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BALTIMORE CITY DEPARTMENT OF HOUSING  
AND COMMUNITY DEVELOPMENT

AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

(Webex)

Tuesday, September 22, 2020

BEFORE: DAVID BOWERS, President

MEMBERS PRESENT:

- JALAL GREENE
- SHANNON SNOW
- VERNADINE KIMBALL
- ILETHA JOYNES
- TISHA GUTHRIE
- VERNADINE KIMBALL
- MATT HILL
- CINDY PLAVIER-TRUITT

Reported by:

Roland Thomas Bowman, III

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Also Present:

ALICE KENNEDY, Acting Commissioner, Department Housing and Community Development

STACY FREED, Senior Advisor to Chief Operations Officer, DHCD

STEPHANI ESTRADA, Project Coordinator, Affordable Housing Trust Fund, DHCD

EBONI WIMBUSH, Chief of Staff

TISHA EDWARDS, Executive Director, Mayor's Office of Children and Family Success

JOHN MOBLEY, Program Manager, Affordable Housing Trust Fund, DHCD

EBONY RECTOR, Project coordinator, Affordable Housing Trust Fund, DHCD

CAROLYN WATSON, Community Aide/Administration, Affordable Housing Trust fund, DHCD

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P R O C E E D I N G S

(6:04 p.m.)

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2  
3           PRESIDENT BOWERS: Good evening everyone. This  
4 is David Bowers. It is Tuesday, September 22, 2020.  
5 This is the Baltimore City Affordable Housing Trust Fund  
6 Commission Meeting. This is David Bowers, President of  
7 the Commission welcoming everyone here. Let's start off  
8 by, as always, thanking members of the Commission for  
9 their service. I want to thank members of the  
10 departmental staff for their assistance in pulling this  
11 virtual meeting together, and want to thank all of those  
12 in the public, who may be joining us this evening. Thank  
13 you all very much.

14           So let me do a roll call to see if we have a  
15 quorum present. Members of the Commission, I'm going to  
16 ask you, if you don't mind, take yourself off of mute for  
17 just a second when I call your name. If you're here, you  
18 can indicate by saying present.

19           So Ernst Valery. Ernest Valery.

20           Iletha Joynes.

21           MS. JOYNES: Present.

1           PRESIDENT BOWERS: Ms. Joynes is present.  
2           Matt Hill.

3           MR. HILL: Present.

4           PRESIDENT BOWERS: Matt Hill is present.  
5           Shannon Snow.

6           MS. SNOW: Present.

7           PRESIDENT BOWERS: Shannon Snow is present.

8           Jay Greene. Jay Greene. Okay, Jay Greene not  
9 present.

10          Cindy Plavier-Truitt.

11          MS. PLAVIER-TRUITT: Present.

12          PRESIDENT BOWERS: Ms. Truitt is present.

13          PRESIDENT BOWERS: Ms. Truitt is present.

14 Thank you.

15          Ms. Tisha Guthrie.

16          UNIDENTIFIED SPEAKER: David, I got a text from  
17 Tisha that she's working on it. She should be here soon.

18          UNIDENTIFIED SPEAKER: She (indiscernible).

19 She's trying to log in.

20          PRESIDENT BOWERS: Thank you for that.

21          And Vernadine Kimball.

1 MS. KIMBALL: Present.

2 PRESIDENT BOWERS: Ms. Kimball is present.

3 So seeing the presents, 1, 2, 3, 4, 5, 6, 7, we  
4 do have a quorum is present. Thank you all very much.

5 We will move on in the Agenda to the approval  
6 of the meeting summary for the August 2020.

7 I'll ask Commission Members in the interim, if  
8 you don't mind putting yourselves on mute when anyone  
9 else is on the line. If you would mute your lines, it  
10 will keep down the background noise.

11 MR. GREENE: This is Jay. I'm on.

12 PRESIDENT BOWERS: All right. Jay Greene is  
13 present. We'll let the minutes indicate that  
14 Commissioner Greene is also present.

15 So we'll ask for Commission Members to review  
16 the meeting summary for August 25, 2020. Couple of  
17 minutes to do that, and at the appropriate time someone  
18 who feels so moved can make a motion to accept them.

19 MS. JOYNES: I motion to approve the meeting  
20 summary.

21 PRESIDENT BOWERS: Is that Ms. Guthrie?

1 MS. JOYNES: No.

2 PRESIDENT BOWERS: I'm sorry. Ms. Joynes.  
3 That's Ms. Joynes?

4 MS. JOYNES: Yes.

5 PRESIDENT BOWERS: Ms. Joynes has moved that we  
6 accept the meeting summary. Is there a second?

7 MS. PLAVIER-TRUITT: I'll second. Cindy  
8 Truitt.

9 PRESIDENT BOWERS: Cindy Truitt, thank you, has  
10 seconded.

11 It's been moved and properly seconded. Is  
12 there discussion? All those in favor indicate by saying  
13 aye.

14 COMMISSION MEMBERS: Aye.

15 PRESIDENT BOWERS: Any opposed, nay.

16 Any abstentions?

17 Okay. The meeting summary is accepted for  
18 August 25, 2020. Thank you for that.

19 I will now turn it over for departmental  
20 updates from the Department, and our departmental  
21 representative as you -- as the departmental reps speak,

1 if you don't mind indicating or any of your guests, just  
2 indicate your name once you start speaking so it can get  
3 captured in the minutes.

4 So I'll turn it over to the Department now.

5 MR. MOBLEY: Okay. Hi. My name is John  
6 Mobley. I'm Trust Fund Manager, Affordable Housing Trust  
7 Fund. I guess we'll go ahead and start with my section.

8 We're going to bring up the revenue first.  
9 We're going to upload the slides.

10 MS. ESTRADA: You want the slides, right?

11 MR. MOBLEY: Yeah. If -- go on to something  
12 else. Oh, okay.

13 MS. ESTRADA: Slides loading.

14 MR. MOBLEY: Okay. Can we go to the next  
15 slide, the first slide?

16 Live to date, the Affordable Housing Trust Fund  
17 has collected 17,602,402 -- 436 dollars live to date as  
18 far as revenue from DHCD contributions and from tax  
19 revenue.

20 Next slide, please. You can see currently the  
21 breakdown between the two. We've received \$10 million



1 live to date from tax revenue sources, and DHCD's  
2 contributions have totaled \$7.5 million to date. That  
3 includes the current year's budget -- contribution. You  
4 can see the Fund percentage flip on the right 57.4 from  
5 external sources and 42.6 from internal sources.

6 Next slide, please. All right. As of July --  
7 on July 2020, there were 29 transactions that gave that  
8 month of revenue of \$1,148,735. And that average, those  
9 20 transactions gave us an average of about \$39,613 per  
10 transaction. And that's how we got that amount for July.

11 In August 2020, there were 11 transactions that  
12 provided revenue for the Affordable Housing Trust Fund,  
13 and the monthly revenue that we received from tax revenue  
14 in August 2020 was \$355,577. Now, when you average that  
15 out, that's \$32,325 per transaction.

16 Next slide, please. Here's a comparison for  
17 the last -- for FY 21 and FY 20. If you can look at last  
18 year is in -- FY 20 is in blue. You can see that in July  
19 of last year we received \$1.2 million in July. And in  
20 for July of the current year, so last month, we got 1.148  
21 million. That's what we talked about on the last slide.

1 And you can see the comparison also between August, which  
2 is \$47,000 for last month last year versus the \$355,000  
3 that we received this month, this -- in August of this  
4 year.

