city

1 requirements. There are state requirements. There are
2 federal requirements. We don't support projects where
3 the zoning doesn't work. So when somebody comes in, and
4 they want support for a project or they want money, they
5 have to be able to show us that they either have the
6 zoning in place or that they will be able to be approved
7 for the zoning.

8 We support reasonable developer fees, and those
9 fees are actually established in state and federal
10 funding applications. So it's that it's -- I know folks
11 think developers make a lot of money off of this, but
12 it's really very tight margins.

13 We believe we support -- people have to come
14 in, they have to have a plan in place. They have to be
15 able to tell us what they want to do. It's not enough
16 for somebody to come in and say, you know what, this is a
17 great neighborhood, and why don't you give me 40 of your
18 properties, and then I'll show you what we can do. It's
19 an opposite process. We want to know that somebody can
20 come in, that they have a plan in place, that they have
21 the ability to finance the plan, and that most important

1 they have the ability to complete the project.

2 We have strict standards about regarding
3 property management. Again, they are established in
4 state and federal requirements.

5 There are a few areas where we'd like to say to
6 the members of the roundtable we need to -- we want to
7 sit at the table with you guys, and we want to have, we
8 need to have some more discussion before the city can
9 come out and say absolutely yes. Some of those areas --
10 some of those areas we agree with you. We absolutely
11 agree that residents should have jobs, and they should
12 have economic benefits from these projects. You all, the
13 report suggested some requirements that, quite frankly,
14 we need to go back and talk with some other city agencies
15 about to see how we can integrate them with existing city
16 law. We want to talk some more. We want to have some
17 more in-depth conversations, particularly about the
18 financing around permanent affordability because we think
19 that's important, and we think that it merits some
20 further discussion. And we'd like to have some further
21 discussions about shared equity in rental projects. The

1 city has had some very successful examples of cooperative
2 housing or mutual housing. And the one that sort of
3 immediately comes to mind are the cooperative homes on
4 Palo (ph.) Avenue. But we need to understand how to make
5 that model work in today's market.

6 So this is the part everybody I know has been
7 waiting for. Those are our recommendations. So it's
8 pretty simple. We want to create impact, and we want to
9 leverage resources. So we want to -- we'd like to be
10 able to use these trust funds. There we are. Sorry. So
11 we'd like to be able to use these trust funds, and
12 leverage them and combine them with our other city, state
13 and federal resources because at the end of the day we
14 all have the same goal. We want to build as many
15 affordable units as we can. We want to be able to issue
16 multiple funding requests. We'd like to be able to have
17 a couple of different kinds of RFPs out for rental
18 housing, some for new construction, some preservation.
19 We'd like some RFPs out for home ownership. And we'd
20 like to use some funds to help allocate some portion of
21 the funds. It would be part of a bigger discussion to

1 support some of our city's concept development so we can
2 make sure that there's the range of affordability that we
3 know everyone is looking for.

4 And I'm saving the best for last that we really
5 we want to be able to support community land trusts.
6 It's a big priority for you, and it's something we'd like
7 to do. And to that end, we'd like to first -- we'd like
8 our first nose as it comes out of the gate to be for
9 community land trusts, to support the kind of affordable
10 long-term permanent affordability home ownership that's
11 recommended in the report, and that we've been working
12 with SHARE Baltimore and their members on. We'd like to
13 get the RFP out this fall, if we can. We were thinking
14 we could make between one and one and a half million
15 dollars available. We know that these projects come in
16 and out, and we know they take a lot of work. So there
17 would be a rolling submission date. And we know that --
18 we know there's a lot of use for this money. We know
19 there was a recommendation for pre-development. So we
20 were thinking some of the money could be used for
21 acquisition of non-city-owned properties. Could be used

1 for construction, for stabilization, for demolition, for
2 deconstruction. And a portion of it could be used for
3 project consultants, marketing consultants, financial
4 feasibility consultants, construction management, as a
5 way to help build the capacity of our partners, and make
6 sure that we're able to complete these projects.

7 What we would like to do is post a framework,
8 an outline of what we'd like the RFP to work, to look
9 like, what we'd like the goals to be. Post it on our
10 website, and it would be available for public comment.

11 And now what we'd like to do is just take a
12 minute and double back and talk about some of our other
13 approaches that support the recommendations that the
14 roundtable made. And then we'll be able to move on and
15 take some questions.

16 So our community development framework, the
17 vision, the objectives, everything we talked about is
18 grounded in our community development framework. I know
19 some of you have copies. The full copy is available on
20 our website. We have three strategies that are talked
21 about in the framework. One is about expanding resources

1 for community development, how we're promoting access in
2 equity, and the ways that we want to invest in all of our
3 city's neighborhoods.

4 The other piece that I think is really an
5 important part of the framework is our commitment to
6 affordable housing. We're just going to -- this is just
7 up on the screen. It's verbatim from what is in the
8 framework. But it does call out specifically the
9 importance of affordable housing and the need to make
10 sure we work it into all of our development projects.

11 One of our big themes throughout work and in
12 our framework is we want to build mixed income
13 communities. And we're starting to require this in our
14 new developments where we are working neighborhoods where
15 there's home ownership. We're going in with some of our
16 resources, and we're working with our long-time
17 homeowners. We're providing weatherization assistance,
18 home repairs assistance, other kinds of assistance to
19 keep their homes stable, and make sure they stay in their
20 neighborhoods, and can from what we see as rising
21 investment. And a good example of that is Greenmount

1 West. We've done a lot of work in Greenmount West. And
2 when we started out, which was seven years ago, we made a
3 commitment that we wanted to help the homeowners. And
4 David tells me I have three minutes left. So now I'm
5 going to talk really fast.

6 We also, we want, and we want sustainable
7 communities. We want neighborhoods where everyone has
8 access to green space and health communities and health
9 environments, places you want to live and walk.

10 And so now I think I've hit my 20 minutes.

11 MR. BOWERS: That's good timing. Thank you,
12 Stacy. We appreciate it. Thank you.

13 So Commission Members, any sort of either A,
14 questions for Stacy or the Department and/or any comments
15 that Commission Members want to make to each other as
16 relates to this? And please wait for the mic if you have
17 a comment. So any comments, questions the Commission
18 Members have?

19 MS. GUTHRIE: Thank you. And thank you,
20 Ms. Freed for the presentation. I have a couple of
21 questions. Something that was mentioned was leveraging our

1 current resources and building new partnerships. One
2 thing that I think we all know is that our current
3 situation is part and parcel to some of the relationships
4 that we already have. So just being very careful to be
5 honest about the relationships that we already have with
6 developers in our communities, and ensuring that as we
7 move forward we evaluate those relationships. And if
8 they're not deemed fitable [sic] or suitable for what
9 we're looking to do to create a new era and a new culture
10 in Baltimore that we are honest about that.

11 UNIDENTIFIED SPEAKER: Yes.

12 MS. GUTHRIE: And eventually like to get to
13 what building those new relationships looks like. We
14 have a lot of talent in Baltimore. We have a lot of
15 grassroots talent. We have apprenticeships. We have
16 some unconventional means of developing skill sets. And
17 I'm hoping that as we move forward when we're looking to
18 build new relationships we venture into those options to
19 help employ, to help empower, and to help, as you say,
20 build those new relationships.

21 You mentioned the amount of money that we're

1 looking to invest in community land trusts between 1 and
2 1.5 million. To me that sounds a bit sparse. I know for
3 a fact that a few of the medical institutions joined
4 together with Healthcare for the Homeless, and they
5 invested just that entity in of itself \$2 million to
6 develop emergency slash sustainable housing for the
7 homeless. And I think that, that being said, we can do a
8 bit more when it comes to investing some money in the
9 community land trust.

10 So I'm going to hand off the mic, and let
11 someone else speak. But eventually I would like to come
12 back to a couple more questions. But yeah.

13 MR. BOWERS: Thank you.

14 Any comments? Okay. Other questions,
15 comments, suggestions?

16 Yeah.

17 MR. HILL: And thank you, Stacy, for that
18 presentation. Appreciate it. Question on the amount of
19 money and the amount of money and the Fund first. You
20 said there's \$5 million in the Fund give or take. And so
21 I'm just trying to go back through my notes, and as I

1 remember there's -- should be 4 million in bond funds
2 available, if I -- 2 million from the last fiscal year
3 that carried over, and then 2 million allocated in this
4 current fiscal year. So that would be 4 million. And
5 then the tax revenue is supposed to, I think, bring in 13
6 million a year. We've had about five months of that,
7 March through August, give or take. And so by my
8 calculation that should be roughly 6 million. So I think
9 there's -- if everything went according to plan, there
10 should be roughly like 11 million in the fund. So I'm
11 just wondering about that discrepancy.

12 MS. FREED: So, sure. So we -- so the
13 information -- is this on? Is this on?

14 MR. BOWERS: Yes.

15 MS. FREED: Okay. I'm sorry. So the
16 information that we received said that -- showed us that
17 there was about \$3 million that has been collected from
18 the taxes. That's driven by, that's all driven by sales.
19 And that there is \$2 million from City resources.

20 MR. GREENE: We haven't transferred in the
21 2 million from this year.

1 UNIDENTIFIED SPEAKER: From this current?

2 UNIDENTIFIED SPEAKER: Correct.

3 MR. GREENE: So it's 2 million that was there
4 previously, 3 million we collected from the taxes. So we
5 had to go through and revise the legislation, which took
6 effect in --

7 UNIDENTIFIED SPEAKER: March.

8 MR. GREENE: -- March. And that's when we
9 started to see substantial amounts come into the Fund.
10 So and we'll track that every month with what we have
11 now. So it's, again, roughly 5 million, plus we'll
12 transfer in at some point an additional two from the
13 Affordable Housing Program monies. We'll track the
14 revenues as they come in.

15 MR. HILL: Has there been any discussion with,
16 I guess, it would be Finance over why the production is a
17 little lower than --

18 MR. BOWERS: The mic, use the mic.

19 MR. HILL: Yeah. I was just asking if there
20 had been any discussion with Finance over why the
21 projection from the tax revenue for the past five months

1 has been lower than, I guess, what most of us
2 anticipated? Okay. So say roughly there's -- if you add
3 in the other 2 million, there's 7 million available in
4 some sense to the Fund right now, and you're talking
5 about one or one and a half for community land trust, and
6 I'm just wondering what the plan is with respect to the
7 fall for the additional funds that are available?

