

1 BALTIMORE CITY
2 DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

3 AFFORDABLE HOUSING TRUST FUND COMMISSION
4
5

6 May 1, 2019

7 City Hall
8 4th Floor
9 Baltimore, Maryland

10 COMMISSION MEMBERS:

11 DAVID BOWERS, President
12 TISHA GUTHRIE
13 DAMIEN HAUSSLING
14 MATTHEW HILL
15 ILLETHA JOYNES
16 VERNADINE KIMBALL
17 CINDY PLAVIER-TRUITT
18 SHANNON SNOW
19 ERNST VALERY
20 TIARA WATKINS
21 JALAL GREENE

17 ALSO PRESENT:

18 BOB PIPIK
19 TERREL ASKEW
20 ANTHONY WILLIAMS
21 SHARONDA HUFFMAN
NANCY NEWMAN

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P R O C E E D I N G S

(6:09 p.m.)

PRESIDENT BOWERS: Good evening everybody. My name is David Bowers, and I'm going to officially call into being and call to order the Affordable Housing Trust Fund Commission meeting for May 1, 2019, here in the City of Baltimore. Want to welcome everybody to this gathering. My apologies for being a little bit late. I am the President of the Commission as it were, and I'm glad to be here to serve with everyone.

We will jump right into the agenda. We are blessed to have here this evening Michael Braverman, who is the Commissioner for the Department of Housing and Community Development. And I'll ask Director Braverman if he would bring us some opening remarks.

MR. BRAVERMAN: Thank you so much. If I can get used to that term "Mr. President," since that's the actual title of the Trust Board Commission, if I'm correct, Madam Lawyer.

Thank you. I wanted to start by thanking everyone. I'm not Jalal Greene. Jay Greene is the

1 representative of the Commission. I'm going to vacate
2 this seat in a minute, and let Jay sit in as the
3 Commissioner he is on behalf of the Agency. But I wanted
4 to start by thanking everyone who is in this room, and
5 who is on this Commission, that worked so hard to create
6 this dedicated both the Commission and the dedicated
7 source of funding that allows Baltimore City to have
8 what's going to be a \$20 million annual fund to provide
9 and meet the needs, affordable housing needs, of our
10 residents at 50 percent below, and half of that at 30
11 percent below. So that's an extraordinary new source of
12 funding, and new opportunity for Baltimore.

13 So I wanted to start by thanking everyone in
14 the room who did that, everyone on the Commission who was
15 part of it. And then I wanted to thank those of you on
16 the Commission, thank you very much, who have agreed to
17 serve, to take your time to provide advice and guidance
18 to help us insure that that money is spent wisely towards
19 the intended outcomes.

20 Everyone on this Commission has a certain level
21 of expertise, and has had life experiences that make them

1 the correct Commissioner for the task ahead. And I
2 wanted to thank you for agreeing when the Mayor asked to
3 serve. And I think that your collective experiences and
4 expertise will really allow Baltimore to get the best
5 possible outcomes.

6 Trust Fund itself is part of a -- what we see
7 as part of a larger effort to reinvest in neighborhoods
8 and meet the needs of our long-time residents, and at the
9 same time promote revitalization and inclusive
10 communities without displacement.

11 So I wanted to suggest that we have done our
12 best at DHCD to try and put together a little document
13 that sort of speaks to which way our compass is pointed.
14 It does not have the level of detail that you could call
15 specific plan, but it's a framework for how we want to
16 look -- how we look at the future going forward in
17 Baltimore. We'd encourage folks to either take a look at
18 it, there are copies here, and there's a copy for
19 everyone on the Commission, and they're at
20 dhcd.baltimorecity.gov.

21 I wanted to note that this is not the only

1 source of funding that would help us build these
2 inclusive communities going forward and revitalize and
3 stabilize our communities, but that we also were
4 successful in establishing a Neighborhood Impact
5 Investment Fund with a \$52 million, roughly, initial
6 capitalization, which we think will grow. And that's
7 limited only to essentially -- neighborhoods in Baltimore
8 City, that's geographic limitations. And it will be
9 helpful as we go forward to meet our affordable housing
10 needs in the City of Baltimore.

11 And we also created -- this is with the help of
12 our Mayor and out City Council, a \$5 million Community
13 Catalyst Grant Program, which is, again, annual. So
14 there's three million in capital support to make deals
15 happen that come to us from community-based
16 organizations, and two million to provide operating
17 support so that our community-based organizations have
18 the kind of capacity, grow the kind of capacity that we
19 all think is important so that we can collectively reach
20 a common vision of what success means in our community.

21 So I wanted to say that all those funds, and

1 all the work that you're doing should really expand the
2 opportunities that we're able to bring to our residents
3 in Baltimore City. And I'm really excited to just say
4 thank you. And I'm going to vacate this seat because
5 it's Jay's. I just appreciate, Mr. President, the
6 opportunity to address everybody, and I look forward to
7 the advice and guidance that we will be receiving.

8 PRESIDENT BOWERS: Thank you. Thank you
9 Director Braverman. Appreciate it.

10 We will now have -- I'm going to ask if members
11 of the Commission would introduce themselves the your
12 organization that you represent. Later on in the agenda
13 when we get to goals and what's required, member
14 priorities, we'll actually take a moment there. I'm
15 going to ask folks at that point in the agenda to
16 actually share a little bit, take two or three minutes to
17 share a little bit about what you are hoping will come
18 out of this process, our engagement as Member of this
19 Commission. So kind of highlighting a couple of top
20 priorities you may have, suggestions you have for the
21 group to consider. So we'll do that at that point in the

1 conversation.

2 But for now, we just want to let folks
3 introduce yourselves, who you are, what organization you
4 represent, and if you played a role. If your
5 organization happened to play any sort of role that you
6 may want to mention in terms of the Commission coming
7 into being, you certainly can do that. I've got a list
8 here, so I'm not going to kind of strain the eyes down
9 here. So why don't we actually just go from the end and
10 work our way down.