5           Next slide, please. Yeah. So for July 2020 it  
6 was 17.9 less than what we expected in the -- than what  
7 we received in the revised budget, and in -- should have  
8 been 65.1 more than what we got in the revised budget,  
9 but that was for July. So it should be July and August.

10           And the reason why we are above what we have  
11 live to date is due to seasonality. We received more  
12 than what we expected at one point, and then we received  
13 less than what we expected in another month based on  
14 seasonality projections.

15           Next slide, please. Okay. Well, you can see  
16 here the expenditures of 17 million -- \$17 million that  
17 we've collected live to date, and the expenses that have  
18 chipped away at that. We've only spent about \$335,000 in  
19 total with all of the administrative costs that we've  
20 had, and that resulted in only about two percent spent of  
21 the amount that we've collected so far.

1           Next slide, please. This is what would have  
2 happened -- I know many of you might ask questions about  
3 the \$2.75 million. This is what would have -- what it  
4 would look like if the \$2.75 million had been recorded in  
5 the month of August. It just hadn't. But even if it  
6 had, it would have 3 million -- it would have -- \$3  
7 million spent in August, and we would still have 82-1/2  
8 million dollars -- 82-1/2 percent left over from what  
9 we've collected live to date.

10           I think we should be at the end of my  
11 presentation on this one.

12           Next slide. Next slide. Next slide. So for a  
13 program update, we're going to have a representative from  
14 MOCHS to talk about the homelessness prevention. I think  
15 Valerie Piper will be the person to update us. We will  
16 talk about -- that's the \$2.75 million that we talked  
17 about a minute ago.

18           As far as the rental housing NOFA, we have had  
19 a lot -- that closed recently, and in our last discussion  
20 we talked about how it had been going through the scoring  
21 process, and had been reviewed by a panel of members.

1 That is still outstanding. We are still working to score  
2 and come up with final determinations after speaking to  
3 developers. We are hoping to have results and  
4 notification out to the developers soon about who the  
5 winners, the recipients were for the \$2 million.

6           Next, I'll go ahead and talk about the single-  
7 family NOFA. The Community Land Trust Single-Family home  
8 ownership NOFA had a pre-proposal conference on  
9 September 14, 2020. Written submission of questions was  
10 to be due yesterday. There was no additional questions  
11 that were submitted at the deadline, but the questions  
12 that were asked during the pre-proposal conference will  
13 be written up and posted online so that everyone has a  
14 chance to look at them and the departmental responses.

15           Departmental responses will be posted on  
16 September 30, 2010. And the submission deadline for the  
17 Single-Family -- Community Land Trust Single-Family NOFA  
18 is due on October 23, 2020. And we're going to have a  
19 notification of award deadline of December 11, 2020, at  
20 this time.

21           Let's see. Inclusionary housing. Inclusionary

1 housing RFP has went out. We have had a review panel to  
2 talk about the two candidates, and we are still  
3 tabulating and coming up with a final winner of this RFP.  
4 But we will keep the public and the Commission posted  
5 once we have decided and awarded this RFP.

6 That is the end of this section. Thank you.

7 PRESIDENT BOWERS: Thank you, John. Appreciate  
8 the presentation.

9 Are there -- before we go on to the next part  
10 of departmental updates, are there any questions from  
11 Commission Members on the portions that were presented so  
12 far? Don't forget to take yourself off of mute if you're  
13 a Commission Member and want to speak. Any questions,  
14 comments, observations for what Mr. Mobley presented?

15 MR. HILL: This is Matt Hill. Just to thank  
16 you, Mr. Mobley, for that thorough presentation.  
17 Appreciate all of that information.

18 PRESIDENT BOWERS: Thanks, Matt.

19 Anyone else?

20 MS. JOYNES: Yes. I have a quick question  
21 about the expenses that are coming out of the Fund.

1 Could we get some clarity around what those are?

2 MR. MOBLEY: Sure. The expenses to date have  
3 been administrative costs, which has been staffing and  
4 the individual awards that have gone out. Very small  
5 dollar amounts. I think \$100,000 had been awarded for  
6 one section, one recipient. I think we can give you the  
7 exact amount at another time or in writing.

8 PRESIDENT BOWERS: Great. Thank you,  
9 Mr. Mobley.

10 Okay. The next portion of departmental  
11 updates.

12 MR. MOBLEY: So, let's see. The next portion  
13 of departmental updates. One thing was there's been new  
14 legislation that has been introduced by Councilmember  
15 Dorsey, which for the Affordable Housing Trust Fund that  
16 have passed would require a \$1.3 million payment to be  
17 made annually to support our housing voucher program at  
18 MOHS. The legislation has only been introduced at this  
19 point, and is going to be discussed at the City Council  
20 meeting on September 29th. We are going to have  
21 discussions internally, and request feedback from the

1 Commission before DHCD has an official position on the  
2 subject at this time. But this is just a heads-up as to  
3 what's going -- what's coming.

4 PRESIDENT BOWERS: Mr. Mobley, on the  
5 legislation, thank you.

6 And let me say to Commission Members I think --  
7 or Mr. Mobley, a question. If Commission Members have  
8 opinions they want to send to the Department on this,  
9 where should they send? Kind of which e-mail should they  
10 send that to? Whose e-mail?

11 MR. MOBLEY: Well, they can send it to me  
12 directly at --

13 PRESIDENT BOWERS: Okay.

14 MR. MOBLEY: -- at  
15 john.mobley@baltimorecity.gov. And I'll make sure that  
16 it gets to the correct person.

17 PRESIDENT BOWERS: Thank you. Appreciate that.

18 Also want to make space just to see if any  
19 Members of the Commission have, just for a quick minute,  
20 any sort of initial feedback as it relates to the  
21 proposed legislation that you want to kind of put on the

1 record here and flag for the Department. But, again,  
2 invite folks to send more detailed thoughts in writing.

3 Matt, I saw you come off of mute. You had a  
4 comment?

5 MR. HILL: Yes, real quick. Matt Hill. I know  
6 there was some discussion before about whether or not the  
7 council even has the authority under the charter to  
8 direct money from the Trust Fund, and I didn't know if  
9 there had been any progress on figuring that out from the  
10 Law Department or anyone else.

11 PRESIDENT BOWERS: Any feedback from anyone at  
12 the Department on that? Know whether or not we've gotten  
13 an opinion from the Law Department or otherwise?

14 MS. FREED: I can weigh in on that, David.  
15 Stacy Freed here. Turn my camera on. The Law Department  
16 reviews and approves all bills for form and legal  
17 sufficiency. This is an issue that's been raised that  
18 the whole Department is aware of. They are still doing  
19 their research, and have not yet issued their bill  
20 report.

21 PRESIDENT BOWERS: Okay. Thank you, Stacy.



1 Appreciate it.

2           And let me just say as on the record here that  
3 in general think that the notion of the legislative body  
4 designating where the portions of the money go just as a  
5 general rule of thumb is probably not the wisest way to  
6 proceed and allowing the Department the flexibility to  
7 respond as needed to needs; and, obviously, with the  
8 Commission in place in collaboration with the Commission  
9 responding to needs. We had a similar experience several  
10 years ago in the District of Columbia with its Trust Fund  
11 where there was a period of time where a spate of council  
12 members were introducing legislation to designate  
13 portions of the money for various things, initiatives,  
14 priorities, all of which were on the face of them kind of  
15 noble at face, it just, it creates in some ways an  
16 administrative -- a challenge when you have legislators  
17 kind of making decisions based on different angles,  
18 different priorities. It kind of removes flexibility and  
19 the nimbleness from the Department. So I would hope that  
20 that flexibility would be left with the Department with  
21 input from the Commission.