8 MR. GREENE: Again to the previous Commission,
9 the 1 to 1.5 is just an estimate at this point of what we
10 would put in, in this particular program, and it would be
11 a rolling fund that we'd have to look at the responses we
12 got, the requests, to make adjustments in that. And then
13 we're going to learn from the discussions about the other
14 type of programs we want, preservation, new construction.
15 So that's why it's a rough estimate based on the results
16 of some of the other discussions about some of the other
17 things, production programs that we want.

18 MS. SNOW: Hi. Just a question. Is this an
19 opportunity for us to offer just kind of general thoughts
20 about the Fund or should we just be responding to this
21 right now?

1 MR. BOWERS: The former. You can offer general
2 thoughts --

3 MS. SNOW: Okay.

4 MR. BOWERS: -- and/or responses.

5 MS. SNOW: Okay.

6 MR. BOWERS: Absolutely.

7 MS. SNOW: Great. All right. So I'll just
8 take this opportunity -- the mic. So I just, I've been
9 thinking about the Fund and kind of general priorities
10 that I think would be helpful, and wanted to share those
11 since we haven't really had an opportunity to do that yet
12 with the Commission. And since this is a new source of
13 funding that hasn't existed before, I really see it as an
14 opportunity to find projects that have not been able to
15 be funded, right. So looking at things that
16 traditionally can't access the source of the funds that
17 are out there. And a big part of that is not just
18 funding the projects, but the capacity building. So I
19 think, I know that on your presentation, Stacy, you had
20 mentioned consultants, funding for consultants. I would
21 also add just capacity building for organizations.

1 Because I think really before you can get the good
2 projects coming in, you have to know the capacity of the
3 organizations. And I think that's a huge part of what we
4 need. And I know the Catalyst Grant has started to
5 address that, but I think this could address it even
6 more. And so I definitely think that should be a high
7 priority.

8 I think everything as far as rental, home ownership,
9 land trusts, permanent affordability I think are all very
10 important. I think also really important is preserving
11 the existing homeowners, and whether that's being able to
12 preserve the rental housing or current homeowners, who
13 need property rehab or who need legal services. I would
14 look at can we use that, this money to be able to provide
15 some of those services as well. Because it's not just
16 creating the new. It's preserving what we've got, and
17 keeping those homeowners in their housing.

18 Also, to look at vouchers. So housing
19 vouchers. Can we use some of this money as vouchers for
20 certain populations? That is a really tough area.
21 There's not a lot of funding there when you're trying to

1 serve very low income people. There isn't a lot of
2 availability for vouchers. This is a huge flexible pool
3 of money. So can we use that for vouchers?

4 One key thing that I think is really important
5 is I do not think that this money should be going into
6 tax credit projects, low income housing tax credit
7 projects. There is -- the bulk of funding out there goes
8 to low income housing tax credit projects. And so
9 because this is new, it's a large amount of money, I
10 would really encourage us to not direct this money into
11 those projects. Because, quite frankly, they already get
12 the bulk of the money, and this needs to go to other
13 sources.

14 And finally I appreciate the rolling
15 applications. I know I had mentioned that before. I
16 think that's great. I can tell you from a developer's
17 perspective that is fantastic. Because having to wait
18 once a year to put in an application just draws out the
19 process a long time. And so to be able to put in an
20 application when we've got everything in is great.

21 And then, finally, I would ask for patient

1 capital. A lot of funding sources require that you have
2 all of your other money raised before you can come. And
3 because this is so flexible, I would ask that you please
4 extend that flexibility to the projects, and allow for
5 capital that can sit for awhile while we get the rest of
6 the money raised. So --

7 MR. BOWERS: Thank you.

8 MS. SNOW: -- that's my --

9 MR. BOWERS: Thank you.

10 MR. HILL: I have others to.

11 MR. BOWERS: Just wanted -- I'll come back to
12 Matt. Couple things. One, thank you, Shannon. And for
13 all of us as Commission Members as we say at each of our
14 meetings, we should always feel empowered and called upon
15 to bring suggestions about this. So we've heard it from
16 Ms. Guthrie and others today and in past meetings. So I
17 just wanted to reiterate that for all of us as Commission
18 Members we should always feel free to bring
19 recommendations to the body that obviously the Department
20 hears.

21 For those who are in the room, the audience,

1 Mr. Greene here is not only -- he's a Commission Member.
2 He is the designee from the Department. He is the Chief
3 Operating Officer. So when you hear responses from Jay
4 Greene in addition he's a Commission Member but also a
5 senior staff at the Department of Housing and Community
6 Development.

7 Let me pass it back to Matt.

8 MR. HILL: Thank you. So I'll just say I agree
9 with 90 percent of what Shannon said. So thank you. On
10 the question of preserving existing homeowners, I heard
11 that in the presentation as well. I think it would be
12 really helpful the Commission to know a little bit more
13 about what currently exists for homeowners. So what
14 repair programs are out there, how they're funded, what
15 the need is that exceeds that funding, if there is that
16 need. I'm sure -- so having more information like that
17 moving forward would be really helpful.

18 On the issue of equity, I know that DHCD has
19 that as a primary focus, and you had it up there on the
20 board. And I was just curious a little bit more about
21 what the -- if you could describe a little bit more about

1 what the approach is to incorporating equity and equity
2 lends into your priorities and your funding decisions.
3 And along those lines, I know that the Council Presidents
4 recent legislation requires, I think, DHCD to have an
5 equity officer, if I'm correct. And so if that person
6 has been hired, who it is, and or what the plan is to
7 comply with that. And how do we incorporate that into
8 this body and these decisions?

9 Thanks.

10 MR. GREENE: Right now you're looking at the
11 equity officer for the Department.

12 MR. HILL: Congratulations.

13 MR. GREENE: Thank you. And we were talking
14 about equity and we can look at how we handle the
15 Community Catalyst Grants and trying to fund a diversity
16 of organizations in different neighborhoods, different
17 levels of experience. And so that's the path that the
18 Department is moving down, and will continue down that
19 path with the Affordable Housing Trust Fund. And I think
20 -- this keeps fading in and out.

21 UNIDENTIFIED SPEAKER: I think you're talking

1 too close to it.

2 MR. GREENE: Too close?

3 UNIDENTIFIED SPEAKER: Yes.

4 UNIDENTIFIED SPEAKER: Can't hear.

5 MR. GREENE: Is that better?

6 UNIDENTIFIED SPEAKER: No.

7 UNIDENTIFIED SPEAKER: Can't hear.

8 MR. BOWERS: Too close, too far.

9 Stacy, is your mic on? No, is it on?

10 MS. FREED: It was. Now it isn't, no.

11 MR. GREENE: So we're working -- some of those
12 definitions and what equity looks like and what it means
13 and how we measure it. I mean, it's a complex, I think,
14 lens to look through, but it's something that is --
15 Council wants to look through and this Department wants
16 to look through, and so we'll work with the Commission
17 Members here to kind of help guide us in defining what
18 that looks like.

19 MR. BOWERS: Yes. We'll go to Ms. Pruitt --
20 Truitt, excuse me, and then Ms. Guthrie, you said you had
21 some other questions as well. So we can come back down

1 the end of the table, Ms. Joynes. So we'll just kind of
2 go down the table.

3 MS. TRUITT: Okay. Thank you. Okay. Can you
4 hear me? Great. This isn't a question. It's just a
5 comment. I was just trying to tag along with Shannon's
6 comments regarding thoughtfulness around layering funds.
7 So for instance other tax credit programs that are being
8 taken advantage of, whether it's new market or historic
9 or opportunity zones, and how we're going to handle that.
10 Just a comment to get on the record.

11 MR. BOWERS: Thank you.

12 Ms. Kimball.

13 MS. KIMBALL: Good evening. I'd like to know
14 if all the projects that's going to be done with
15 affordable housing is that forever or just how long --

16 UNIDENTIFIED SPEAKER: We can't hear you.

17 MR. BOWERS: Speak up just a -- or hold that
18 mic just a little bit closer to you.

19 MS. KIMBALL: I'd like to know all the projects
20 that we do for Affordable Housing Trust Fund is it going
21 to be affordable forever or just how long do you expect

1 it to be affordable?

2 MS. FREED: So that's -- we know the issue of
3 permanent -- so we know the issue of permanent -- we know
4 the issue of permanent affordability is important to
5 everyone. We know the report recommends a 99-year period
6 of affordability.

7 MS. KIMBALL: Yes.

8 MS. FREED: This is one of the topics where we
9 said we need to sit down and have more discussions around
10 this issue.

11 MS. KIMBALL: My other question is, I don't
12 know whether I just missed this. I didn't hear anything
13 about the participation of the homeowners and the
14 neighborhoods that we create. So will that be an issue?
15 Will they be able to control what goes on in their
16 neighborhoods?

17 MS. FREED: We encourage strong community
18 participation in all our neighborhoods. Our grant
19 applications, and it starts with our Community Catalyst
20 applications, puts a lot of emphasis on the community
21 engagement process. We require developers or anybody who

1 receives funds from us to report back, and to work with
2 the neighborhoods, and it's one of the benchmarks that we
3 try and monitor and keep track of. So if somebody moves
4 into a neighborhood, and they want to be involved in
5 what's going on, there would certainly be those
6 opportunities.

7 MS. KIMBALL: Because what I find out here in
8 Baltimore we are trying to change the culture here. And
9 when a -- when people put different things in place, they
10 have a tendency of following those rules better than
11 somebody else putting them in place. So I really would
12 like to see that happen in our new neighborhoods.