11 Yeah, that's right, Jay's on the Agenda. So
12 we'll start with Tisha.

13 MS. GUTHRIE: Good evening, everyone. My name
14 is Tisha Guthrie. I am a private citizen, but I've done
15 some work with the Homeless Persons Representation
16 Project, mainly with lobbying in Annapolis for the
17 Maryland Home Act, Source of Income, Anti-Discrimination
18 Bill. And along on the Maryland State level and also on
19 the local level. I've just been advocating for fair and
20 affordable housing now for several years. I'm also a
21 voucher holder. So I have personal lived experience with

1 just a lot of the work that needs to be done around
2 affordable housing. So that's a little bit of my back
3 story.

4 PRESIDENT BOWERS: Great. Thank you, ma'am.

5 MR. HAUSSLING: Good evening, everyone. I'm
6 Damien Haussling. I serve on the Continuum of Care
7 Board. I'm on the Executive Committee. That's how I
8 landed here. I actually was also part of some other
9 group of people who worked to get this going, with my
10 work with Housing our Neighbors, and plenty of other
11 places. Some of the stuff she did too with -- in
12 Annapolis too.

13 PRESIDENT BOWERS: Thank you, sir.

14 MR. HILL: My name is Matt Hill. I'm an
15 attorney at the Public Justice Center, and I've been in
16 housing law and policy for about 10 years. I've been a
17 part of the Housing For All Coalition that helped to get
18 the Trust Fund established, funding source, part of the
19 Housing Roundtable along those lines, and a number of
20 other coalitions.

21 PRESIDENT BOWERS: Thank you, sir.

1 Good evening, again. I'm David Bowers. I work
2 with Enterprise Community Partners. I'm the Vice
3 President and Market Leader for the Mid-Atlantic Region.
4 Enterprise has a long history of providing finance to
5 support affordable housing and community development
6 efforts across the country, and certainly here in
7 Baltimore City, as well as policy work in addition to
8 finance work and programmatic work. We have had multiple
9 touch points with some of the efforts of some of the
10 partners who were working to get this Commission
11 established. And just as an FYI point of reference, I
12 had the honor of serving as the Chair of the Housing
13 Production Trust Fund Board in Washington, DC, a few
14 years ago, and so bring that perspective to the table as
15 well.

16 MS. JOYNES: Hello. My name is Illetha Joynes.
17 I am with -- I'm a member with the United Workers and the
18 Baltimore Housing Roundtable, two organizations that
19 really spearheaded the position drive to get the
20 Affordable Housing Trust Fund Commission up and running,
21 as well as making sure that there is funding available

1 for the Trust Fund.

2 PRESIDENT BOWERS: Thank you.

3 MS. KIMBALL: Good evening. My name is
4 Vernadine Kimball. I'm a part of the United Workers and
5 Roundtable. I did a lot of canvassing. I got more than
6 1,000 -- 2,000 plus signatures.

7 MS. TRUITT. Hi. I'm Cindy Truitt, and I work
8 for Humana. We're a nonprofit workforce development
9 organization, mostly working in east and west Baltimore.
10 And I think the interest and perspective I agree really
11 is working with reentry and folks who returning from
12 incarceration, and the housing instability issues that
13 they face really it's a major, major problem. Hence, I'm
14 extremely interested in this, and hope to bring a
15 different perspective to the table.

16 PRESIDENT BOWERS: Thank you.

17 MS. SNOW: Hi, good evening. My name is
18 Shannon Snow. I'm with Episcopal Housing Corporation.
19 We're a nonprofit real estate developer, based here in
20 Baltimore City. We build affordable housing and
21 community facilities. So for me really the developer

1 perspective to the Commission.

2 PRESIDENT BOWERS: Thank you.

3 MR. VALERY: Good evening. Ernst Valery. I am
4 a for profit developer with SAA/EVI. And one of the
5 things we do is we've been academically pursuing, as well
6 as in our work, this idea of development without
7 displacement. And so what are the tools, and what are
8 the platforms we could build to make sure that resources
9 come to the community without folks having to be
10 displaced.

11 PRESIDENT BOWERS: Thank you.

12 MS. WATKINS: Hi, everyone. I'm Tiara Watkins.
13 I work for Food and Drug Administration. I work with the
14 Habitat for Humanity of Chesapeake, which covers the
15 metro Maryland area. I'm also a proud owner through
16 their Homeownership Program, and I'm a Baltimore City
17 resident.

18 PRESIDENT BOWERS: Thank you.

19 We want to acknowledge that the minutes are
20 being -- we've got an official record being taken here as
21 well.

1 So one of the things I think it's important
2 next on our agenda, we'll have a presentation from Elena
3 DiPetro from the Baltimore City Law Department. It is
4 extremely important for us as Board Members, the
5 Commission Members, and for the general public to
6 understand what we can and can't do, and the kind of
7 powers we do or don't have. One of my experiences I've
8 had serving on various boards and commissions over the
9 years is that when members don't -- or the public doesn't
10 understand what a group, a body is empowered to do or not
11 do and what it can and can't do legally, that can cause
12 some problems and confusion. So we thought it would be
13 wise at our first meeting to have a presentation
14 literally to understand some of the basic kind of legal
15 requirements and/or kind of things we can and can't do so
16 we have a sense of that to guide us as we go through.
17 And we'll talk more about -- there's the missional aspect
18 of what this Commission is impaneled to do, right, to
19 have impact in the lives of people ultimately. But we
20 want to understand the legal boundaries so that we're
21 within that. And Jay will follow that up from Jay Greene

1 to talk about what some of the Department's rules and
2 responsibilities are.

3 But with that, Elena, we'll turn it over to
4 you.

5 MS. FREED: She stepped out for a minute.

6 PRESIDENT BOWERS: Oh, she did. All right.
7 All right. So we will -- actually, why don't we go to --
8 before -- I'm going to actually skip down one, if I may,
9 Stacy, to talk about there are some open meeting
10 representative requirements for us as a Commission. So
11 I'm going to actually ask, if Stacy doesn't mind.