1           Anybody else comment on that before we go on  
2 and continue with department updates on that issue around  
3 the legislation?

4           MS. SNOW: Yeah, David. This is Shannon Snow.  
5 I guess I was -- a question a little bit on this  
6 legislation. We have in the allocation plan money set  
7 aside for vouchers. Isn't that correct?

8           PRESIDENT BOWERS: Correct, yes.

9           MS. SNOW: Okay. So I guess I'd just like to  
10 go on the record there, and point that out that in the  
11 current allocation plan there is money there for  
12 vouchers. So that would be my comment.

13           PRESIDENT BOWERS: Thank you.

14           MS. GUTHRIE: This is Ms. Guthrie. I would  
15 also like to make the point that if the Department is  
16 going to be the determining factor or determinate of how  
17 this money is going to be used, I really think it needs  
18 to be a collaborative effort, and that the Commission  
19 informed on the back end -- the Department has its  
20 expertise, and is definitely very much appreciated and  
21 acknowledged as such. And we as a Commission have our

1 own expertise as the voice of the community. And we are  
2 in place for that particular reason. So this really  
3 needs to be a collaborative effort and, hopefully, we  
4 will be integrated in the process, and not offered the  
5 opportunity to merely see back.

6 PRESIDENT BOWERS: Any other comments?

7 Thank you, Ms. Guthrie.

8 All right, Mr. Mobley, I'll turn it back to you  
9 for the continuation of the departmental updates.

10 MR. MOBLEY: Sure. Let's see. I'm going to  
11 talk about the updates on filling the two empty  
12 Commission slots, and then we're going to circle back to  
13 the pandemic homelessness prevention updates.

14 As far as updates on filling the -- as far as  
15 filling the two empty Commission slots, I guess, the City  
16 has decided not to fill the two empty slots with the  
17 upcoming change in leadership. And so I know some of you  
18 all have technically have terms that end at this time  
19 technically. We're going to move forward, and wait until  
20 we have further guidance from the incoming  
21 administration. So we're not going to fill the current

1 ones, the current vacancies that we have.

2           Let's see, the next bit is updates on the  
3 Annual Report. We are hoping to have an Annual Report as  
4 per legislation by October 31st. We're doing everything  
5 that we can in order to have an outside firm to develop a  
6 good reporting for you all as per the legislation  
7 requirement.

8           PRESIDENT BOWERS: Mr. Mobley, thank you on  
9 those two pieces. One bit for the Commission too. I  
10 think the -- as Mr. Mobley said with the administration  
11 making the decision not to fill any seat spots. So we  
12 have the two empty spot slots here still -- and still  
13 operate. As I understand it, the Commission officially  
14 ends -- and someone from the Department may chime in here  
15 -- kind of December 8th, our official term of --  
16 December 8, 2020, official term ends. But as I  
17 understand it, we continue to serve until officially  
18 either extended or replaced. So just wanted to flag that  
19 for folks. And we will be getting updates, hopefully, in  
20 the weeks and over the next few months about that.

21           What I would suggest is that if there are

1 Members of the Commission, who have an interest in  
2 continuing to serve another term, that I would suggest to  
3 you that you let the Department know, number one. And  
4 certainly, if you -- once there's a new administration in  
5 place, certainly alert them as well of your interest  
6 and/or willingness to serve, continue to serve, flag that  
7 for them.

8           Any other questions, comments on either of  
9 those two items before we go back to the departmental  
10 updates?

11           Okay, great. Thank you.

12           Mr. Mobley, back to you.

13           MR. MOBLEY: Sure. Actually, I'm going to be  
14 passing it off to the person who is going to be handling  
15 the pandemic homelessness prevention updates.

16           MS. KENNEDY: Hi, John. This is Alice Kennedy,  
17 Acting Commissioner for the Department of Housing and  
18 Community Development. And I just wanted to take a  
19 minute here to introduce -- we have on the line Tisha  
20 Edwards, who is the Director of the Mayor's Office of  
21 Children and Family Success; and, I believe, Eboni

1 Wimbush, who is her Chief of Staff, to provide an update  
2 on the broader Eviction and Homeless Prevention Program,  
3 and the process of where we are today in that  
4 partnership.

5           And with that, I'll let Tisha provide the  
6 update.

7           MS. EDWARDS: Thank you, Commissioner.  
8 Appreciate the introduction. Again, this is Tisha  
9 Edwards from the Mayor's Office of Children and Family  
10 Success. And I want to, before I get started into some  
11 details, I just want to let the Commission know that the  
12 way that we publicly talk about this partnership it is  
13 the COVID-19 Eviction Prevention Program. That's  
14 important because when people are searching out  
15 resources, we want to use language that helps them  
16 connect to our services. So it would not be publicly  
17 branded as homeless prevention. It would be publicly  
18 branded as eviction prevention. So I just want to make  
19 that notation for the Commission.

20           So, again, I'm very happy to be here to  
21 represent the administration, and to represent our

1 partnership with DHCD, the Mayor's Office of Homeless  
2 Services, and other community-based partners, who have  
3 really helped us to bring this program to fruition.

4           In terms of updates, I think what's important  
5 for the Commission to know is that since our last  
6 discussion presentation to the Committee -- to the  
7 Commission, Mayor Young has made an additional \$10  
8 million allocation to eviction prevention using CARES Act  
9 dollars. So we are very excited about his leadership and  
10 his commitment to this strategy for him to bring in those  
11 additional resources.

12           But there are some differences in how we need  
13 to approach fully leveraging the CARES Act dollars.  
14 The CARES Act dollars, as you know, are federal funds  
15 that were awarded to the City. One of the challenges  
16 with those dollars -- there are opportunities with the  
17 dollars, and there are challenges with the dollars. One  
18 of the challenges is with using the CARES Act funding is  
19 that currently the federal legislation requires that  
20 those funds, the City's entire CARES Act allocation and  
21 this specific programmatic allocation be fully utilized

1 by the end of the year, December 31st. And that means  
2 that the money has to be in the hands of the end user,  
3 the landlord, by that time.

4           So it's great. It's a great resource, but it's  
5 a resource that we have to activate very quickly in order  
6 to take advantage of it. And so we've had to restructure  
7 the Eviction Prevention Program a little in order to be  
8 able to fully utilize these dollars. Now, we're hoping  
9 that any day now that Congress will allow for an  
10 extension on the CARES Act dollars, but as of today  
11 everyone, every jurisdiction in the country has to have  
12 their money spent down by December 31st. So we have to  
13 prepare for that date, and we have to -- we're committed  
14 to making sure that we don't return a single dollar to  
15 Washington, DC. We want to make sure that we use every  
16 resource available to us in the community.

17           So what that means in terms of an update is now  
18 the CARES Act dollars are the first dollars in, and they  
19 need to be the first dollars out, which means that when  
20 we are processing eviction prevention applications, the  
21 first money that we will begin to spend down will be the



1 CARES Act dollars. And the way that we intend to be able  
2 to activate that money within a short turnaround is there  
3 was a group of tenants, who had applied for the Temporary  
4 Rent Assistance Program, the Temporary Rental Support  
5 Program, that was originally ran for -- ran by DHCD, that  
6 did not meet their standards. The CARES Act funding  
7 dollars allows for a little bit more flexibility than the  
8 grant dollars that DHCD were using. For instance, the  
9 CARES Act dollars does not require an inspection to be  
10 done on the home. And so there are several nuances  
11 within the CARES Act regulations that kind of create more  
12 accessibility than some of the other state and other  
13 federal dollars.