13 MR. BOWERS: Thank you, Ms. Kimball.

14 MS. FREED: Thank you.

15 MR. BOWERS: Ms. Joynes, we'll go to you. Just
16 going around the table.

17 MS. JOYNES: So, yeah, Ms. Vern asked one of my
18 questions. But I also just wanted to know if the
19 Department itself, if you have done any research around
20 like Community Land Trust and other supportive housing
21 models, and how --

1 UNIDENTIFIED SPEAKER: Um-hmm, yes.

2 MS. JOYNES: -- they have outperformed, like,
3 the standard market rate housing for affordability?

4 MS. FREED: We are just now starting. We are
5 just now really dipping our toes in the Community Land
6 Trust pool. We've provided startup funding to SHARE
7 Baltimore, which is a collaborative of approximately six
8 community land trusts through different parts of the
9 City. There are a couple of members of SHARE Baltimore
10 that I noticed are here with us this evening. We need to
11 see -- we need to get the programs up and running, and
12 get the houses built and occupied so we can make the --
13 start doing the kind of analysis that you asked us about.

14 MR. BOWERS: Grab the mic. Just a comment back
15 from Jay, and then we'll come back down. Thank you.

16 MR. GREENE: The first funding availability
17 would be for land trust, and I've worked with the
18 community to see how they would work here in Baltimore.
19 We know they've worked in other places. So we -- I'm
20 committed to working with the community to stay on the
21 mark.

1 MS. GUTHRIE: I would just like to briefly get
2 back to the equity or racial equity lends that we're
3 talking about looking through. I know it is -- I guess
4 it would be hard to measure, but we have a lot of
5 resources. We have a lot of research. We have quite a
6 few books. Actually, one that was just released this
7 year, and that was discussed. The author was present at
8 Union Baptist Church. About the systemic or systematic
9 disinvestment and just marginalization of brown and black
10 communities. So really all we need to do is look at our
11 history to look at what has been done to disinvest and to
12 marginalize communities, to systematically disempower.
13 And we can do the exact opposite. It's really not that
14 hard. We just need to take a clear stand to go against
15 the grain, and to be unconventional. These things are
16 being done all over the nation.

17 And just a quick remark about, let me see, what
18 was it? Oh, communities that have been overlooked. So
19 just kind of piggybacking on the same issue. Communities
20 that have been overlooked. They have been systematically
21 pushed aside. Communities have been systematically

1 targeted. So we need to change the verbiage. The
2 semantics made it --

3 (Applause.)

4 MS. GUTHRIE: Collateral damage has been
5 systematically done. So we need to systematically put
6 things in place so that these communities are uplifted,
7 and are given the opportunity to empower themselves, to
8 once again see themselves as stakeholders, and not always
9 from the outside as a stakeholder. There are plenty of
10 examples. I'm not going to get into that right now, but
11 there are plenty of examples of what has been done not
12 just in Baltimore but in other municipalities that have
13 led to situations like what we're dealing with right now
14 in Baltimore. And, again, these things don't just
15 happen. They are by design. So we need to by design
16 address the issue, and decide, decide that the
17 communities that are right now in perils will be given
18 the opportunity to reverse the damage that's been done.
19 So hopefully that's what these monies will be used for.

20 MR. BOWERS: Thank you.

21 MR. BOWERS: Couple of quick questions and

1 comments as we get ready to wrap this section up and move
2 to the next point on the agenda. So one is a comment for
3 all of us who care about these issues, who have talked
4 about kind of rent subsidies, vouchers and the like,
5 there are some communities, including Washington, DC, and
6 others that have both housing trust funds, and a separate
7 pot of money for what are called local rent supplements
8 that work in tandem. So one of the things those of us
9 who are advocates and care about these things may want to
10 consider either, obviously, A, pushing for more money for
11 the Trust Fund over time, more commitment by the City for
12 dollars for the Trust Fund and/or where some of it could
13 be designated for that and/or just a separate pot of
14 money strictly for that.

15 One comment I'll make, and this will actually
16 tie into conversations about future meetings. I think
17 one of the priorities we as a Commission want to look at,
18 and have talked about before, and I want to mention again
19 is the importance of leveraging the dollars. I've had
20 experience even when I had a chance to work with
21 Mr. Greene when he was Director of DC's Housing

1 Department of efforts that were started when he was the
2 Director there, and that have actually continued even now
3 with a more recent fund where local Housing Trust Fund
4 dollars in some cases are leveraged intentionally with
5 private dollars. So we, I think, it's incumbent upon us
6 to think about -- and it's actually in the Charter
7 legislation, to think about ways that we can work with
8 and bring ideas to the Department on how to stretch the
9 dollars in addition to getting more dollars into the
10 Fund. So a one-two punch.

11 A question that I would have for the
12 Department, two questions. One, the two staff that will
13 be coming onboard, can you say a word about, generally
14 speaking, what their roles will be? And on the
15 compliance side of things, are either of those staff
16 going to be responsible for that? And, if not, do you
17 have a rough timeline of when staff who will be
18 responsible for the compliance side of the Trust Fund
19 will be in place?

20 MR. GREENE: The compliance, and it's an
21 important issue, but our first priority is to get someone

1 onboard to kind of be the manager of the Fund, and take
2 care of the administrative responsibilities of the
3 Commission and the Fund itself. So that's our first
4 order of business is to really get the support staff, and
5 then hire a manager for this because it's a lot of
6 complexities. And working through the models that we
7 want to work through, the relationships we want to work
8 with them, and but we do recognize the importance of
9 compliance. And but we see that as a little bit down the
10 road once we actually have units in our portfolio then we
11 have to seriously worry about long-term compliance
12 issues. So that's kind of our game plan for right now.

13 MR. BOWERS: Thank you. The other question I
14 had, I noticed the money can't be used to acquire City-
15 owned property. I think I understand why, but wanted to
16 ask if you all could explain why that is? Is that by
17 requirement or just or some other reason?

18 MS. FREED: Typically we're hoping these
19 properties could be used to help with -- so with
20 receivership or with tax sale foreclosures. The City and
21 the State and other entities have a longstanding policy.

1 It's like taking money from one side of our pocket, and
2 putting it back in. I mean, that's sort of the simplest
3 explanation for that.

4 MR. BOWERS: Understood. And then the last
5 thing would just be a comment I would make. And in
6 disclosure I work for a company that where low income
7 housing tax credit we are -- part of our company is a
8 syndicator of that. So I would actually go on the
9 record, and say I suggest that we not have the
10 prohibition of this money being used in tax credit deals.
11 That there be more flexibility, I think, the extent to
12 which the Department has the ability to look at projects
13 on a case-by-case basis whether they're tax credit
14 projects or not, and do evaluations based on impact and
15 need. So this is a comment for the record.

16 So, now, if we can, we're going to move to the
17 workgroup conversation, next part on the agenda, which
18 this is kind a segue in that one of the things --

19 MR. HILL: I'm sorry, David. Can I ask one
20 more question?

21 MR. BOWERS: Sure.

1 MR. HILL: Is there time for one more?

2 MR. BOWERS: Sure. Yeah, yeah.

3 MR. HILL: Do you have one too?

4 UNIDENTIFIED SPEAKER: Um-hmm.

5 MR. HILL: Okay. So just real quick. I was
6 hoping if you all could explain a little bit more the
7 reservations you have. You mentioned about financing,
8 and concerns about financing around permanent
9 affordability. Could you explain a little bit more about
10 what the concerns are or give us an idea about where
11 you're coming from there?

12 MR. GREENE: Sure. And, again, it's -- as we
13 develop we model -- look at it differently, but I
14 currently -- some of the existing models that we have as
15 we invest in units and they're part of a larger project,
16 and the way that project is financed, it may have State
17 funding in it. It may have federal funding in it. It
18 may be a \$20 million project of which the Trust Fund is
19 investing two. And the larger funders they sometimes
20 dictate the requirements, the financial requirements. So
21 it's part of just a larger discussion. We have to be a

1 little more creative, if we're going to have longer term
2 affordability. So that's the thought process is that as
3 -- additionally, that we -- there's certain constraints,
4 and that we have to be creative about how we structure
5 things, and view transactions that we're contemplating.
6 But that's why we need further discussion, and look at it
7 more broadly.

8 MS. WATKINS: Hi. Hello. My question was in
9 reference to, I guess, the funding for the Community Land
10 Trust, the one for 1.5 million as well. I wanted to know
11 -- it looks like you guys touched on three areas,
12 acquisition, construction, stabilization, demolish, and
13 the project consultants. I was wondering if you all
14 have, like, a estimate on the percentage of allocations?
15 Because I'm just -- I was just thinking if you --
16 depending on where you spent the money, how it could be
17 effective towards, I guess, the constructions or
18 stabilization, if you spend it in one area.

19 MR. GREENE: No. We don't want to dictate
20 that. I mean, I think that is up to the community
21 members and developers that submit proposals to kind of

1 put that package together, and tell us how these
2 relationships work, and what the funding would be used
3 for. We're just kind of outlining in general in the
4 types of things that it could go toward. But the details
5 of any transaction is going to be particular to that
6 proposal and that Land Trust about how it wants to
7 actually allocate funds and use the funds. So we don't
8 want to prescribe that, but we would just react to what
9 proposals are -- what the composition of those proposals
10 are.

11 MR. BOWERS: Thank you. And I think that's
12 going to be a good segue into our conversation about --
13 I'm going to loop a couple things together quickly here.
14 One is the workgroup conversation, which is actually next
15 on the agenda, and actually a little bit of a connect to
16 some of the future meeting agendas for February. Excuse
17 me, for September and October. So at our last meeting
18 one of the things we talked about was potentially having
19 workgroups of Commission Members, a small group of
20 Commission Members, who could meet and go deeper with
21 Department staff. I know a couple of members had an

1 opportunity, I believe, to do that since our last
2 meeting, but we know that can be an ongoing process. And
3 so wanted to see if -- and we have to be mindful of open
4 meeting laws. So all of these meetings so everyone knows
5 are obviously open to the public. But some of the
6 meetings we can't -- you have to -- you have over a
7 certain number of members of the Commission talking
8 Commission business, it triggers open meeting laws, and
9 you have to make public notice, et cetera, et cetera, et
10 cetera. So in order to be able to go deep on things, and
11 go -- and obviously information that's shared there is
12 always not public, if you would.