12 MS. FREED: Actually, Elena, that would be --
13 that's part of her --

14 PRESIDENT BOWERS: She's going to hit on that,
15 okay, great. Here, oh, here we go, all right.

16 Elena, we gave you a rousing introduction, said
17 you were the best thing since sliced bread, and we could
18 all count on you, so we --

19 MS. DIPETRO: I needed water, so --

20 PRESIDENT BOWERS: No, that's fine. We
21 appreciate you being here, and we'll ask you to talk

1 about the legal requirements and open meeting
2 requirements, and also, if you don't mind, there's a part
3 on the agenda that talks about a representative and a
4 backup as well. That responsibility maybe you can touch
5 on that as well.

6 MS. DIPETRO: Okay. I think I'll start out
7 with the ethics piece. I'm Elena DiPetro from the City
8 Law Department. And just as an aside we provide legal
9 advice to City agencies and departments, and that
10 includes boards and commissions. So we are available to
11 the Board for advice on interpretation of the law or any
12 other matters that might come up that you need our advice
13 regarding.

14 So one of the things I've been asked to talk
15 about a little bit is the Ethics Board and the ethics
16 law, and whether or not the Members of the Board are
17 subject to that law. And I don't know if anybody --
18 Stacy, have you talked to Avery or anybody about Members
19 of the Board and their -- where they're subject to the
20 law? It's a yes, right? Okay. I just wanted to make
21 sure.

1 I mean, in my opinion, that is the right answer
2 because I believe that you all act as advisors to people
3 who have authority to make policy decisions, and that
4 sort of thing. So that would subject you to the ethics
5 requirements.

6 The most important things that you want to be
7 concerned about in -- and as an upfront warning, this is
8 not a substitution for your required training on ethics.
9 It's just to sort of make you ask questions when -- about
10 the general categories of matters that are going to be
11 important to you as you move forward with your work.

12 So one of the most important things is the
13 conflict of interest provision. And there are several of
14 those that would be things you would need to think about
15 in your participation on the Board and your participation
16 in matters outside of your activities on the Board.

17 The first area that I want to touch on is
18 called restrictions on participation. And they basically
19 require you when you're dealing with matters that are
20 before the Board to consider whether or not you have a
21 financial interest in anything, any entity that might be

1 coming before the Board for funding maybe or something
2 like that. If you do, then you would need to not
3 participate in that matter, and unless you're subject to
4 one of the exceptions. My advice to you would be that if
5 you think that you have an issue like that, that you
6 contact the Ethics Board. They have a staff that's
7 available during the work hours to advise you on those
8 matters. And if they feel like it's something that needs
9 the Board's attention, they will tell you, but that will
10 help you navigate on whether or not you should recuse
11 yourself from something that's coming up before the
12 Board.

13 Another area is restrictions on employment and
14 interest in another entity, business entities.
15 Basically, you can't be employed by or have a financial
16 interest in anybody that is doing -- is going to be
17 benefited by your activity on the Board. So someone
18 that's seeking funding for a project that you are going
19 to be considering as part of your work, you could not be
20 employed by that entity or have a financial interest
21 neither with anybody in your immediate family.

1 So that would be something you would want to
2 consider. And if you have any questions, again, I think
3 I would approach the Ethics Board about because there are
4 exceptions, and I'm not going to go into those that there
5 might be. It will take us too long to navigate all of
6 those.

7 Another area is the gifts. You cannot as a
8 member of this Board solicit or accept a gift from
9 anybody that is doing business with the Board. So that
10 would be any number of different types of entities that
11 might -- or and I would expand that actually for your
12 purposes to entities that might be doing business with
13 HCD as well. You might -- that would be something I
14 think I would contact the Ethics Board about because you
15 work closely -- you're going to be working closely with
16 HCD and developing policy and providing advise to them
17 and implementing the law. So I think that type of
18 relationship might be of concern to the Ethics Board. So
19 that's something you should receive guidance on from the
20 Ethics Board moving forward.

21 You also cannot accept a gift subject to

1 certain exceptions. Again, from anybody that might be
2 benefiting from the Board's work.

3 You are allowed, however, to solicit or accept
4 gifts under circumstances where it's for a charitable
5 activity that's sponsored by the City or approved by the
6 Board of Ethics. You can also accept food and beverages
7 if you're at an event, and you're consuming it with the
8 donor or the person, the donor person or the donor
9 entity. You can accept gifts of insignificant value as
10 well.

11 If you are asked to speak at anything, which I
12 don't imagine -- maybe some of you would be asked to
13 speak before another organization, you would be allowed
14 to accept honoraria, limited by the amount of lodging or
15 meals or expenses related to appearing before that body.

16 Your role on the Board, also under the ethics
17 law, would prohibit you from disclosing any confidential
18 information that you might receive in the course of your
19 work, and that would include financial information of
20 entities that are coming before you to request funding.
21 That has to remain strictly confidential.

1 Finally, the big thing that everybody is
2 concerned about, and is very important to the citizens,
3 is that you file your financial disclosure statements on
4 a yearly basis. They're due April the 31st [sic], I
5 believe. I might be wrong on my date, but I think it's
6 the 31st. Those forms are online. You would file the
7 form for Members of Boards and Commissions, and you just
8 -- it all can be done electronically. So it's very easy.
9 And you just submit it to the Board.

10 Yes, sir.

11 MR. HAUSSLING: You thought it was the last day
12 of April?

13 MS. DIPETRO: Yes. I don't --

14 MR. HAUSSLING: So that was yesterday.

15 MS. DIPETRO: I understand that. I don't know
16 -- you all should probably be in touch with the Ethics
17 Board.

18 MS. FREED: We'll call them tomorrow.

19 MS. DIPETRO: Yeah. And I'm sure there --
20 provisions will be made for the fact that you all are
21 just recently sworn in, and you had your first meeting

1 after the deadline for the submission of the forms. But
2 Stacy will get on that, and get back to you guys right
3 away about that. It's a very simple form. It's not hard
4 to fill out. And, like I said, it can be done all
5 electronically, if you have access to computers.