14           So the first thing that we have done is  
15 collaborated with DHCD to get a list of all of those  
16 individuals, who previously applied for support, and they  
17 are a part of our targeted community for CARES Act  
18 funding resources. So we already have a group of  
19 tenants, who've raised their hand, saying that they need  
20 support. And so we can quickly get to them, and say you  
21 didn't qualify for the first round of resources, but now

1 we have a second set of resources that you do qualify  
2 for, and we're going to quickly move them through the  
3 process.

4           One of the other opportunities that will be  
5 available through the CARES Act funding is the initial  
6 program, the Temporary Rent Support Program, only the  
7 tenant could apply. With the CARES Act dollars, we will  
8 open it up for landlords to also be able to apply.  
9 Because landlords have to submit a lot of the  
10 documentation that is required to qualify for the  
11 funding, so we want to have two entry points into the  
12 program. And so that will also allow us to be able to  
13 quickly expedite using these funds.

14           We will continue to engage the legal and  
15 community service providers to refer people, and help  
16 them understand the various requirements. It's important  
17 for you to know that District Court is currently holding  
18 eviction hearings, and where the tenant raises a COVID-19  
19 defense the District Court is setting aside the judgments  
20 until December 31st.

21           Now, what we understand is even if there is a

1 set-aside of the judgment, even if there is a moratorium,  
2 people still have the debt that they owe to their  
3 landlords. So at least it keeps them from being evicted,  
4 and then we can step in, and help to pay the outstanding  
5 rent that is owed to the landlord.

6           The other thing I would say is that we will  
7 continue to use the Commission's dollars for those  
8 families that don't qualify for CARES Act funding because  
9 there are certain families, particularly the immigrant  
10 community, that we don't think are going to be able to  
11 access the CARES dollars. And so we do still have those  
12 local funds, which are the most flexible funds, within  
13 this pool.

14           So we will continue to use the Commission's  
15 dollars where needed for those families for whatever  
16 reason do not meet the CARES Act funding. And I also  
17 should say that the previous programs and some of the  
18 state dollars require families to be at a certain income  
19 level. The CARES Act funding does give us more  
20 flexibility in terms of income requirements. You do  
21 still have to show that you've been impacted by COVID,

1 and have to self-certify on that. But we do get a little  
2 bit more flexibility and farther reach into the community  
3 as a result of those CARES Act dollars.

4 And so I think that's it, but I'm open to  
5 questions.

6 And Alice and Eboni, if I missed anything,  
7 please let me know.

8 PRESIDENT BOWERS: Ms. Edwards, thank you so  
9 much. Really appreciate it.

10 Anything else from your colleagues that they  
11 wanted to add before we open up to any questions or  
12 comments?

13 UNIDENTIFIED SPEAKER: No. That was a great  
14 summary.

15 PRESIDENT BOWERS: Great. Thank you,  
16 Ms. Edwards.

17 For Commission Members floor is open for  
18 questions, comments, feedback on the presentation of  
19 Ms. Edwards?

20 MR. HILL: So this is Matt Hill. Hi,  
21 Ms. Edwards. Thank you for that information.

1 MS. EDWARDS: -- five dollars today that you  
2 were going to be the first person to ask a question. So  
3 I won five dollars on you.

4 MR. HILL: I paused, and took five breaths, and  
5 nobody else jumped in.

6 MS. EDWARDS: Well, thank you. Thank you for  
7 the win today.

8 MR. HILL: I want at least 2.50 of that.

9 UNIDENTIFIED SPEAKER: I know that's right.

10 MR. HILL: No, thank you very much. Seriously,  
11 it's wonderful that the City is allocating additional  
12 \$10 million to this effort, and I know it's greatly  
13 needed. And I'm referring clients to the CAP Centers  
14 every day. And so we're excited to see the money start  
15 to get out the door.

16 Just on that point too, when can we expect the  
17 Centers to start cutting checks so I can give my clients  
18 some guidance.

19 MS. EDWARDS: So the hope is, Matt, by  
20 October 1st. I will tell you what we were trying to do,  
21 just so that you can have a sense of what we were working

1 towards. We had hoped that we were going to have a  
2 partnership with another organization that really could  
3 do the, what I will call backhand check writing a lot  
4 more efficiently than the City could. So we had been  
5 working through trying to make that happen. But because  
6 of the speed at which we need to operate, we're going to  
7 have to do that in the near term in-house. And we were  
8 somewhat trying to avoid that. But we are now at the  
9 point where we're going to need to do it in-house. We've  
10 hired additional staffing to be able to do that. The  
11 cutting check requires us to be able to collect W-9s from  
12 landlords, and we have to produce 1099s at the end of the  
13 year. So we needed all of that infrastructure to move  
14 this kind of money that we're talking about. But in  
15 light of how urgent this matter is, we're hoping that --  
16 I'm saying, my team is saying Monday. I think it's going  
17 to be more like the first of October. We do have  
18 referrals from the clients that have been coming from  
19 various sources, including the legal community. We've  
20 received about 1,000 referrals. And I'm not talking  
21 about those individuals that did not meet the Temporary

1 Support Program.

2           So it's important, Matt, to manage expectations  
3 that we probably have in the queue today about 2,000  
4 people that need support, which is why it's important to  
5 continue to tell the tenants to get the stay in court.  
6 If they're called to court, show up to court. Get the  
7 stay. And while they have the stay, we will continue --  
8 we will go through the process of processing their  
9 payments, but at least the stay will keep them from being  
10 evicted while we manage the backlog.

11           So I just want to say to you and the Commission  
12 the demand is extraordinary, and it's going to take us a  
13 period of time to dig ourselves kind of out of this hole,  
14 if you will, because we're going to be pulling from that  
15 existing pool of people that didn't qualify under  
16 Temporary Rent Support Program. We're now opening the  
17 door to landlords, which was not the case before. And we  
18 have a thousand referrals sitting in the CAP Center  
19 today.

20           So it's going to take awhile to get everybody a  
21 check in hand, but we are committed to conversations now.

1 We're committed to the paperwork. We're committed to  
2 getting people in the queue. And what we're telling  
3 folks is you're going to have to do two things. You're  
4 going to have to chew gum and walk at the same time. Go  
5 to court. Get the stay. And allow us to catch up to be  
6 able to put checks in the landlords' hands.

7 MR. HILL: Thank you. That's helpful. And  
8 then one follow-up question. With respect to having to  
9 have a judgment. I know in the past for a lot of  
10 eviction prevention programs, there was a requirement  
11 that you have a judgment from the court for the amount  
12 and the possession. Is that going to be a requirement  
13 for this program?

14 MS. EDWARDS: No. We are asking landlords to  
15 just provide us certification. The backlogs that what I  
16 guess it the rent journal entry, if you will. But they  
17 do not have to -- we want to try to avoid court, if we  
18 can get to that point, Matt, in the process. But, no, a  
19 judgment is not required, but it will require  
20 certification from the landlord, which is why we're  
21 opening the door to landlords. Because sometimes it's



1 hard for the tenant to get the information they need to  
2 move forward. So allowing the landlords to be an entry  
3 point into this process. They can raise their hand, and  
4 say, look, I have 10 tenants that who are all late on  
5 their rent. Can we move through the process for them?  
6 So those are the kinds of barriers that we're able to  
7 remove specifically with the CARES Act dollars.