13 Are there members of the Commission, are there
14 three to four members of the Commission, who might be
15 willing to be engaged in drill-down conversations with
16 the Department on issues related, but not limited to, the
17 roundtable report? So questions certainly around the
18 roundtable report. And like Matt's question, hey, I
19 heard you had reservations -- we heard you had
20 reservations here. What next or why or how do we
21 overcome that? How can we work through that? But there

1 may be other issues as well.

2 So are there any members of the Commission,
3 three or four, who may be willing to volunteer for that?
4 And we'll have to work out scheduling, obviously, with
5 the Department going forward.

6 So I see -- hold on. I see Shannon Snow. I
7 see Matt Hill. I see Ms. -- I'm sorry. Watkins, right?
8 I see Mr. Ingraham. We may wean down, but Vernadine
9 Kimball, Ms. Kimball. Okay. And I see Ms. Joynes. All
10 right. So what I'm going to do or suggest, I should say,
11 is that -- all right, so that gets us to where we
12 trigger. So we'll need to wean down a little. And so
13 one of the things I would ask is that by definition we
14 each represent a sector, all right. So one of the things
15 we may think about is that if we have more than two or
16 three from a sector, we may ask you to talk amongst
17 yourselves and kind of pull back, right. So we can have
18 -- because we assume that Jay will be at the meetings,
19 that we would have, I think we can have up to four
20 additional members of the Commission, right. So then we
21 stay there. So we can, I think, a couple folks. So

1 we'll need to have that conversation, and folks can kind
2 of -- we can figure out if people who are representing,
3 and or if there are folks who are willing to volunteer to
4 step back, let others who you know that you may feel
5 comfortable kind of carrying forth. Is there anyone
6 right now while we're here? Otherwise people can do it
7 off line. Are there any folks right now who are willing
8 to step back volunteer? I don't want to tell folks who
9 can or can't. So anybody willing to step back from that?

10 MS. JOYNES: I'll step back.

11 MR. BOWERS: Okay. Ms. Joynes, thank you. So
12 that's 1, 2, 3, 4, 5. So that's it, right? That's our
13 five.

14 MR. HILL: Can I clarify on the scheduling?
15 Maybe that might influence whether folks step back. It's
16 the September 9th, is that still right, at 12 o'clock?
17 Is that --

18 MR. BOWERS: That meeting, unfortunately, may
19 not be the -- that date may not. So we'll have to find a
20 different. And I apologize to the members because I did
21 send that out as a possible date. But what your

1 president forgot to do was to send that in outlook to
2 hold it on the calendar of the people we'd be meeting
3 with. So I apologize for that. So call me human and
4 imperfect in that one. But what we will do is rally up a
5 schedule date. But I think now we're at five, and so I
6 think five plus Jay as the sixth, we're good. So I think
7 we're okay. We don't need anyone else to step back. So
8 we're good there.

9 And then, and of course in future -- let me say
10 this also. In future workgroup drill downs this will not
11 be like the permanent workgroup. So if we ebb and flow
12 where next -- the month following or two, three months
13 prior, we may have a couple of folks who pull back
14 because of the issues we decide we want to drill down on.
15 And other folks may step up. So this is not a permanent
16 working group. We will ebb and flow in terms of who can
17 lean in on these drill downs.

18 Then the other thing related to this, we had
19 talked about at the last meeting, so now I'm kind of --
20 I'm skipping down a little bit to part of number six, and
21 then we'll come back to hit the public comment route.

1 But let me flow with this because it all kind of ties in.
2 Two things. One, at one of our prior meetings, I
3 believe, and I want to make sure I have this right,
4 Ernest Valery, Ms. Kimball, Matt Hill and Ms. Joynes had
5 agreed to be a small team to work with me on planning the
6 actual details of the agenda each meeting. I'm in
7 contact with
8 Ms. Freed as well. So it's not a -- we generally talk
9 about here as a Commission what our direction will be at
10 the next meeting. But those details of, like, okay,
11 specifically who, and who is calling who to get them
12 there when we're going to have guests, we wanted to have
13 a small team to work on. So at our meeting two months
14 ago, I believe it was Ernest, Ms. Kimball, Matt and
15 Ms. Joynes agreed to do that. So if people are -- if
16 those folks are still comfortable playing that role, then
17 what I wanted to suggest at our last meeting we had
18 talked about having a series of some roundtables where we
19 could bring in various stakeholders to have a working
20 conversation. And just for everyone who is here. So for
21 example, Ms. Snow said, hey, I recommend this.

1 Mr. Bowers says I recommend this, right? And so we need
2 to drill down on that, and have some of those
3 conversations in public forums where if somebody says,
4 hey, we want permanent affordability, someone else says,
5 well, here's why that may be a challenge. We'll just
6 have folks in a room who come from various stakeholder
7 groups, bankers, government financiers, developers, for
8 profit and nonprofit, advocates, policy folks, et cetera,
9 a range of different folks, who can be in working
10 conversations in these public settings where we can
11 address some of the priorities that are lifted up by
12 Commission Members, by reports that have been shared, by
13 other issues that other stakeholders will have. So I was
14 going to suggest that we start having those kind of
15 roundtables at our next meeting. That we work to try to
16 identify a range of developers and advocates and
17 financiers, particularly around, I think, the issues
18 where the Department, particularly around the roundtable
19 suggestions. There are some specific suggestions that
20 have been presented to the Department, and to the
21 Commission where the Department has said, we're already

1 doing a bunch of these, but there's some that need
2 further analysis. Well, we can start some of that
3 further analysis even in public settings. And, again,
4 it's not limited to just that, but it includes that. So
5 if there's no disagreement, but folks let me know if
6 there are, we will start having -- I would like to start
7 us having those roundtable discussions, bringing in
8 various stakeholders at our September meeting, and
9 anticipate that we'll need to have several of those.

10 I had mentioned that at the September meeting
11 would like to have one separate conversation and
12 presentation be from a panel of inspector general types
13 and/or agencies that have run trust funds before so that
14 we can hear about issues related to infrastructure and
15 compliance to make sure that we can give advice to the
16 Department based on experiences from other agencies on
17 the good, the bad and the ugly experiences that agencies
18 have had, and what has been figured out. So that I
19 always -- you've heard me say before, and I'll keep
20 saying it, getting the money out the door is only half
21 the battle, right. Making sure it gets spent well and

1 right and is monitored and is tracked is critical --

2 UNIDENTIFIED SPEAKER: Yes, it is.

3 MR. BOWERS: -- especially if we want to make
4 sure -- and I say we as those who care about getting more
5 money in, want to get more money in. Because the last
6 thing you need is that story that comes out that says,
7 oh, you said your money was supposed to serve 150, why is
8 it serving 80? You said your money was supposed to go
9 here, and it didn't. Who was tracking that? Why weren't
10 you on that job? So we want to bring in, I think, in our
11 next meeting, one panel on that, and then a series to
12 start some of the other stakeholder conversations.

13 So is there any objection to that, and me
14 working with a planning team of folks who have been
15 identified to try to pull that together for our September
16 and October meetings over the next couple months?

17 Okay. Thank you all for that.

18 With that, let me now jump back to our public
19 comment. And then after our public comment we'll finish
20 up on the other business, which is locations of meetings,
21 and the ethics training, then we'll close out.

1 So to those who are in the room, thank you all
2 for being here. We always appreciate members of the
3 public from wherever you come from coming out to these
4 meetings. So we open up -- we have 10 minutes built into
5 the agenda, sometimes it goes longer, sometimes it goes a
6 little less, for people to -- if you have questions or
7 comments that you'd like to make. There's a microphone
8 here. And if you do decide you'd like to say something,
9 we just ask if you don't mind identifying yourself so it
10 can get captured on the transcript, if you don't mind.
11 So the floor is open for the next 10 or 15 minutes for us
12 to have public comment, and then we'll move on.

13 MR. NELSON: Where's the microphone?

14 MR. BOWERS: It's right here. Yes, sir.

15 MR. NELSON: My name is Gary Nelson.

16 MR. BOWERS: Do me a favor. If folks are able,
17 if you're physically able to kind of come towards the
18 front a little bit just because of some of the mic
19 issues. And we want to make sure it gets captured by our
20 transcriber. Thank you.

21 Yes, sir.

1 MR. NELSON: Okay. Thank you. I'm Gary
2 Nelson. I'm a 66-year-old City resident, a 28-year
3 retired firefighter. And I started working for the City
4 in 1969 as a lifeguard at Clifton Park pool. To get down
5 to brass tacks here, when Michelle Alexander was in town
6 in 2015, she echoed Martin Luther King's words, until we
7 make radical fundamental change -- to echo this young
8 lady's words as well -- we're going to be half-stepping
9 and --

10 UNIDENTIFIED SPEAKER: Yes.

11 MR. NELSON: The climate chaos that we face
12 will cost millions and millions of dollars in repair
13 costs just here re Puerto Rico, New Orleans, Houston, New
14 Jersey. On and on and on. As a firefighter last year
15 the water was coming down Forrest Park Avenue six inches
16 deep from one of those rain storms. You all know how
17 many people's homes were messed up. And I have a bunch of
18 stuff here, but one of the things that I first wrote down
19 when I came in about fair housing is those mini-homes
20 that you see. They're very energy efficient. In some
21 parts of the country they are used for the homeless, but

1 they're also cost efficient for individuals and couples.
2 And so I think that that should be part of the mix as we
3 move forward.

4 MR. BOWERS: Thank you, sir. Appreciate it.
5 Any other comments or questions from the floor?

6 Yes, ma'am.

7 MS. PAUL: Hi. I'm Caroline Paul. And I just
8 wanted to point out something that concerned me in HCD's
9 presentation, which is that a big goal here is building
10 housing values.

11 Oh, I'm sorry. Can you hear me now?

12 MR. BOWERS: Yeah.

13 MS. PAUL: I am concerned that HDC's
14 presentation highlighted the importance of building
15 housing values. Because I think that might be at odds of
16 preserving affordable rental housing. So unless renters
17 have some kind of stake in the equity of --

18 UNIDENTIFIED SPEAKER: Yes. Yes.

19 MS. PAUL: -- housing --

20 (Applause.)