6 So that is in a nutshell the ethics stuff. You
7 are all going to be required to take a more formal ethics
8 training that will be provided by the Ethics -- Director
9 of the Ethics Board, who is very well versed in all of
10 the details of the Code and possible scenarios that you
11 might run into along the way. So make sure you -- you
12 get your -- he usually tries to do it for all of you
13 together at the Board. So at some point in time you'll
14 be given an opportunity to have that meeting.

15 Does anybody have any questions about the
16 ethics requirements?

17 PRESIDENT BOWERS: Questions from members,
18 anybody?

19 MR. HILL: Yes. Just briefly. I mean, I think
20 the training, the more detailed training you're talking
21 about is important, particularly because you're talking

1 about different folks who are from organizations that
2 might seek funds from DHCD either here or through other
3 grant programs. So the sooner we get some clarity on
4 that, I think the better.

5 MS. DIPETRO: Yes. And my intent here is just
6 to get those questions going in your mind that the Ethics
7 Code is there, and you are subject to it so that you will
8 be thinking about it starting now, and maybe have
9 questions at the time that the ethics training does take
10 place. And anyone can get access to the Code itself on
11 the legislative reference website, web page of the City's
12 website. They have the Code there, all the regulations
13 for the Code, and some opinions that the Board has posted
14 there on specific situations. That might be helpful to
15 get a sense of the types of questions that have come up,
16 and what questions you might want to ask at the time of
17 your training.

18 All right. And the next area that I was asked
19 to speak about was the Maryland Open Meetings Act. I
20 don't know if any -- many of you are familiar with that,
21 but it's -- all most states have Open Meetings Act. It's

1 a matter of transparency that boards and commissions that
2 do public business are open to the public for most of
3 their decision making process. There are specific
4 instances that you are allowed to close a meeting, but
5 you have to do it in a certain way.

6 So every board or -- and this speaks to
7 Mr. Bowers' question at the beginning, every board or
8 commission has to designate a member or officer to
9 receive the Open Meetings Act training, and then a backup
10 person. Because the law now requires that if you're
11 going to close a meeting, that person who has been
12 trained has to be present at the meeting to monitor that
13 all the procedures for opening and closing the meeting
14 have been complied with. So I don't know if that would
15 be done at this meeting, but it should be done soon that
16 a person should be designated.

17 In general, your meetings are going to be open.
18 And a meeting is defined as any time you're coming
19 together to conduct public business, and you have a
20 quorum of the Board present. So if you don't have a
21 quorum, well, you can't really conduct business because

1 you need a quorum to act. So that would not be
2 considered a meeting if that were to happen.

3 You no longer need to send the names of the
4 person who is going to be your compliance officer to the
5 Board. You just have to make sure you have that person
6 designated. There must be one member of the public body
7 that's trained and present at all open meetings, and must
8 fill out the checklist for the minutes in addition to the
9 closing procedures. They have to be present for the
10 closing for -- during the closed portion of the meeting
11 as well. So that person has to have a lot of
12 responsibility with respect to the operation of the
13 meetings.

14 The training of that member has to be completed
15 within 90 days after they are designated as the person
16 that will be responsible. And if you were trained
17 earlier for a different board or commission before 2013,
18 I think it is October 2013, you have to do the training
19 again because there have been significant changes in the
20 Open Meetings Act.

21 The training is actually very easy. It's all

1 online. You don't have to make an appointment with
2 anybody. You just go to the website and click on the
3 training, and it's -- I think, Stacy, you did it, didn't
4 you?

5 It was not -- it took you, maybe, half an hour.

6 MS. FREED: (Indiscible)

7 MS. DIPETRO: Yeah. Something like that. So
8 it's not that complicated. And you don't have to
9 remember everything that's said during that, the Open
10 Meetings Act. It's available to you online. The
11 Attorney General's Office has a whole manual on the Open
12 Meetings Act and how to comply with it. So that is a
13 really good resource for whoever the designated person is
14 or any other member of the Board who is interested in how
15 the meetings should be conducted from the viewpoint of
16 the Open Meetings Act.

17 If you need to close a meeting, there are
18 certain designated times under the Act that you are
19 allowed to do that. I'm not going to go through all of
20 them, but when you're making that decision, you have to
21 decide what is the benefits and the downside of closing

1 the meeting. Because the Act is heavily weighted in
2 favor of transparency. So you should be very sure that
3 the meeting is allowed to be closed when you make that
4 decision.

5 Let's see. The exemptions are listed in the
6 Act itself. We suggest that if you think you're going to
7 close a portion of the meeting, that you contact the Law
8 Department or if you have a person in the Mayor's Office
9 that's assigned to you or someone in HCD that's assigned
10 to staff your committee that you approach them as well to
11 get guidance as to whether or not you meet one of the
12 requirements of the exemption to be open -- to an open
13 meeting. And there are several people in the Law
14 Department that can help you with that, if that's
15 necessary.

16 Another important requirement of the Open
17 Meetings Act is that you advertise when the meeting is
18 going to take place. So it's not -- the advertising
19 requirements are not onerous. They have to be advertised
20 in a place where normally sitting boards and commissions
21 are advertised. So, generally, that would probably be on

1 the HCD website. I think it's also a requirement that it
2 be posted in the Office of Legislative Reference, which
3 is really weird because it's on the Sixth Floor of City
4 Hall, and nobody ever goes up there. So I'm not sure
5 that's the most open way of advertising important
6 meetings, but since it's on the website, that will
7 qualify. They require publication at least 24 hours
8 before the meeting is going to take place. They used to
9 say a reasonable time, but I think they've cracked down
10 on that a bit. You must keep your notices for at least a
11 year, your notices of your meetings, so that if there's
12 ever a question about when the notice actually took
13 place, you have a record of it.

14 We suggest that you notify the media as well if
15 you have -- there's regular outlets that announce those
16 types of meetings. Or just even if they don't announce
17 it, if they are -- there are media sources that regularly
18 contact you about the business of the Board or regularly
19 come to the meetings of the Board, we suggest that you
20 give the meeting notices to those outlets as well.

21 If there's an emergency meeting scheduled, you

1 can -- the reasonable time requirement kicks in. You
2 have to advertise the meeting as soon as you reasonably
3 know when it's going to take place and where.