8 MR. HILL: That's great. Thank you. I really  
9 appreciate that.

10 MS. EDWARDS: Yeah.

11 PRESIDENT BOWERS: Ms. Edwards, this is David  
12 Bowers. A question, couple of questions come to mind.  
13 The 2,000 that are in the queue, does that include the  
14 1,000 referrals? Is that 1,000 plus the 2 or is the  
15 1,000 a subset of the 2?

16 MS. EDWARDS: It's inclusive of the referrals.  
17 So --

18 PRESIDENT BOWERS: Okay.

19 MS. EDWARDS: -- since the last -- since we  
20 started talking about this program, let's say in the last  
21 30 days, we've had about 1,000 people reach out to the

1 CAP Centers, and are sitting in a queue for processing.  
2 I swear I think Matt referred about 900 of them. But  
3 there's at least 1,000 of those individuals that we've  
4 said we have your name. You're on the list. Let us get  
5 all the funding sources together. So we've been in  
6 contact with those individuals.

7           Then you have about 1,000 individuals that went  
8 through the -- or attempted to go through the Temporary  
9 Rent Program, and for whatever reason, they didn't meet  
10 those requirements. And I -- the Temporary Rent Program  
11 was much -- had a much higher threshold for  
12 documentation. And so there were a lot of folks that  
13 didn't meet that specific target audience. So now we're  
14 going to move all of those people into the Eviction  
15 Prevention Program, and because the CARES Act dollars is  
16 much more flexible, we should be able to meet that need  
17 that we were not able to meet in the first version of the  
18 program.

19           PRESIDENT BOWERS: Thank you, Ms. Edwards. And  
20 a couple other questions. What you just said actually  
21 led to my next question about kind of projected need, run

1 rate, if you would. Is there -- I don't know if it's  
2 your team or some other team looking at kind of week-to-  
3 week or month-to-month, week-to-week more so, looking and  
4 assuming that -- we all hope and pray things get back to  
5 quote, unquote, normal to yesterday. Assuming that  
6 things are going to probably be this way for awhile,  
7 right? Vis-à-vis the COVID piece and the impacts.

8 MS. EDWARDS: Correct.

9 PRESIDENT BOWERS: Is there a sense of anyone  
10 doing kind of projected needs, how much the money -- how  
11 many folk can be served for how long; and then as new  
12 people are coming on, what the projected need versus  
13 resource to serve them is going to be?

14 MS. EDWARDS: We're working on that, David. We  
15 know that with the money that we have, like, I'm talking  
16 about the 10 million that I need to get out the door  
17 relatively quickly, we anticipate that we're going to be  
18 able to serve, if, again, assuming everybody meets the  
19 criteria. Because there still is some criteria, David.  
20 It's lower. But so I don't know the conversion rate on  
21 this pool yet, right? But based on what we do know, we

1 do think that we have the capacity to get this 10 million  
2 out the door in 90 days, and it would primarily serve  
3 those that are currently what I call in the queue. And,  
4 I think, when we started this process we thought that  
5 really the need was more like in the 7,000, 8,000 family  
6 in terms of the long term. And so I think we have enough  
7 money today to probably get to about 3,000, 3500.  
8 Again, that's back of the envelope kind of, David. And I  
9 think we'll know more once we actually get further into  
10 implementation, and we can bring that level of  
11 specificity back at one of our future updates after we  
12 have time to get out the door.

13           But even with the money that we have, which is  
14 at about \$29 million total, it's not enough. Atlanta,  
15 Georgia, did \$100 million.

16           So we, if I am honest, David, I think this is  
17 -- we are just in the beginning. I think this is a long-  
18 term challenge for our City, and I think that we are just  
19 at the beginning stages of just trying to manage the  
20 situation as best and as fast as we possibly can. But  
21 even with everything that we brought to the table today,

1 we don't have enough money to last two years, which is  
2 what we anticipate we need is a -- is at least a two-year  
3 funding stream. And maybe the federal government will do  
4 another set of CARES Act. Maybe something will happen  
5 where we can figure out another kind of large allocation,  
6 but it's going to be very, very challenging, David.

7           PRESIDENT BOWERS: Yes, ma'am. You hit on one  
8 of my other questions, which is just kind of an FYI for  
9 you as well as the departmental staff. And, again, thank  
10 you for being here. Which is part of, I think, our  
11 standing agenda for the foreseeable -- well, part of the  
12 standing agenda for Commission meetings is departmental  
13 updates, and looking at Interim Director Kennedy and  
14 departmental staff that, Ms. Edwards, this update as kind  
15 of a standing portion of the departmental updates would  
16 be appreciated by the Commission Members, the extent to  
17 which if you and/or -- or someone representing your shop  
18 might be willing to join us for what we like to call  
19 dinner and public service, right? Our 6 p.m., Tuesday  
20 meeting. We would be grateful for that.

21           But the other question I had for you is around

1 being -- and I'm thinking now particularly through the  
2 lens of the Trust Fund Commissioners and the Trust Fund  
3 dollars, right, and the dollars that are going out trying  
4 to -- and the different allocation of the monies. Is  
5 there any analysis being done of the folks who are  
6 receiving the funds in terms of their -- the housing  
7 need, right? And so and where I'm going -- what I mean  
8 by that is if David Bowers comes in, and says I need some  
9 of this money, that I have a hardship, is there an  
10 analysis being done on -- as it relates to my housing  
11 needs, Bowers just lost his job and went flat broke --

12 MS. EDWARDS: Right.

13 PRESIDENT BOWERS: -- and he needs housing  
14 versus maybe there's some other impact, but also Bowers  
15 was living in housing that he couldn't afford to start  
16 with.

17 MS. EDWARDS: Right.

18 PRESIDENT BOWERS: Right. So as we're thinking  
19 through from the Commission vis-à-vis the Trust Fund  
20 dollars and looking forward, right, how can Trust Fund  
21 dollars be targeted as we think of work with the

1 department on priorities in the future? If we're seeing  
2 trends in that population in terms of the kind of housing  
3 needs that they have, that would be helpful.

4 MS. EDWARDS: I appreciate you being so forward  
5 thinking, David, because I can't see past tomorrow right  
6 now. But what I would say is we want this to be a --  
7 because resources are scarce, because this is going to be  
8 a long-term challenge for our City, we have to have a  
9 data driven approach to this, right? So we don't -- so  
10 we already, David, have a meeting scheduled with  
11 Commissioner Kennedy and her team to go through a lessons  
12 learned session related to the Temporary Rent Support  
13 Program. And we're building this program based on some  
14 things that we knew that this -- that gives -- this  
15 funding gives us flexibility that we didn't have.

16 So what I would say to you is that we are  
17 being, trying to responsive, iterative, reflective, and  
18 using data to determine how to move forward. And so the  
19 fact that we're going to be coming to you on a regular  
20 basis, I think, will allow us to be partners in that  
21 process, right, where we bring information forward to you

1 guys. We bring our collective brains forward, and you're  
2 going to help us to think about how we think more  
3 strategically about this.