21 MS. PAUL: -- rising housing values displace

1 renters. So HCD needs to think about a way that -- if
2 its goal is to raise housing values, then renters need to
3 be protected with speculation and --

4 UNIDENTIFIED SPEAKER: Yes.

5 MR. THOMPSON: Hi. My name is Terriq Thompson,
6 and I'm a leader from Cherry Hill. And what I've been
7 doing with some of my -- in the South Baltimore Land
8 Trust, we've been doing community control development in
9 our neighborhoods, and we organize and do a lot of
10 outreach and stuff, but we've also been creating
11 permanently affordable housing. And so my question is,
12 can you all commit to putting 100 percent of the money
13 into permanently affordable housing?

14 MR. BOWERS: Is the question for the Commission
15 or for the Department?

16 MR. THOMPSON: For the Department.

17 MR. GREENE: We have been working with the
18 Commission, and hear a number of different voices, and
19 we'll work with them to see if that's feasible or not
20 feasible, but that's our role.

21 MR. BOWERS: And I'll say, let me remind folks

1 who -- or remind people or for people who this may be
2 your first meeting. At our meeting two months ago, the
3 Commission took a vote, and passed on as a
4 recommendation, and it's in the minutes, for -- to the
5 Department to have -- work towards long-term permanent
6 affordability and also **16:13:32** (indiscernible). So
7 that's a recommendation that the Commission has made.
8 Now, the rubber hits the road for all of us in, I think,
9 in the work that will happen in trying to figure out how
10 to do that. So just want to put that out for everybody.

11 Thank you, sir.

12 Yes, ma'am.

13 MS. MITCHELL: Hi. I don't know if you all can
14 hear me.

15 MR. BOWERS: Just a little bit louder.

16 MS. MITCHELL: Hi.

17 MR. BOWERS: There you go.

18 MS. MITCHELL: My name is Mya. I work with
19 Terriq and these people behind me. I'm having a hard
20 time understanding, like, what's the problem with
21 permanent affordable housing.

1 COURT REPORTER: Mya, what's your last name?

2 MS. MITCHELL: Mitchell.

3 COURT REPORTER: Thank you.

4 MR. BOWERS: The question -- so repeat the
5 question for us.

6 MS. MITCHELL: Like, what's the problem with
7 having permanent affordable housing?

8 UNIDENTIFIED SPEAKER: Long-term.

9 MS. MITCHELL: Long-term permanently affordable
10 housing.

11 MR. GREENE: Again, it's just a challenge that
12 we'll work with the Commission on. We'd like to see
13 models of long-term affordability. And we'll work with
14 you and the Commission to find models on which we can do
15 that. Right now some of the financing models that's not
16 going to allow us to do that. We're working to find
17 models like the Land Trust and other models that would
18 result in long-term permanent affordability.

19 MR. BOWERS: Great. Thank you. Anything?

20 MS. MITCHELL: I have another question.

21 MR. BOWERS: Yes, ma'am.

1 MS. MITCHELL: So the money that's being used,
2 will it be, like, for, like -- I don't know there are
3 actually going to be redline communities. Meaning, like
4 --

5 UNIDENTIFIED SPEAKER: Good question.

6 MR. BOWERS: Do you mean will the money be used
7 to serve communities that historically were redlined?

8 MS. MITCHELL: Yes.

9 (Simultaneous comments.)

10 UNIDENTIFIED SPEAKER: Good question.

11 MR. BOWERS: Yeah. So I think, Stacy, in the
12 presentation, what I heard was in the presentation the
13 answer was yes.

14 UNIDENTIFIED SPEAKER: 100 percent of the
15 money will go to redline communities?

16 MR. BOWERS: Let me ask so --

17 (Simultaneous comments.)

18 MS. FREED: So in the presentation, we said one
19 of our priorities is making sure there is investment in
20 communities that have been historically redlined and
21 historically disinvested. Part of what we need to do in

1 our ongoing work that David's alluded to is sit with --
2 work with members of the Commission, work with our other
3 stakeholders, and determine what -- how do we -- how are
4 our funds allocated? How do we spend them? Where do we
5 spend them? And when do we spend them.

6 MR. GREENE: We understand the issues around
7 that, but as a Department we have a responsibility where
8 in terms of community development in all of our
9 commitments.

10 UNIDENTIFIED SPEAKER: No, we don't.

11 (Simultaneous comments.)

12 MR. GREENE: We do as a Department. And so
13 we're going -- again, work with the Commission to find a
14 -- the best way to invest these dollars, and in which
15 communities. But as a Department we -- and 16:16:53
16 (indiscernible) we have to look for investment
17 opportunities in all the communities. So we'll evaluate
18 them, and make those policy decisions.

19 MR. BOWERS: Yes, sir. Yes, sir.

20 MR. MORALES: You guys hear?

21 MR. BOWERS: Hold it up just a little bit

1 closer.

2 MR. MORALES: Are you good?

3 MR. BOWERS: There you go.

4 MR. MORALES: All right. So my name is
5 Antonio. I work with Mya, Terriq, and the people behind
6 me as well. And I heard in the presentation that you
7 guys said that you wanted to avoid displacement. And I
8 was wondering what tools are you guys using to actually
9 back that up.

10 MR. BOWERS: I know these mics are coming in
11 and out, so I'm just repeating it just in case we don't
12 miss it. What tools are going to be used to avoid
13 displacement?

14 Any thoughts, Stacy or Jay, you all want to
15 comment on that?

16 MR. GREENE: We'll look at as many tools as
17 possible. I mean, some of those is mixed income housing,
18 some is the land trust, some of it is investing in the
19 legacy homeowners to try to keep them in place. It's
20 investing in our senior population to keep them in place.
21 It's a number of things that we'll look at to try -- of

1 ways to prevent gentrification and displacement. I mean,
2 it's not one**16:18:15*(indiscernible) we'll look at all
3 new tools that's available to us to try to prevent this
4 from happening.

5 MR. MORALES: I have another question. Also, I
6 didn't hear any points regarding on what communities you
7 guys are posting on or what areas you guys want to -- are
8 actually putting this money into. So I'm starting to
9 wonder if you guys have any idea of where, what
10 communities are going to be (indiscernible) ***16:18:34**

11 MS. FREED: We don't -- we haven't made those
12 decisions. Again, this goes back to the conversations
13 that we want to have with the commission. For example,
14 with the NOFA for the community land trusts, it's
15 targeted to wherever the land trusts are working.

16 MR. BOWERS: Thank you.

17 Yes, sir.

18 MR. SANCHEZ: My name is Carlos, and I'm also
19 Terriq and Mya and all the people behind me.

20 UNIDENTIFIED SPEAKER: Mic.

21 MR. SANCHEZ: This is a question for the

1 Department. And my question is, like, you guys said that
2 one of the priorities is the redline neighborhoods. I
3 didn't hear nothing about how much money or, like,
4 percentage of the money, how much will it go towards
5 these neighborhoods.

6 MR. GREENE: Again, I'm going to work with the
7 Commission to make those type of policy determinations.
8 Most of the money, if not all of the money its possible
9 will be spent in the redline neighborhoods. But that's
10 why we're here to work with the Commission, to work with
11 these working groups to see what comes out of it, and be
12 responsive.

13 MR. BOWERS: I would just add that I would also
14 think that some of the answer to that question is going
15 to be based on what comes in the door in terms of
16 applications. So in some ways the Department -- the
17 Commission can make recommendations to the Department.
18 The Department can have guidelines in its NOFA, but some
19 of that is going to be driven by where the applications
20 come in from. So to that point for those of us who care
21 about trying to bring investment and redevelopment to

1 neighborhoods that were historically redlined, part of
2 our job is to then work -- those folks who are doing work
3 in those neighborhoods when the NOFA goes out to have
4 them in the process now, and when the NOFA goes out to
5 make sure they're aware of it so they can apply for
6 resources. Anything else?

7 MR. SANCHEZ: No, that will be all.

8 MR. BOWERS: Thank you, sir.

9 Yes, ma'am.

10 MS. CAMPBELL: Hi. My name is Sahshawnda
11 Campbell. So I have a two-part question. The first part
12 is -- I want to (indiscernible)* 16:20:47* Tisha. She
13 was talking about how communities have not been invested
14 in, how that was a systematic thing. And then when the
15 question was how is that going to be addressed, no one
16 really had an answer for that. And all the youth that
17 just came up here gave your answer. Your answer is these
18 redlined communities. These redlined communities didn't
19 have investment. Until this date, they don't have
20 developers coming into these communities doing
21 development. So if you're just looking for applications

1 to determine where the money is allocated to, these
2 redline communities won't be touched. And that's a
3 problem. So I would think that then the question would
4 be rather so not looking for people that just come in the
5 door that's already doing development, but also going out
6 in these communities and trying to start that development
7 and get the ball rolling so there could be development
8 going on in those communities. Because it's not right
9 that you're waiting on the application to come in that
10 probably won't. And another thing that I wanted to
11 address is that racial equity should be at the forefront.
12 Permanently affordable housing should be at the
13 forefront. Community control over land should be at the
14 forefront. And that's not why all these community
15 members are saying here today is because 16:22:04 ****it
16 was these things. It wasn't for it to be used for all
17 these other things that's trying to make it seem like
18 it's a priority. And then when you're asked the
19 percentage of how much is going to be allocated to it,
20 you can't give one. So that means it's not a priority.
21 If it was a priority, you would be committed to 100

1 percent. So you can sit up here high and mighty, but I
2 will tell you something, like, last time we know how to
3 fight. We know how to organize, and we know how to get
4 it done. So no one know our communities better than us,
5 and we will fight for them. So when we ask for a
6 percentage, and we ask for a certain amount, we expect to
7 know that. We expect 100 percent to be going into these
8 communities that have no investment. There is no
9 sharing. Because apparently if you are doing this,
10 sharing the -- all of these committees we wouldn't have
11 these communities that wasn't invested in. So don't tell
12 us that you're trying to prevent displacement. Because
13 if this Fund is going to do displacement, that's not what
14 it was for. It was protect those people. So we don't
15 want to hear prevent. Hopefully, it don't displace. We
16 don't want to hear your comment about how you're going to
17 put them in another place because that's their community.
18 It's not your right to come in, and take it from them,
19 and give another community that you want for them.