4 Let's see. The agenda also needs to be
5 published at the same time as the notice. The agenda
6 does not have to be super detailed, but it should give
7 the public a reasonable indication of what the business
8 of the Board is going to be at that meeting.

9 All right. Minutes. The Open Meetings Act
10 requires that the minutes of every meeting be taken, and
11 it has to contain each item that was considered by the
12 Board, and what the vote was on each item. They have to
13 be -- the minutes have to be kept for five years, and
14 they need to be posted on the website so they're
15 available for inspection.

16 There is also now a new requirement -- it's not
17 that new. I think it was 2017. That the minutes be
18 accompanied by the AG's compliance checklist. So each
19 set of minutes will indicate that you did notice -- you
20 took minutes that you, whether you closed a meeting, and
21 if you did what steps you took to comply with the Board's

1 -- the law with respect to closing. So that checklist is
2 available on the Maryland Attorney General's website.
3 And once you have it you can just make copies of it.

4 Let's see. Generally, that will be completed
5 by the person who is trained to be your open meeting
6 exact compliance person.

7 If you don't comply with the requirements of
8 the Act, there are some pretty serious consequences that
9 could happen. Don't necessarily have to happen. But if
10 you're reported to the Compliance Board, they can take
11 certain actions, and one of those is to invalidate the
12 actions of the Board at the meeting that failed to comply
13 with the Act. And if the matter goes to litigation, you
14 could be required to pay attorneys fees and costs and
15 fines up to about \$1,000. So those are pretty
16 significant consequences for failing to comply with the
17 Act. So it's worthwhile to make sure that someone on the
18 Board is well trained, and that there's a backup if that
19 person is unavailable.

20 Let's see. One of the questions that often
21 comes up is are you -- is a quorum present at a meeting

1 if there's communications online via e-mail? Generally,
2 if they are very contemporaneous, and people are shooting
3 messages back and forth to the -- and replying to all,
4 and all that sort of thing, there's a possibility that it
5 could be considered a meeting if a quorum of the Board is
6 participating. If it's just a e-mail here and there
7 between a couple people, and it's not happening
8 relatively simultaneously, it would not be considered a
9 meeting. So that's tough call, but you should be aware
10 if you all are communicating online in rapid e-mailing
11 that you could be considered having a meeting. So that's
12 something to be aware of.

13 I think that's really basically -- the biggest
14 thing you have to be concerned about is making sure you
15 get the notice, and making sure you comply with the
16 closing requirements. And you do still have to take
17 minutes of a closed meeting, and those minutes have to be
18 made public to the extent that they don't -- that you
19 haven't disclosed any confidential information during in
20 the minutes. But that is what really sort of 9 out of 10
21 times if there's a problem it involves closing the

1 meeting without following the proper procedures, and
2 that's why we offer the Law Department's help in making
3 those decisions.

4 And that is all. Anybody have questions about
5 open meetings?

6 PRESIDENT BOWERS: Elena, a few questions I
7 have.

8 MS. DIPETRO: Sure.

9 PRESIDENT BOWERS: And I'll ask if other
10 Commissioners have questions in no particular order of
11 priority. Quorum requirement. What is the quorum
12 requirement for?

13 MS. DIPETRO: I believe it's a majority of the
14 Board.

15 PRESIDENT BOWERS: All right. Second question,
16 are there -- are public comments required to be taken --

17 MS. DIPETRO: No. That's an --

18 PRESIDENT BOWERS: -- at each meeting?

19 MS. DIPETRO: That's an excellent question.
20 The public is required to have access to your meeting,
21 but you are not required to allow them to speak. So

1 that's the Board's decision. But I suggest if you, if
2 you want to allow someone to speak, you probably should
3 allow everyone to speak. So it would be difficult to
4 single out one person. I think you'd just run into
5 problems with that. Not that it's disallowed, but it can
6 complicate matters.

7 PRESIDENT BOWERS: Sure. Couple other
8 questions. On the minutes, just to make sure I
9 understood. The AG's compliance checklist is required to
10 be submitted with what is posted after the meeting, the
11 checklist along with the minutes of the meeting?

12 MS. DIPETRO: Yes.

13 PRESIDENT BOWERS: Okay. Are there any
14 requirements, prohibitions, anything like that in the law
15 that speaks to members of the Commission speaking on
16 behalf of as a member of the Board to external -- to
17 press or anybody else? After a meeting is done and
18 whether it's a community group, a member of the media or
19 whomever who comes and says in your role as a Commission
20 Member, what happened, what do you think, what do you
21 believe, are there any requirements or prohibitions on

1 how people can speak?

2 MS. DIPETRO: I don't think the Open Meetings
3 Act speaks to that issue. That could be something that
4 you internally decide how you want to handle that so that
5 you're speaking with one voice. But there is no
6 prohibition against a member --

7 PRESIDENT BOWERS: Okay.

8 MS. DIPETRO: -- speaking to a community group
9 or whatever.

10 PRESIDENT BOWERS: Those are my questions. Do
11 any other members of the Commission have questions for
12 Elena?

13 MS. GUTHRIE: And hopefully this will benefit
14 people who are in attendance.

15 MS. DIPETRO: Sure.

16 MS. GUTHRIE: Could you give us an example of
17 valid and invalid reasons you close a meeting?

18 MS. DIPETRO: I didn't bring the whole Act with
19 me, but let me think.

20 PRESIDENT BOWERS: Did everybody hear the
21 question?

1 UNIDENTIFIED SPEAKER: No, I didn't.

2 PRESIDENT BOWERS: The question was -- do you
3 remind repeating the question?

4 MS. GUTHRIE: I'll repeat it.

5 MS. DIPETRO: I'm standing maybe I can hear
6 better. The question was could I provide an example of
7 what a valid and a invalid reason to close the meeting
8 is? The only -- the presumption is that the meeting
9 should be open. So that's where you start. The law
10 lists a variety of reasons that you can close a meeting.
11 For example, and usually they have to do with
12 confidential matters, like, personnel decisions or which
13 would not really probably happen with your Board because
14 you don't really make personnel decisions. See if I --
15 my notes. I didn't write down too many of the closing
16 types of situations, but let's see if there's any. Okay.
17 You can close for personnel matters, protect the privacy
18 of individuals or the reputation with respect to matters
19 that are not related to public business. These things
20 are probably unlikely to apply to you because, like,
21 considering acquisition of real property, investment of

1 public funds. These are all things that really -- one
2 thing that you might -- that might happen is if you want
3 to consult with legal counsel, an attorney, you could
4 close for the purpose of getting legal advice from
5 whoever is representing you. If you are involved in
6 pending litigation, you can close to discuss matters
7 directly related to that -- the progress of that
8 litigation.