4           But I also want to say to you, David, that one  
5 of the benefits of having this program sitting in the CAP  
6 Centers is one of the things we wanted to try to do is  
7 case management with these individuals. Because usually  
8 you can't pay your rent, you don't have money for the  
9 food, you're trying to figure out should you pay your  
10 car, nope, or should you pay your light bill, right? So  
11 you are in financial crisis. And so the great thing  
12 about the CAP Centers is that we can bundle resources so  
13 we can qualify you for a series of resources to try to  
14 bring some of that financial pressure off of the  
15 household. And, because we are connected to City  
16 government, David lost his job, during the intake process  
17 because this isn't just about give David a check for his  
18 rent. Who is David? How many people are in his family?  
19 What is his skill set? What is his risk factor for  
20 continued financial instability? And who do we need to  
21 connect David to in order to try to keep the family from



1 being reliant on the Fund in the future, right?

2           So we have -- we're building an infrastructure  
3 that allows us to do all of that. We don't have it all  
4 together today. I want to be very honest about that.  
5 This was something none of us planned. We weren't  
6 planning to do this six months ago. So we are building  
7 the plane. We are flying it. But it is the number one  
8 priority of my organization, and we're going to do  
9 everything that we can to have long -- the long term in  
10 mind. But we need more data, and we need an opportunity  
11 to execute before we can figure out what the next  
12 iteration is.

13           PRESIDENT BOWERS: Thank you for that.

14           Commission Members or departmental staff,  
15 anyone have any additional questions, comments,  
16 observations about what we've been discussing with  
17 Ms. Edwards?

18           MS. GUTHRIE: Yes, Ms. Edwards. This is Tisha  
19 Guthrie. Thank you so much for this comprehensive and a  
20 very enlightening presentation. I have a question about  
21 the ineligibility of the Fund for putting your rent in

1 escrow. As a renter myself and, unfortunately, having  
2 had some really bad encounters with landlords and banking  
3 companies, I do understand that there are individuals who  
4 find themselves having to put their rent in escrow, but  
5 also being tied to their community. And we are here,  
6 we're here at -- on this Commission because the City and  
7 our country as a whole, has a lack of affordable housing.

8 MS. EDWARDS: Yes.

9 MS. GUTHRIE: Some people find themselves  
10 having to stay where they are because there really is  
11 nowhere else to go that's fitting their needs -- their  
12 needs. So if you could just explain to me because,  
13 again, I stay in my lane. I know my skill set, and I  
14 don't understand everything, but the rationale behind the  
15 ineligibility of the Funds to go to putting your rent in  
16 escrow.

17 MS. EDWARDS: So the CARES Act dollars is  
18 absolutely not an option because that has to be the in  
19 the hand of the end user by December 31st. So if we have  
20 money, a lot of money sitting in rent escrow, and those  
21 matters extend beyond December 31st or whatever the case

1 may be -- because rent escrow, your money can sit for an  
2 extended period of time when you're working through these  
3 issues. So with the CARES Act it's completely off the  
4 table because of we -- we have a 90-day window to close  
5 these cases, if you will. And we're going to be sourcing  
6 within that 2,000 individuals that I referred to. We're  
7 going to be sourcing to try to get to those clients where  
8 we can get that money out the door, and we don't lose the  
9 CARES Act dollars.

10           Rent escrow was an issue that was raised by the  
11 Commission related to the Commission's dollars. And what  
12 I would say to you, Tisha, is what we said to the  
13 Commission is not at this moment. Our -- counsel  
14 strongly advised us against putting money in rent escrow.  
15 It doesn't mean I don't think that we might not shift  
16 after we get through this first 90-day with the CARES Act  
17 funding. What I would say, Tisha, is what I said to  
18 David. Give us an opportunity to do this first wave of  
19 funding that we need to do. I think we should come back  
20 to the Commission at the end this 90-day period, which is  
21 like really right around the corner. And those issues

1 that the Commission raised specifically, and rent escrow  
2 was one, and Matt, I think the other one was -- I can't  
3 remember it off the top of the -- my head, Matt, but it  
4 was the --

5 MR. HILL: Tenant holding over.

6 MS. EDWARDS: -- holding older (verbatim).  
7 Those were the two things that the Commission came to us  
8 as a recommendation on that we said we could not accept  
9 at this moment. What I imagine, Tisha, is that we're  
10 going to do some learning in the first 90 days, and we  
11 can have another conversation about escrow, and the  
12 tenant holding over, whether that needs to be in the mix  
13 in order to meet our goal. Because really what we've --  
14 what we're embracing, Tisha, is that the bottom line is  
15 we can't afford for people to be out of their homes.  
16 That's the -- that's our shared goal, right? And so if  
17 the data and the cases determine that we need to make  
18 adjustments, then we will make those adjustments as long  
19 as the funding source will allow for it.

20 So I think that we're going -- there are a lot  
21 of things we said we weren't going to do 90 days ago that

1 we're doing today, right. So the severity of the  
2 challenge is pushing our thinking. So let us get this  
3 first 90 days behind us based on the framework that we've  
4 laid out. And then going forward, I think we should just  
5 revisit the conversation, and make sure that it's data  
6 driven; that we aren't missing an opportunity to support  
7 families who need it. Because at the end of the day none  
8 of us want anyone to be homeless.

9 PRESIDENT BOWERS: Thank you.

10 MS. GUTHRIE: -- so much.

11 PRESIDENT BOWERS: Thank you, Ms. Guthrie.

12 Thank you, Ms. Edwards.

13 I know we've gone over it, but it's a real  
14 important issue. Any final comments or questions from  
15 Commission Members on this before we move on?

16 Ms. Edwards, one last final question, I  
17 promise, here on the data piece you mentioned. Does your  
18 shop have the capacity in-house to do the kind of data  
19 collection you'd like to or will you need a third-party  
20 that out either with a different agency or a private  
21 entity? How will -- and do you have budget for it? Do

1 you have people and budget for it or will you need to try  
2 to go find that?

3 You're on mute.

4 MS. EDWARDS: So thank you for the question. I  
5 think that we have both in-house capacity. We do have a  
6 data team, and a really impressive in-house data team.  
7 They're small, but they're mighty, David.

8 However, we also do have access to the City's  
9 -- the Mayor's Office of Innovation and Performance  
10 Management, City staff. So because this is a mayoral  
11 initiative, and when I say mayoral initiative, I think  
12 that that's going to be the case no matter who the mayor  
13 is because of the severity of the challenge that we're  
14 all facing. We are able to easily access the Office of  
15 Innovation and Performance Management, if needed.

16 So I think as of today, David, I think we have  
17 what we need, but if we get to a point, again, the  
18 program grows, the funding grows, the demand grows, then  
19 we may have to build out infrastructure that we had not  
20 anticipated. But going into it, I think we have what we  
21 need for now to get started.

1           PRESIDENT BOWERS: Great. Thank you. Thank  
2 you so much, Ms. Edwards. Really appreciate you and your  
3 team being here with us again this evening.

4           MS. EDWARDS: It is my pleasure. And I guess  
5 I'll see you next month.

6           PRESIDENT BOWERS: That's right. That's right.  
7 We'll make sure to have the Kool-Aid and the appetizers  
8 will be ready for everybody.

9           MS. EDWARDS: Thank you. I just want to say,  
10 David, I can't tell you how much we appreciate the  
11 Commission. You've been great partners. You're a smart  
12 group of people. You make us think harder about these  
13 really challenging questions. So I just want you to know  
14 that you are a valued stakeholder in this endeavor, and  
15 it is my pleasure to be with you all once a month on  
16 Tuesdays.