20 Thank you.

21 MR. BOWERS: Thank you.

1 Next. Yes, sir.

2 UNIDENTIFIED SPEAKER: Is there a response from
3 the Department?

4 MR. BOWERS: It seemed like, tell me if I'm
5 wrong, those were comments and admonitions on what the
6 Department and the Commission ought to be doing, and not
7 --

8 MS. CAMPBELL: They're priorities. You're
9 saying --

10 MR. BOWERS: Right.

11 MS. CAMPBELL: They're priorities that need to
12 be touched by this Fund.

13 MR. BOWERS: Right.

14 MS. CAMPBELL: And if they're not, then the
15 Fund is being used for the wrong things. That's what I
16 said. So when you quote me, quote me right.

17 MR. BOWERS: Duly noted. Thank you, ma'am.

18 Yes, sir.

19 MS. CAMPBELL: Duly noted for you that we know
20 how to fight. Know that for the record.

21 MR. BOWERS: Thank you. Appreciate it.

1 MR. SARTEL: My name is Greg Sartel. First
2 question is I would like to know if there's a response
3 from anyone from DHCD to what we just heard Sahshawnda
4 say?

5 MR. GREENE: I think she made some very valid
6 points, and I -- we understand what she's saying, and we
7 hear the message very clearly, and we'll work with this
8 Commission and our communities to make sure that what
9 comes out from this program is reflective of what the
10 community wants. We understand that. We do.

11 MR. BOWERS: Any other question or comment?

12 MR. SARTEL: Yes. So along similar lines,
13 here's what I've seen has happened so far. There's a big
14 challenge. Residents have stepped up in creating this
15 Fund. That's why we're all here. They fought to get it
16 funded. That's why there's resources. Then folks came
17 together and created a report that says how do we
18 operationalize in concrete ways, not rhetoric and nice
19 talk or pledges without teeth, but actual ways to
20 operationalize the \$20 million annual Fund oriented
21 around race equity. That's in front of the

1 Commissioners. We know Commissioners have seen that,
2 internalized it. That's been reviewed by the City. And
3 the concern that I have that I want to try to step this
4 up a little bit towards a concrete response is you've
5 heard that the response -- I would just characterize it -
6 -you can say if you think this is not fair, is that when
7 we're pushing for concrete ways to operationalize race
8 equity through things like commitment to funds going
9 towards permanent affordable housing, we're getting a
10 response, we like that in concept. We have reservations.
11 And then we're asking specifically can you give us one
12 reservation? Could you give us one concrete sense of
13 what you think an obstacle is towards doing permanently
14 affordable housing in Baltimore in 2019? And the
15 response we've gotten so far is -- I could not honestly
16 say what the response has been. I'm not trying to be
17 flip here. We need to know this because this is about
18 the survival of our neighborhoods. Okay. This is not a
19 gotcha question. We're working collaboratively. We're
20 past that point, right? We are working together to do
21 something. So in order for us to do that, and form a

1 relationship, we've put our cards on the table, right?
2 We've said these are the metrics we think would be useful
3 to operationalize something incredibly difficult, which
4 is how do you do development without displacement? We've
5 been incredibly forthcoming with what we think that looks
6 like. We need more from you in terms of what your
7 thought process is about the obstacles, concrete. So
8 let's take permanently affordable housing. Concretely
9 you can make yourself vulnerable for a second. Why do
10 you think that's a difficult thing that makes it
11 difficult to make that commitment that we're looking for?

12 MR. GREENE: Some of the reasons why -- I think
13 I expressed them earlier, is we have to develop different
14 models for permanent affordability. Some of the
15 financing models, a lot of the financing models we have
16 now doesn't allow for permanent affordability because of
17 other funding sources that go into development. So we
18 have to kind of look at how do we do it? It's not that
19 we're against it. It's just the models that we have to
20 develop to delivering type of product for permanent
21 affordability, that's -- we're not against it at all. I

1 mean, long-term affordability is a goal. It's how do we
2 get there? And the exiting models are -- we have to
3 create new models in order to get there.

4 MR. SARTEL: So would it not facilitate
5 creating new models to make a bold commitment that 100
6 percent of the resources of the Fund will go towards
7 permanently affordable housing? That's the way to signal
8 if you're serious about creating new models is to say
9 there's funding available for it. Do you agree?

10 MR. GREENE: We are here to work with the
11 Commissioners for policy. It's not --

12 UNIDENTIFIED SPEAKER: You're going to work
13 with us.

14 MR. GREENE: Yeah. We're here to work for the
15 community to figure out what those models are.

16 UNIDENTIFIED SPEAKER: We are the community.

17 MR. BOWERS: Thank you, sir.

18 Yes, sir.

19 MR. CHERKIS: So at the last meeting, I raised
20 the issue of Perkins Home, and I'm going to go -- my name
21 is Todd Cherkis. I'm *15:06:27** (indiscernible). So I

1 feel like today at the risk of asking questions about
2 Perkins Homes and I think Somerset that there will be a
3 net loss of public housing of hard units. If you want to
4 count vouchers, that's just fine. But the hard units are
5 going away. A big chunk of the 200 units. And so I want
6 to know from this Commission if a proposal came up to
7 subsidize that displacement in less -- in decline of
8 public housing if this Trust Fund would be used for that
9 would the Commissioners vote against that? That's my
10 question.

11 MR. BOWERS: So to be clear, the Commission
12 will not be voting on deal-by-deal allocations. There
13 will be a separate committee that will be actually, as I
14 understand it, that would actually be working with the
15 Department in terms of at a deal review level. This, by
16 charter, this Commission, so everyone knows, is to
17 provide guidance around policies, procedures, frameworks.
18 But the deal-by-deal approvals will not be handled by
19 this group.

20 MR. CHERKIS: Sure. So I'll make it a more
21 generalized question. Would this Commission be against

1 in a more priorities values way of using -- leveraging
2 these resources for a net loss of public -- of public
3 housing or other affordable housing in the City?

4 MR. BOWERS: So I'll just speak as the
5 President of the Commission, not as a -- not for my
6 fellow members. And, certainly, if anybody wants to
7 speak to that, I personally, and I don't think anyone up
8 here wants to support the displacement of. That's not
9 why we're here. We are here to try to make sure that
10 these dollars get used in the most impactful way in the
11 lives of folks who are by definition in the Charter that
12 established this Trust Fund making not a lot of money.
13 So we want to see preservation. We want to prevent
14 displacement. We want to try to increase the amount of
15 money coming into this Fund, and we want to stretch the
16 dollars coming into this Fund. So I'll just say that as
17 the President of the Commission, not on behalf of the
18 Commission on that one.

19 Anyone else on the Commission want to -- okay.

20 Yes, ma'am.

21 MS. GUTHRIE: And, again, I'll speak for

1 myself. I understand that we need to look at different
2 models. I'll use analogy. I'm a vegetarian. When I go
3 to the market, I have lots of options. One thing I know
4 I'm not eating, I'm not eating chicken. I'm not eating
5 fish. I'm not eating pork. I'm not eating anything that
6 walks or talks for me. So using that analogy, one of our
7 standards, I think we agree, that permanent affordability
8 was going to be something that we put as a priority. If
9 it's a model that does not produce that, it's not
10 conducive to permanent affordability, I think we as a
11 Commission need to vote against it. I don't think that's
12 unfair. I don't think that what our --

13 (Applause.)

14 MS. GUTHRIE: -- is unreasonable. So, again,
15 I'm just speaking for myself, but I'm really hoping that
16 that will be taken seriously. Because you hear these
17 young people, they're not playing. I don't want to have
18 to fight.

19 MR. BOWERS: Yes, ma'am.

20 MS. KNEZERIC: My name is Claire Knezeric. You
21 all hear me? So I --

1 UNIDENTIFIED SPEAKER: Louder.

2 MR. BOWERS: Just a little bit louder.

3 MS. KNEZERIC: I work at Hopkins Hospital, and
4 I have seen the Marriott next to the hospital. I was
5 very surprised to learn last year that they received \$1.4
6 million of neighborhood funds from DHCD that it was
7 through DHCD that went for healthy sustainable
8 neighborhoods. And I think that type of deal was very
9 surprising to me. It didn't seem like it fit what the
10 purpose of the money was. And I think to your point, I
11 don't understand if there's anything in the Charter that
12 says that this Commission involves dedicated members who
13 are building their knowledge and have lots of life
14 experience on the issues of housing can't look at deal-
15 by-deal applications. I don't see why they can't have a
16 role to play in the scoring and approval of these
17 applications. So my question, I guess, would be why
18 isn't that possible? And could we make it possible as
19 fulfilling our ideals of transparency both in the
20 developers **15:11:10****(indiscernible), but also for
21 ourselves to be as a City and as a Commission.

1 MR. HILL: Can I follow-up on that, David?

2 MR. BOWERS: Yeah, um-hmm.

3 MR. HILL: So just to follow-up on your
4 question. I think so one of the proposals in the
5 roundtable report is that Commission Members be offered
6 the opportunity, who don't have a conflict. I mean,
7 obviously, if somebody's organization is applying for
8 money, then they shouldn't be on any sort of board or
9 committee that's looking at it. But Commission Members
10 should be offered the opportunity to be part of the
11 committees that score proposals so we have a greater
12 level of accountability and transparency in the actual
13 scoring. And I think that's an important thing. So I
14 agree with it.

15 MR. BOWERS: And to be clear, I appreciate the
16 -- certainly all the questions that have come up and
17 comments. To Matt's point, the Charter that lays out the
18 Commission and what its duties are speak to the fact that
19 it's to make recommendations, advise, and consult with
20 the Department regarding the establishment of essential
21 policies, rules and regulations relating to the

1 implementation, expenditures and ongoing operation of the
2 Trust Fund. So my statement was a statement around what
3 we have been charged to do, not charge to review the deal
4 levels. Certainly, if the Commission -- the issue around
5 can Commission Members participate? Is there -- I don't
6 think there's anything in here that says we can't
7 participate in some sort of review committee, but in
8 terms of what we as a Commission have been charged to do,
9 it is not to do deal reviews. It is to do what I just
10 laid out.