9 So those are a few ideas. If you're conducting
10 or want to discuss investigation that involves possible
11 criminal activity, you can close a meeting. So if you
12 feel like something is sensitive in nature, it's a good
13 idea to check the law to see if that is a reason to close
14 the meeting. But in general, the default is to open the
15 meeting unless it squarely fits into one of those types
16 of situations.

17 PRESIDENT BOWERS: Other questions that Members
18 of the Commission have? Any other questions?

19 Okay. I want to thank Elena for your
20 presentation. You will see that we -- thank you, Elena.
21 We have kind of combined two items on the agenda. So the

1 open meetings, representative and backup. So Stacy Freed
2 from the Department of Housing and Community Development
3 has gone through the training from the Department side.
4 I'm going to make a suggestion, and also make a request.
5 The suggestion I'm going to make is that we all -- that
6 everyone avail themselves of that training, right. Just
7 as a general -- you don't have to, but suggest that
8 people do it. And we can send out the information so
9 folks know where the link is and that kind of thing.
10 It's just kind of good to have in your mind. So as we go
11 through doing business, if any issues ever come up, you
12 don't want to be that one in the room didn't get --
13 doesn't know, and feel like you're disadvantaged. So,
14 again, you don't have to, but I suggest that members do
15 it.

16 The second thing is we do need to actually have
17 a representative of the Commission, who is there, and a
18 backup. So I plan to do the training, right, myself.
19 But I wanted to see if there is anyone else who would be
20 willing to volunteer to be the representative and/or
21 backup who could tag-team with me, who has that

1 responsibility, right, of doing things like that AG
2 checklist, working with Stacy and the like to make sure
3 that gets done. So someone who is on the hook in
4 addition to me to make sure that the requirements are
5 met.

6 Is there anyone who is willing to volunteer for
7 that?

8 MR. HAUSSLING: Fine.

9 PRESIDENT BOWERS: All right, Damien, thank
10 you. So, Damien, I'll be in congrats and condolences.
11 So thank you. I will be in touch with Damien -- thank
12 you for that -- on the training piece. And you and I and
13 Stacy will be in touch with each other about making sure
14 we get -- you and I get the training. And as we go
15 forward, to make sure requirements are met there.

16 Does anybody else on the Commission have any
17 other questions or issues related to, again, Elena's
18 presentation or the open meetings piece before we move on
19 to the presentation from Jay Greene?

20 Yes, ma'am.

21 MS. JOYNES: I just had a couple of questions

1 about the Ethics Codes. Where do we find that at again?

2 MS. DIPETRO: If you go to the City website,
3 and go to the Department of Legislative Reference, there
4 is a link there to the Charter and Codes. And under the
5 Code Section, it's Article 8. And you're free if you --

6 MS. FREED: We can send a memorandum.

7 MS. DIPETRO: Okay. Yes. And if you can't get
8 -- if you have just a general question about ethics, you
9 can call me as well. You don't have to -- I know Avery
10 is sometimes busy, and hard to pin down, and there is
11 staff. But if you can't get a hold of them, I can answer
12 you in a general way. If I think you need a more formal
13 opinion from the Ethics Board, I'll send you to the
14 Ethics Board.

15 PRESIDENT BOWERS: And I'm glad you asked that
16 question.

17 MS. DIPETRO: Stacy has my contact info.

18 PRESIDENT BOWERS: A couple of next step items
19 just for -- so Member of the Commission know. One, we
20 will be in touch with the Department around the financial
21 disclosure requirement, and report back to folks on

1 whether we -- when this is due from us given when we were
2 named.

3 The second thing is, and we'll talk about it
4 later in the agenda about when we meet, our meeting
5 schedule and the like. But one of the things we will
6 absolutely work to schedule in short order is the ethics
7 training. To Elena's point, very important for us to
8 make sure we as a group, and we'll schedule that at one
9 of our formal -- at a meeting. So we will -- we'll get
10 that. And then, again, Damien and I will do the training
11 on the open meetings piece.

12 Anything else on the open meetings piece before
13 we move on?

14 Okay. Thank you again, Elena.

15 So now, Jay Greene, who is the Chief Operations
16 Officer at DHCD, we'll turn it over to you, sir.

17 MR. GREENE: Thank you, Mr. President. I like
18 that.

19 PRESIDENT BOWERS: Yeah, yeah.

20 MR. GREENE: David mentioned I'm Jay Greene.
21 I'm the Chief Operations Officer for the Department of

1 Housing and Community Development. I've been with the
2 Department for a little over a year. I will be -- this
3 Agency will administer the Housing Trust Fund, and I will
4 be the representative on the Board, and have a lot of
5 oversight over how the funds are spent. And I will have
6 a lot of assistance from other staff members who are in
7 the room. Bob Pipik, who is our Chief of Policy and
8 Partnerships is here. Jim Majors, who is Assistant
9 Commissioner for Project Finance, and he'll -- I'll work
10 closely with Jim on how we spend the money, and how we
11 get it out the door. And Stacy Freed, who is the special
12 adviser to me, and was responsible for helping to put
13 together the panel, putting together this meeting. And
14 so we're the staff right now. But before I got a little
15 further into how we will staff this, I just wanted to
16 give you a little background on who I am.