17           PRESIDENT BOWERS: Thank you, ma'am. We  
18 appreciate you.

19           MS. EDWARDS: Okay. Bye-bye.

20           PRESIDENT BOWERS: Have a good evening now.

21           So we will move on now as we move in the Agenda

1 for Commission Members for -- we've got it listed as kind  
2 of Fourth Quarter Planning. This notion of as we go into  
3 the balance of the year, the last few months of the year,  
4 really wanted to make some space for us to talk about it  
5 as a Commission and with the Department, what we can do,  
6 the issues we want to discuss that can -- that would be  
7 most impactful and kind of true to our mission and the  
8 charge we have as a Commission. And, ultimately, as we  
9 just heard, even on this conversation first and foremost  
10 what we can do to be in collaboration with the Department  
11 to have impact in the lives of people who need the help  
12 and the resources that the Trust Fund dollars provide.

13 So wanted to make that space, open that up, and  
14 see if there are ideas that folks have for meetings that  
15 are coming up in October, November, December.

16 I also wanted to flag that from a just  
17 logistical standpoint. In December, we would normally be  
18 meeting on the 22nd. I'm going to recommend that we not  
19 do that, and meet the Tuesday prior, the 15th, if  
20 possible, of December. So we would keep our normal  
21 October and November fourth Tuesday meetings. Wanted to



1 ask -- wanted to flag that as trying to go to the 15th of  
2 December, same time, for the December meeting.

3           If there are -- if there's a critical mass of  
4 folks who would not be able to do that, please let us  
5 know. And if we get too many folks who can't, we'll  
6 float some alternative dates. But if we can get a quorum  
7 on that, we would go for that.

8           One other thing, and, Matt, I know you had  
9 floated something before. I wanted -- before the  
10 meeting. So certainly this would be a time to have that  
11 discussion, if you'd like.

12           I want to also suggest one of the things I'll  
13 kick off this portion here by saying that one of the  
14 conversations I'd like to have coming up is a discussion  
15 about leveraging the Trust Fund dollars. I've talked --  
16 referenced this earlier in the tenure, but the time  
17 wasn't quite right. But wanted to have essentially a  
18 roundtable, if you would, with some guests where the  
19 focus of the meeting would really be a conversation with  
20 combination of developers of kind of financial  
21 institution type folks, accounting folks, potentially,

1 kind of financial wizards, gurus, and people who have  
2 experience in dealing with even other jurisdictions on  
3 how do we stretch the dollars that are in the Trust Fund  
4 right. How do we make each dollar go further? Some of  
5 you all have heard me say it before, but I'll just say it  
6 again, having in my kind of day job, having had  
7 experience even when Jay Green was the Director of the  
8 Housing Department in Washington, DC, was the first time  
9 I got exposed to Bay City stretching its Trust Fund  
10 dollars, getting creative. There are different  
11 approaches I'm sure that are out there, and we could hear  
12 from some practitioners, again, from both the development  
13 side, the financing side, kind of government side or  
14 accounting side. But, clearly, as we heard, there's more  
15 need than there are dollars appropriated. And so I think  
16 that besides the good governance of the money, making  
17 sure the money gets out the door, goes where it's  
18 supposed to go and gets used, there's also a notion of  
19 just we'll need to find new ways to stretch the money in  
20 addition to trying to make a case for higher  
21 appropriations.

1           So I wanted to recommend that one -- that our  
2 upcoming meetings would be that's one issue to think  
3 about.

4           But the floor is open for other ideas and  
5 suggestions at this point. Just kind of put some ideas  
6 on the table for the Commission, and we can kind of chop  
7 through what we might want to look at in the next couple  
8 months.

9           MS. GUTHRIE: This is Ms. Guthrie. One thing  
10 that was mentioned several months ago was the notion of  
11 diversifying our revenue stream. And if nothing else,  
12 this pandemic has definitely reiterated that  
13 (indiscernible) necessary. One of our meetings needs to  
14 be dedicated to at least a robust and comprehensive  
15 conversation around how we not only stretch our  
16 resources, but also increase our resources. Poor people  
17 are so used to getting crumbs, and I think we need to  
18 have a whole slice of cake, if not half the cake. It's  
19 necessary. It's a conversation that I think many  
20 institutions, organizations, companies, corporations need  
21 to be involved in. I don't know the answer, but I know

1 the conversation needs to be had, and those experts,  
2 those people who have the expertise are around, and need  
3 to be brought to the table to help us brainstorm, and  
4 think of other revenue sources that are available. So I  
5 would like to propose having that conversation. I think  
6 we've spoken of (indiscernible), but I really don't think  
7 we had a robust enough conversation around that topic.

8           PRESIDENT BOWERS: Ms. Guthrie, let me ask you  
9 a question, a clarifying question. When you talk about  
10 the diversifying of revenue, do you mean from the public  
11 sector side or from the private sector side or both?

12           MS. GUTHRIE: Yes.

13           PRESIDENT BOWERS: Okay. Great. You're ready  
14 to run for office with that answer right there, right?  
15 You'll get my vote. Yes. And I actually, I do think  
16 that that -- agree with you that conversation -- the  
17 reason I asked that distinction is I think certainly on  
18 the private sector side I envision that absolutely as  
19 part of that conversation. When I talk about leveraging  
20 the Trust Fund dollars, it is -- it definitely includes  
21 that private sector conversation, right. How do we get

1 more different dollars into the play and stretch them?  
2 So absolutely. What would be interesting is if we wanted  
3 to have public sector elected folk, and in terms of  
4 thinking about how to bring more public dollars in or if  
5 that becomes a separate conversation about how to get  
6 additional appropriations. Because that becomes in some  
7 ways very much a budget driven conversation, kind of a  
8 municipal budget conversation versus the private sector  
9 bringing more diversifying as you say revenue and stretch  
10 dollars. So I think we're on that same page with that  
11 one for sure on the private side.

12 Other ideas, recommendations?

13 Thank you, Ms. Guthrie.

14 Suggestions anyone wants to lift up?

15 MS. SNOW: Yeah. This is Shannon Snow. So I  
16 suspect, I certainly hope, that we will be getting some  
17 awardees of the first funds coming out in the next couple  
18 of months. And so I think from my perspective, I'm  
19 really interested in seeing what those projects are. I  
20 think that can speak a lot to the type of leverage that  
21 might be out there, David, that you were speaking of. We

1 can really see what these projects are actually  
2 leveraging Trust Fund money with.

3           To me, from my perspective on the Commission,  
4 this is really what it's all about is getting that money  
5 out the door, and seeing what those -- what's going to be  
6 produced. So I would really hope that -- I'm not sure  
7 what the Department's plan is as far as making awards for  
8 that first pot of money that went out, but I would hope  
9 within the next couple meetings that can be discussed in  
10 a lot more detail in talking about where the awards are  
11 going to, what they're leveraging, how many units are --  
12 these are going to be produced. For me as a  
13 Commissioner, that's really what I'd like to spend my  
14 time on.