11 One of the things also for us all to be careful
12 about is if we are the body who is advising on the
13 priorities of the NOFAs and how the money is spent, we
14 have to be extra careful then if we have a role in the
15 actual reviewing of deals as well for potential conflict
16 reasons. So, again, I'm not saying that there's no way
17 in the world any of us ever could, but it's just we have
18 to be over careful if we setting up things on one end,
19 and then having a voice in the approving as well. We
20 absolutely will get reports back. One of the other
21 responsibilities is the submitted annual report to the

1 Mayor and the City Council on the activities and usage of
2 the funds in the Trust Fund, including tenure, rental and
3 home ownership, income level served, unit size, number of
4 bedrooms, and make the report available to the public.
5 So part of what this Commission is charged to do is to
6 make sure that the requirements of how this money is
7 spent are being met by the Department. And we are
8 charged to work with the Department to have that annual
9 report done. So I wanted to say that.

10 Let me say as we move to the next part of the
11 agenda, thank everyone for comment there on that. We are
12 about to roll down to the next piece.

13 (Simultaneous comments.)

14 UNIDENTIFIED SPEAKER: More responses and
15 questions.

16 MR. BOWERS: Yes, ma'am.

17 UNIDENTIFIED SPEAKER: I've got a question.
18 We kind of all together.

19 MR. BOWERS: Okay. Sounds good.

20 MS. JONES: Hello. My name is Andrea Jones.

21 UNIDENTIFIED SPEAKER: Hold it up to you.

1 MS. JONES: Hello. My name is Andrea Jones.
2 I'm from the YES Center. I don't have a question. I
3 just want you all to know why I'm standing in front of
4 you. I'm experiencing homelessness right now with a
5 three-year-old baby. And I've been homeless
6 (indiscernible)**15:14:27****, and it's a lot of homeless
7 youth. And I really just want stuff to change for us.
8 We have kids that's growing up, and it's just a lot over
9 here. You know what I'm saying? The single mother even
10 with a job and going to work every day, it's still not
11 enough. You all got to -- something got to give. You
12 know what I'm saying? We have kids. We want our kids to
13 grow up and be okay. We want one day to own our own
14 house. You know what I'm saying? Like, I have dreams
15 and goals too. But I can't make it out here. Every time
16 the door is being shut in your face. Every time
17 *** (indiscernible) 15:14:59 not one thing, it's another.
18 I just want you all to know, like, it's a lot of homeless
19 youth and a lot of *****not just youth. Not just older
20 people, not just adults. We all expressing this stuff,
21 and I want you all to know.

1 MR. BOWERS: Thank you.

2 MS. MERRITT: My name is Aleah Merritt (ph.).
3 I'm also from the YES Center. And I just wanted to kind
4 of come up here and say, like, I don't know how many
5 people in this room are from or have experienced
6 homelessness ***15:15:36 (indiscernible) this kind of
7 like living affects them. But I know everyone from YES
8 has. And I feel like we're just not getting answers of
9 what exactly it is that's going to help us. Because I
10 know right now I stay in the shelter. Lot of other
11 people that I see everyday, we don't have anywhere to go.
12 We're not getting answers. We're not -- we're coming up
13 here, and speaking to you. We're young people, and we're
14 serious about what it is that we're saying. We're asking
15 what percentages of money is going here? What's going
16 here? What's allocated for this apartment? What's going
17 here? And we're just getting the runaround. We're not
18 getting the actual answers from anyone, and it's
19 frustrating. Because a lot of us go every day, and try
20 and do things to make our lives better, and we're not
21 getting the help that we need. So I don't know, like I

1 said, how many of you all have actually experienced what
2 it is that you're speaking on, but you need more people
3 that have been in situations, are experiencing situations
4 like this to really speak up, and say how it is. Because
5 I don't think that just sitting here saying, well, we're
6 going to try, we're going to do this, we have money here,
7 we're trying to get that funding, we're trying to see
8 what's going to happen. It's not working. It's been too
9 long, and things aren't changing. So I just want to know
10 what it is that's really going to happen? What is the
11 actual plan? Because I don't feel like I've gotten the
12 answer to that.

13 MR. BOWERS: Yes, ma'am.

14 MS. JOHNSON: My name is Jalen Johnson. And
15 like all of you all, you all live in nice houses, driving
16 fancy cars. I don't live anywhere. I live in a bus
17 shelter. I don't live in a shelter. I live on a bus
18 stop corner, in people's basements, wherever I can
19 ***15:17:27(indiscernible) into. I ain't got nowhere.
20 You all walk around and see us, be like oh that's their
21 own fault. It ain't our fault. If it wasn't for our men

1 doing **** 15:17:40** (indiscernible) we wouldn't be
2 nowhere. But what have we got to sit here around people
3 like you all to give stuff for me so I can get to work.
4 Because I'm working a dead end job making damn near
5 nothing. That minimum wage ain't going nowhere. I'm
6 homeless because of the fact that I couldn't even afford
7 to go to community college, something that should be
8 cheap, but it ain't. We don't have anything. If it
9 wasn't for the YES Center, we wouldn't even be able get
10 food. We starve and -- so we can make it to the next
11 day. We don't have anything. If it wasn't for girls
12 having to sell their bodies, strip, which you all think
13 is, oh, is nasty, oh, we a ho. It's because we ain't got
14 nothing else. We got to do this, abuse ourselves, do
15 these type of drugs so we can get by, so we can just
16 stomach the fact that what we're doing is wrong. You all
17 sitting up here telling what you're going to do to help,
18 but you all not coming out your own pockets. Any of you
19 all given a homeless person \$10? You know how far \$10
20 going to stretch? They make it stretch for three months,
21 if need be. I make a \$200 check stretch between two

1 people for three months, eating McDonald's food, eating -
2 - eating food in the cold, dirty because I ain't got
3 nothing else. I can't go to my family. I don't have a
4 trust fund. I don't have none of that. I've got to
5 catch the free bus to how far I can go, and then walk to
6 rest. From the look of -- you wouldn't even know I was
7 homeless if I didn't even tell you. Because I don't want
8 to look like my situation. So I'm not trying to be out
9 there to look like it. Everyone that I care to help when
10 I'm walking by, even if it's my last food that I get from
11 someone else, I'm giving. I don't do it because I have
12 to. I do it because I need to, to help someone else to
13 get out of what they're doing. You all sitting up here
14 ***15:19:26*(indiscernible) where is the money going? To
15 you all? Because that's where it's going. It's not
16 going to us. It's not going to these people. They're
17 struggling to feed their families. They're struggling to
18 feed themselves. They got kids, grandkids, great
19 grandkids that's going to grow up in poverty. Are you
20 all kids going to grow up in poverty? No. You got money
21 set aside for them. You have money aside for everyone in

1 your family, no one else. So the next time you look at
2 another homeless person, think about me. Think about
3 them. Think about everyone else. Helps someone else
4 other than yourself for once.

5 MR. BOWERS: Thank you, ma'am.

6 UNIDENTIFIED SPEAKER: Can't hear you.

7 MR. BOWERS: Just louder --

8 UNIDENTIFIED SPEAKER: It may be nice

9 ***15:20:26*** I ain't going to lie *****

10 MS. JOHNSON: That's all he got. Can't do
11 nothing else.

12 UNIDENTIFIED SPEAKER: ****(indiscernible).
13 15:21:11****. Thank you.

14 MR. BOWERS: Yes. Last two comments here.
15 Thank you, sir, for coming up.

16 Yes, sir.

17 UNIDENTIFIED SPEAKER: I'm not going to lie.
18 I'm nervous. But ***15:21:32** (indiscernible) come up
19 here. So I'm currently homeless my own self. And I
20 ***** where I actually got a baby who --

21 MR. BOWERS: Hold that mic up to your mouth.

1 Thank you.

2 UNIDENTIFIED SPEAKER: -- actually go to
3 different businesses to actually get denied. I've been
4 called **15:21:53** (indiscernible). I've been called
5 nigger, bitch and all that. It's saying, it's hurting
6 different people because of the fact that I'm trying to
7 get a dollar so I can at least eat. So I can at least
8 actually go to that shop ***15:22:07** (indiscernible)
9 best shop there is. Grown people by the whole time I'm
10 19 because my -- I've been doing this ever since I was
11 16. So will you actually do this? Help people like me?
12 People in the YES Center. Everybody else is in the
13 different organizations. They actually just do this
14 because of the fact they care. If it's not for the work
15 for the YES Center, I might be not having the same
16 15:22:35** (indiscernible). Tell you the truth, I***I
17 got a hole in my -- I mean, I got a hole in my shoe. I'm
18 not -- I'm doing this because the fact that how it's so
19 many black people, so many other races is out here I see
20 every single day. And sometime make me want to cry but
21 the whole time I'm trying to keep on going. And

1 everybody keep on asking say, oh, why, why you keep on
2 being on the street, why this is your fault, why you not
3 with your parents? Did you ever think about my parents
4 won't let me. Did you ever think about how nobody going
5 really care about certain people, and in fact this is the
6 outcome. Now you've got citizens on the street, and now
7 you're looking at them too. Now you got them looking
8 dirty and -- did you ever think about that? Ask you
9 think about what I got in my pocket. Instead ask you --
10 hey, let me get somebody else up, help this out for at
11 least one little thing it actually help somebody out.
12 That's true. I mean, it's true.