17 I most recently came from Montgomery County,
18 where I was the Chief of Housing there. And I oversaw
19 their Housing Initiative Fund, and how it was invested in
20 portable housing projects in Montgomery County. We
21 invested in LIHTC deals and homeless projects, and

1 projects that serve people with disabilities. We did a
2 wide range of investments in affordable housing, and
3 different type of housing projects, artists housing, for
4 example. And I also oversaw the Housing Production Trust
5 Fund in the District, where I was the Director of Housing
6 and Community Development in DC, and oversaw that
7 project. And, again, we invested in a broad range of
8 projects in that fund, including tenant purchases, LIHTC
9 transactions. We invested in projects that where we
10 partnered with other City agencies like the Health
11 Department, that had kind of programmatic assistance to
12 the housing component. So I kind of bring to this Board
13 a fairly broad range of experience in how you invest
14 monies in an Affordable Housing Trust Fund and various
15 projects, and try to achieve various policy initiatives.

16 It's an honor to be here as part of this
17 initial Board. I want to congratulate everybody here for
18 bringing us to this moment of having an active Board with
19 substantial funding to deal with many issues that our
20 communities face in terms of affordable housing. I think
21 it's really important component to a healthy community.

1 So I'm really happy to be a part of this, and happy to
2 serve with the other Commissioners, and to be able to
3 serve this community.

4 So one of the things that we want to do is be
5 able to staff this Commission adequately. We can spend
6 by the charter up to five percent of all of the revenues
7 on administrative cost. And we have some plans to hire
8 additional staff to help out. As we invest in projects,
9 we'll need people with additional expertise and financial
10 analysis. We anticipate with the amount of money we have
11 to spend that we'll be looking at a number of
12 transactions, and funding a number of transactions and
13 projects. So we'll need some assistance there. We'll
14 need some assistance to help organize ourselves, put the
15 meetings together, keep the minutes, make sure the
16 website is up-to-date, all of the little administrative
17 tasks that are so important to keep everything in order.
18 So we'll be looking to hire staff or that aspect of the
19 operations. And we'll make decisions as we go along
20 about additional staff that we'll need. One of the
21 things that is always important and we'll consider down

1 the road is compliance and monitoring as we invest in
2 projects for families at 50 percent of area median income
3 and under, and half of the proceeds for families at 30
4 percent of area median income and under. We want to be
5 assured that those families are actually being served by
6 the monies that we have. And so over time compliance
7 becomes a major issue. And so we'll be looking at that
8 initially. We'll kind of look at existing staff, but as
9 our portfolio grows that's going to be more of an issue.

10 Now the charter permits a wide variety of uses
11 for this funding, and that's where we'll look to the
12 Board for policy assistance, and how we invest in
13 different projects to achieve our policy goals.

14 One of the things that we'll be considering
15 certainly because sometimes with City funding we do -- we
16 award City funds competitively. We don't have to, but
17 most of the time that's the best course of action is to
18 award funds competitively. And to that end we've been
19 looking to develop a notice of funding availability. We
20 do that for our home funds. We would -- our plan now,
21 initial plan, is to try to have some type of competitive

1 process available sometime in the early fall, late
2 summer. That's September, October timeframe. We
3 wouldn't want to put it out on the street during the
4 summer when people are on vacation, and kids are out of
5 school, families are away. So we'll wait until the fall.
6 But that's one vehicle that we'll use as again a NOFA,
7 Notice of Availability -- Available Funding. But there
8 are other policy initiatives that we would potentially
9 consider that may not require competitively bidding funds
10 out. But we'll work with the Board, and listen to the
11 Board about policy initiatives. We've already begun work
12 in some areas already, but we are working with trying to
13 establish some land trusts, and working with various
14 groups to fund those activities.

15 So we are responsible for the administration,
16 and I take that very seriously. We'll be transparent.
17 We would look to try to establish goals for how many
18 units we create, affordable units we create, how many
19 families we help, and how much assistance we give out.
20 And, again, we should be very transparent about which
21 projects we fund, and why we fund them.

1 And I think I've touched on all of the areas
2 that I would initially like to touch upon. And but if
3 there are any questions, I'm open for questions.

4 PRESIDENT BOWERS: Thank you, Jay. I
5 appreciate it.

6 And Members of the Commission have any
7 questions for Mr. Greene?

8 MS. SNOW: Yeah, I do.

9 PRESIDENT BOWERS: Yes, ma'am.

10 MS. SNOW: And I don't know if this is the
11 appropriate time to be asking or not, but you can let me
12 know. So I know that there were some issues with the
13 initial legislation that needed to go back through and be
14 re-passed, and I'm -- has that happened? I'm just trying
15 to understand the current status when funds will start
16 going into the Fund? Like, what are we working with?

17 MR. GREENE: Good question. We passed the
18 legislation, I think it was in December the initial
19 legislation was passed. And, unfortunately, there were
20 some corrections that we had to make to that initial
21 legislation. That initial legislation that was passed

1 would not net us the amount of funding that we had
2 anticipated. So we went back and corrected the
3 legislation, and the new legislation has been passed, and
4 we've been collecting the tax based on the correct
5 amount. We will find out from our Finance Department how
6 much we've collected thus far. But right now in the
7 budget we have appropriated -- the budget hasn't passed
8 yet, but we are recommending an appropriation in this
9 first year of \$15 million for the Affordable Housing
10 Trust Fund, and 15 -- 13 million of that will come from
11 the new tax that we passed, and we're anticipating
12 another 2 million will come from other City funding. But
13 we'll get back to you with how much we've collected to
14 this point in time.

15 PRESIDENT BOWERS: Great. Thank you, Jay.

16 And we'll come down the line. Anybody else
17 questions on this side?

18 Okay. Yes, sir.

19 MR. HILL: Just a quick comment. I just want
20 to say I'm excited to hear that HCD is already hiring to
21 start filling the roles or in the process of hiring --

1 MR. GREENE: Yes. Job descriptions.

2 MR. HILL: Job descriptions, good. I just --
3 there's a certain urgency, I think, in the communities
4 that I work with and the communities I represent for this
5 money. And so the sooner we can bring staff and capacity
6 onboard to help shape the policies and the priorities and
7 the plans that this Commission is going to provide
8 significant input on I think the better. Because I
9 recognize it take capacity. I realize you have many
10 other roles besides being on this Commission. So I'm
11 excited to make sure that we have a fully staffed and
12 well-oiled machine.