15           PRESIDENT BOWERS: Yeah. Thank you, Shannon.  
16 Appreciate that idea for sure.

17           Other ideas, suggestions folks have?

18           MR. HILL: David, this is Matt Hill. So, yeah,  
19 I did bring up a idea by e-mail, and that is that it  
20 seems to me that there's -- we get bits and pieces of  
21 housing information and resources here and there, but

1 there actually are a lot of organizations, city and non-  
2 profit, perhaps businesses that are doing something  
3 related to housing and COVID-19, and that there is a lack  
4 of information out there on all aspects. And so I think  
5 it would be a public service if no one else is doing it  
6 that this body possibly could use the resources we have  
7 to invite people into a space to have, say, the Housing  
8 Authority talk about what it is doing in response to  
9 COVID-19. Legal services providers can present on the  
10 current state of eviction laws. Having the CAP Centers  
11 talk about their program, and DHCD's program. But doing  
12 a little more advance marketing so that we can get the  
13 word out through our respective networks, through the  
14 City networks that this is something that's going to  
15 happen, and that it would be an opportunity for  
16 Commission Members to ask questions about people who are  
17 presenting, and maybe have some audience questions as  
18 well. I just haven't seen anything like that so far. I  
19 don't know of anything planned, and I think it would be  
20 an important public service.

21 PRESIDENT BOWERS: Matt, a question for you,

1 and then a question for other Commission Members. But  
2 let me actually start with Commission Members. Have any  
3 Commission Members heard of any sorts of events like that  
4 happening from any groups that you're familiar with?

5           Okay. And then, Matt, as you think about the  
6 idea, I was looking, reflecting on it. The intended  
7 audience, one question came to mind. Is it more the end  
8 beneficiary? Is it providers, right? Or all of the  
9 above or others?

10           MR. HILL: I think I was thinking all of the  
11 above. It could be everything from City residents to  
12 folks who are not necessarily talking to each other on a  
13 regular basis about how these, all these different  
14 programs, initiatives intersect. So I think it could be  
15 both.

16           PRESIDENT BOWERS: Thank you for that.

17           Any other ideas that folks have?

18           Thank you, Matt.

19           Any other ideas folks have kind of the  
20 leveraging idea, the awardee analysis idea, and the idea  
21 that Matt just raised? We've got kind of three ideas



1 over the -- any others before we continue to talk on  
2 this?

3           Let me make a suggestion then, possibly, one  
4 that we go potentially have a conversation -- Matt, I'm  
5 actually going to start with your idea. That your idea  
6 that we do that either look to November or December. I  
7 think there's going to need to be some planning done that  
8 we as a Commission are going to need to do. And, two, as  
9 you mentioned also the lead time. So I think kind of  
10 wrangling the speakers. If we shot for potentially a  
11 November timeframe for our November meeting, and we're  
12 able to wrangle, put in some time in terms of identifying  
13 the various presenters, speakers we want to have, and  
14 also having adequate lead time for the discussion. And  
15 I'm thinking about, Shannon, the idea you mentioned  
16 potentially being in December because by that time we may  
17 have gotten in kind of awardees and some analysis from  
18 the Department, departmental staff. I think the -- it's  
19 going to -- I say this in quotes, relatively speaking  
20 lighter -- to get a few folk in who can give some  
21 insights on the leveraging.

1 I want to ask, I know there is a subset of us  
2 who have been meeting. We haven't had the meeting in a  
3 few months just because of the nature of how things have  
4 taken over in terms of driving the agenda. But there's a  
5 subset of the Commission that was kind of a working group  
6 of the Commission to help plan these meetings. So if  
7 those folks are still willing, we could work to kind of  
8 plan together, identify some specific speakers, and take  
9 some assignments in terms of outreach, and identifying  
10 potentially some folks around leveraging for October,  
11 Matt's idea, in November. And I think the one in  
12 December would be more of an internal, probably,  
13 departmental staff conversation. We can, obviously, be  
14 in touch with them in the interim to see if we're on the  
15 -- if there's an analysis they'll be able to do.

16 Are folks comfortable with that? Anyone have  
17 suggestions, objections, concerns, agreement on that  
18 proposed kind of glide path over the next three months?

19 UNIDENTIFIED SPEAKER: Real quick. That all  
20 sounds good to me. I think that Tisha Guthrie's idea was  
21 a little bit -- it's kind of like the leveraging piece,

1 but it's also about are there other new sources of  
2 revenue that the City can explore, that the Trust Fund  
3 can explore, whether it's private or public. And I'm not  
4 quite sure how that fits in, but it's something I think  
5 needs to stay on the agenda somewhere.

6           PRESIDENT BOWERS: Yeah. I have that down,  
7 public and private. And I think that as we talk about --  
8 the Planning Team talks about it, we can see if the  
9 timing wise, right, the bulk of -- depending on how long  
10 we want the conversation to be, it can be essentially a  
11 second panel on the same night, right. Part of the  
12 conversation is the budget, right, the municipal budget  
13 conversation. Part of the conversation is bringing in  
14 new sources of private revenue. So we could do that as  
15 kind of two parts of the same night, if we wanted to. Or  
16 if we feel like it needs to be its own whole hour-long  
17 conversation, we could do it as a separate. But I, to  
18 me, it flows to have it as part of the same conversation  
19 on the same night, just a separate panel with -- that  
20 might -- and so we can think about who it makes sense to  
21 invite. Because it could be a couple on the government

1 side. And outside of government side, folks who dig in  
2 the budgets, that's their day job, but they're not in  
3 government. As well as government folks to get some  
4 different ideas and perspectives.

5           Okay. So I'll be -- I'll follow-up with folks  
6 who are on that team so we can plan that, those next  
7 three. And, again, please mark your calendars or make  
8 sure to send me update. And I'm looking, I'm thinking,  
9 I'm looking at Stephanie's name on the box to help us  
10 make sure we send out the new date for the 15th of  
11 December.

12           Okay. Thank you all for that piece. We have  
13 gotten to the part of the Agenda where we will talk about  
14 public comment, but I'm going to go to our friends at the  
15 Department to see if there are any questions or comments  
16 that have come through on the public side for any  
17 comments or questions from the public who is watching.

18           MS. ESTRADA: I only have one, and it says does  
19 the rental property have to be licensed so the landlord  
20 can get the CARES Act money?

21           PRESIDENT BOWERS: Looking to see if anyone

1 from the Department or otherwise has the answer to that  
2 question. I know we lost some folks, who had to drop  
3 off.

4 MS. GUTHRIE: Yeah, I -- the information that  
5 was forwarded to us indicated that it did not have to be  
6 licensed. I mean, of course, I'm not an official  
7 spokesperson for the Department, but from the information  
8 that you reported, it does not have to be.

9 PRESIDENT BOWERS: Thank you, Ms. Guthrie.  
10 Appreciate that.

11 Anything else, Stephanie, from the box?

12 MS. ESTRADA: No. That's all.

13 PRESIDENT BOWERS: All right, thank you.

14 Any other business Commission Members have  
15 before we move to close or from the Department or from  
16 the Commissioners?

17 All right. Want to say thank you again to all  
18 of our presenters this evening. I want to thank you,  
19 again, to the Commission Members for your time and  
20 service. Thank you again to the public, who have tuned  
21 in to this. And as always, departmental staff for

1 helping us behind the scenes to make things work  
2 smoothly. It's 7:18 p.m., September 22, 2020. We are  
3 officially adjourned.

4 (Whereupon, the meeting was adjourned at  
5 7:18 p.m., on September 22, 2020.)

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C E R T I F I C A T E

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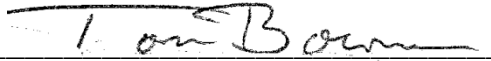
AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

BEFORE: David Bowers, President

DATE: September 22, 2020

PLACE: (Via Webex)

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



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Roland Thomas Bowman, III, Reporter  
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