13 MR. BOWERS: Thank you, sir.

14 Yes, sir. This last comment, and then
15 Ms. Kimball will have a comment, and then we'll move on.

16 Yes, sir.

17 UNIDENTIFIED SPEAKER: How you doing today?
18 I'm basically, this is my family here basically. I've
19 been homeless for, like, two years now. I was
20 incarcerated, came out, and literally, I mean, it's so
21 many abandoned homes, and it's so much of a struggle that

1 even get affordable housing. That I know there
2 *** (indiscernible) 15:24:02. I got literally clean on
3 drugs and everything just because I had a place to live,
4 because I had a roof over my head. I'm from YES also.
5 So, I mean, they like family to me. And ever since I've
6 been here, and sorry for my ignorance because now since
7 I've been coming to these meetings, I am going to keep
8 coming so I can become more knowledgeable. Because it's
9 hard to really get a good understanding if you don't have
10 the tools and the knowledge. So it all
11 *** (indiscernible) 15:24:26 you all too. Because for the
12 past two hours I have not heard not one answer. I have
13 not heard not one response (indiscernible) *** each other,
14 like, this is serious. This is people livelihoods.
15 This is people that have kids. So what they
16 *** (indiscernible) strung out or whatever opinion that
17 you have you still have a job to do to help these people.
18 Because if you would be more strategic with it, maybe you
19 would have less people that's strung out on drugs.
20 You'll have less people selling their bodies and
21 everything like that. So when it comes to these people

1 that explain their situations, don't think that they're
2 just trying to get a ***15:25:06 (indiscernible)
3 sympathy. They're really trying to reach out so you can
4 you can hear different characteristics, different
5 lifestyles of different people from different races. So
6 all we asking for is answers. Because, I'm sorry, I'm
7 sitting here and not hearing not hearing not one answer.
8 Like she said, the percentage, where is the money going
9 to? Regardless of it's going back to your pocket, I
10 mean, like, I don't see no diagram. I don't see no
11 paperwork. I don't see no protocol. I don't see nothing
12 in progress or anything that I'm hearing that you all is
13 actually putting in the front forth. Like you all really
14 don't -- to me it feel like you all really don't care
15 about affordable housing. You all don't really care.
16 Ever since I was a kid. It's a shame that the same house
17 that I lived at, and I'm 25 now, got the same abandoned
18 homes, the same amount of homes 25 years now. The same
19 abandoned homes are still there. It is nothing but
20 abandoned homes, and it's ridiculous to still sit there,
21 and have dreams of having our their own home of becoming

1 real estate and everything like that when you're looking
2 at these houses, like I don't how to even start. It's
3 nothing to start program. So what I'm trying to figure
4 out is what can you do to help me help you? If you get
5 what I'm saying. The more that you all help us, the more
6 that we will keep our streets clean. We have abandoned
7 homes who really want to keep their streets clean. It's
8 dirty as it is. It's dirty for itself. So it's, like,
9 it gives us no hope. It gives us -- that we don't have
10 nobody to back us up. You get what I'm saying? So
11 that's all I really have to say.

12 MR. BOWERS: Thank you, sir.

13 Ms. Kimball.

14 MS. JONES: I just have a question. I'm from
15 the YES Center. 15:26:15*** (indiscernible) you have
16 heard -- you all heard us all speak. What's your all's
17 comment? You all got anything you all want to say to us?
18 What did you all get from what we just did? I'm asking
19 --

20 MR. BOWERS: Ms. Kimball.

21 MS. KIMBALL: I really need to let you know who

1 I am. I'm going to identify myself tonight. I've been
2 homeless for a very long time. But there are -- I'm not
3 sitting here getting paid for what I'm doing. I'm doing
4 this because I need to help you, you, and you, and you.
5 We will, as long as I'm sitting on this Commission, you
6 will have a place to live. We will be able to get
7 affordable housing throughout the City. That is
8 something that I've worked for three years walking from
9 one end of Baltimore to the other in 100 degree weather,
10 drug zones, where they -- the drug boys they stop selling
11 the drugs, put the guns away. This lady got something to
12 say. We need jobs, Ms. Kimball. So give us a chance.
13 Give us a chance. We cannot do this overnight because it
14 did not happen overnight. So give us a chance. If you
15 got any suggestions, write it down. Give it to me. Let
16 me take it and ponder over -- give the Committees that
17 they're trying to form here. Give us a chance.
18 Baltimore has never had this before. We're trying to
19 change the culture here. I want you to be able to make
20 decisions in your community. That's the difference.
21 Nobody is going to make it but us. So let's work

1 together.

2 MS. JOYNES: So I just want -- I just have a
3 comment. There have been a lot of questions like
4 everyone said from the public, from the community, that
5 have not been clearly answered. So I want to prioritize,
6 like, now that we really get on the ball with creating
7 this workgroup so that we can -- so that we can start
8 operationalizing these priorities, especially permanent
9 affordable housing.

10 UNIDENTIFIED SPEAKER: Yes.

11 MS. JOYNES: We know that BLTs are a proven
12 model for permanent affordable housing.

13 UNIDENTIFIED SPEAKER: Yes.

14 MS. JOYNES: So we really need to get into this
15 workgroup, like making a commitment tonight --

16 UNIDENTIFIED SPEAKER: That's right.

17 MS. JOYNES: -- before we leave to set some
18 type of date for the first one. And also, we're going to
19 need more than one a month to really work through this.

20 It has to be maybe twice or three times a month --

21 (Applause.)

1 UNIDENTIFIED SPEAKER: Yes.

2 MS. JOYNES: -- work through this. Because we
3 have to get this on the ball for our community. Even
4 myself, I dealt with homelessness as well with two small
5 children. So what you guys are saying --

6 UNIDENTIFIED SPEAKER: Yes.

7 MS. JOYNES: -- is really touching my heart.
8 So we -- excuse me.

9 UNIDENTIFIED SPEAKER: That's all right.
10 That's all right.

11 MS. JOYNES: So, yes. So I really want us to
12 prioritize starting to operationalize these priorities.

13 MR. BOWERS: Thank you. So to Ms. Joynes'
14 point, yes, we will absolutely be having those workgroup
15 meetings in September. For those who have -- who
16 volunteered, please be looking out because we're going to
17 be working to set those up before we meet again,
18 absolutely. So you will have a commitment on that.
19 We'll just have to work the scheduling.

20 Speaking of scheduling of meetings, last two
21 things real quick on the agenda are locations for public

1 meetings. We have met -- are there any suggestions that
2 Commission Members brought tonight for where we would
3 have meetings --

4 COURT REPORTER: Excuse me. This man is
5 threatening me. So I'm going to go downstairs. I'm
6 going to get the -- I don't know what -- something's got
7 to give, all right?

8 MR. BOWERS: All right. Got you.

9 COURT REPORTER: Keep talking. I'm going to go
10 out here.

11 MR. BOWERS: Got you. So the Commission
12 Members, are there any recommendations that Commission
13 Members brought tonight for where we should have
14 meetings?

15 (Simultaneous comments.)

16 UNIDENTIFIED SPEAKER: There was a disruption.
17 There was some profanity just said by the gentleman who
18 walked out of the room.

19 MR. BOWERS: Morgan -- I'm sorry. Morgan
20 State. Go ahead.

21 UNIDENTIFIED SPEAKER: Called security on the

1 children playing outside.

2 MR. BOWERS: Go ahead.

3 (Simultaneous comments.)

4 MR. BOWERS: Morgan State. Where else?

5 UNIDENTIFIED SPEAKER: Compton.

6 MR. BOWERS: Coppin State.

7 UNIDENTIFIED SPEAKER: Coppin University.

8 MR. BOWERS: Are there any other

9 recommendations folks have?

10 MR. HILL: So, David, I made a connection. We
11 were going to do it at Tench Tilghman the other -- this
12 month, but I talked to them again, and they're available.

13 MR. BOWERS: Can we have a -- just a little bit
14 of voices down, if you don't mind -- finish up.

15 UNIDENTIFIED SPEAKER: The gentleman left, and
16 I don't know what's going on.

17 MR. BOWERS: Yeah.

18 UNIDENTIFIED SPEAKER: He said he's calling the
19 police. What's going on?

20 MR. BOWERS: We understand the gentleman made a
21 comment to us, and said that he had been threatened, and

1 so he was going downstairs to talk to security. So,
2 Matt, go ahead.

3 MR. HILL: So we have a contact with Tench
4 Tilghman Elementary, and they said they would be
5 available to host the September meeting.

6 MR. BOWERS: Okay.

7 MR. HILL: That's on the east -- east
8 Baltimore.

9 MR. BOWERS: Okay. Anything else?

10 MR. HILL: I think we also have a contact at
11 the 29th Street Community Center. So that's another
12 possibility. That's what I have at the moment.

13 MR. BOWERS: Does anybody have any objections
14 on the Commission to us looking at as possibilities
15 Morgan State, Coppin State, Tench Tilghman, 29th Street
16 Community Center?

17 Okay. We will work then behind the scenes.
18 We'll work to make run the tracks in terms of
19 availability, make sure there's ADA accessibility and the
20 like. And so now we've got some options, and we'll work
21 to schedule out meetings at some of these locations so we

1 have a mix of locations around the City on that. So
2 thank you all for recommendations.

3 Damien.

4 MR. HAUSSLING: There was a -- there's also
5 been -- I've heard that there's been a concern about the
6 November and December meetings conflicting with the
7 holiday seasons. ***(indiscernible)*15:33:43**** I
8 haven't had a second to check the actual calendar to see
9 ******** so and also Healthcare for the Homeless, has been
10 suggested as well.

11 MR. BOWERS: All right, thank you.

12 All right, anything else, Commission Members
13 that -- the last thing, if you have not done your
14 financial disclosures, please make sure to do those, if
15 you have not done that yet.

16 UNIDENTIFIED SPEAKER: It's back online.

17 MR. BOWERS: Okay.

18 MR. HILL: And just briefly, David, if we could
19 have -- I know Stacy has got a lot on her plate, but at
20 some point if we could have maybe more than one mic to
21 pass around, I think it would make for a more productive

1 discussion.

2 MR. BOWERS: Sure. Yeah, and it is -- it will
3 also depend on locations on where we are, and we'll try
4 to work in terms of kind of the A, B, as we go from
5 location to location for sure. I agree.

6 All right, if there's no further business then
7 by the Commissioners, it's 8:03. We are adjourned.

8 Thank you all for coming out here this evening.

9 (Whereupon, the meeting adjourned at 8:03 p.m.,
10 on August 27, 2019.)

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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:

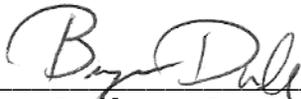
AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

BEFORE: David Bowers, Commission President

DATE: August 27, 2019

PLACE: Baltimore, Maryland

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



Bryson Dudley, Reporter
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