13 MR. GREENE: And the staff that we hire with
14 Trust Fund monies will be dedicated to Trust Fund
15 business. So but to that point, and it goes back to some
16 of my experience with -- in DC and both Montgomery
17 County, and I was direct in DC in the early days, as
18 David can remember that far back. It takes a little
19 while to -- the money becomes available July 1. We'll
20 have a NOFA out on the street September. You have to
21 give respondents time to submit their responses. Then we

1 have to take time to evaluate those responses. And then
2 we have to negotiate final contracts, and those contracts
3 have to be approved by the Board of Estimate. So we'll
4 move as quickly as possible in this first year until we
5 set up a system, so to speak. We want to move quickly,
6 but at the same time we want to be careful, and be
7 prudent, and do all of our due diligence. So the first
8 year will be in a -- it may take some time, but we will
9 be moving as fast as we can to get money out on the
10 street to satisfy the needs that are out there.

11 PRESIDENT BOWERS: Great.

12 Anybody else? Any questions for Mr. Greene?

13 Thank you, Jay. Appreciate that very much.

14 Before we move on in the agenda, let me do
15 something I failed to do at the beginning when we did
16 introductions. Let me just say it's now approximately
17 7:05 p.m., and we still have the presence of a quorum.
18 Only one member of the Commission is missing,
19 Mr. Ingraham. All the other members are here present.
20 So we do have an actual quorum.

21 Let me also just say from a housekeeping

1 standpoint for Member of the Commission, please make sure
2 to check this sign-in sheet before you leave. Make any
3 corrections. There are some mistakes there on some typos
4 and the like. So make sure your contact information,
5 please, is correct there.

6 Now we will move on in the agenda for goals,
7 priorities. This is where we like to hear from each
8 other a little sense of -- like to kind of go down the
9 line, and if Members of the Commission have some initial
10 thoughts you'd like to share about priorities that you
11 would like us to be thinking about, like the Commission
12 to be thinking about priorities for this Trust Fund,
13 would like to provide an opportunity there of things you
14 think we ought to think about, procedures, et cetera, on
15 that.

16 And so let me just say by way of kind of
17 starting off that before I get into it, that I do commend
18 -- I'm sure folks have, but commend folks to again read
19 the Charter if you haven't already. It was provided.
20 Again, going back to what I alluded to earlier, to be
21 clear about what the Trust Fund is, what is requirements

1 are by law in terms of income targeting. Mr. Greene made
2 reference to that. So what is required of the Trust Fund
3 and the dollars that go to the Trust Fund. And where it
4 talks about the Commission, not only the composition, but
5 what our duties are. And so you'll see I'm reading on --
6 if you happen to have it, page 12, the Commission duties
7 shall -- in number 5, make recommendations, advise and
8 consult with the Department of Housing and Community
9 Development regarding the establishment of its central
10 policies, rules and regs relating to the implementation,
11 expenditures and ongoing operation of the Trust Fund.
12 The Commission shall submit an annual report to the Mayor
13 and City Council on the activities and usage of the funds
14 in the Trust Fund, including tenure, rental and home
15 ownership, income level served and unit size, number of
16 bedrooms, and make the report available to the public.
17 If necessary, recommend changes to the Trust Fund to
18 maximize affordability outcomes of the Trust Fund to the
19 Mayor and the City Council. Ensure an audit of the Fund
20 every four years by a certified public accounting firm.
21 And exercise any additional duty related to the Trust

1 Fund as directed by the Mayor and City Council. So I want
2 to put on the record, and I want folks who are here in
3 the public, and we appreciate you all being here, and
4 Members of the Commission, to be clear about what it is
5 that it says in the law that we shall do. Didn't say may
6 do. Shall do. Now, we can have discussions in our
7 collaboration with the Department about the support we
8 get to deliver on some of the requirements, but want to
9 be clear on what the requirements are.

10 The one other thing, and then I'll turn it over
11 to Members of the Commission to allow you to speak to
12 what some of your priorities are. Again, the notion of
13 the income targeting that Mr. Greene alluded to, right,
14 and so the fact that people ought to be clear about where
15 the monies are supposed to be targeted. And want to be
16 clear here. Around residents owning for 50 percent of
17 the area median income, right, all of the funds are
18 required to go to the households -- no more than 50
19 percent of the area median income, and half to those
20 below 30 percent. To put that in perspective, in 2018, I
21 believe, the area median income for the Baltimore AMI,

1 area median income, was \$94,940 for a family of four. So
2 50 percent of that is for a family of four making
3 \$47,000, give or take. 30 percent is a family of four
4 making \$28,000. So, again, I want to put on the record
5 so that folks are clear when we hear these terms what are
6 we actually talking about, and what the requirements are
7 for the income targeting for this Fund.

8 So with that being said, if I may, I'm going to
9 start down to my left. If there's anything you'd like to
10 say, ma'am. And we'll work our way down. And I'm going
11 to ask folks if we can kind of keep to two to three
12 minutes each. Allow everybody to have a chance to say
13 something, and also get us out on time.

14 Yes, ma'am.

15 MS. WATKINS: Hello, everyone. So as a new
16 Baltimore City resident, I just hope that I can be able
17 to definitely create affordable housing. I was a
18 fortunate person to be able to be a part of the Habitat
19 for Humanity Program, which definitely advocates for
20 affordable housing. So I understand how it is to make
21 sure that you're in a community that you love, you

1 respect, that is safe for you, that can definitely take
2 care of the needs of the community as far as aging,
3 homelessness, and other issues that may be occurring in
4 Baltimore City. So that's what I'd like to say.

5 PRESIDENT BOWERS: Thank you, ma'am.

6 Yes, sir.

7 MR. VALERY: So one of my priorities on this
8 Board is really not having people get displaced from
9 these communities that are actually seeing a transition.
10 And when you really look at the word or you think about
11 gentrification, it means the gentry coming in. It says
12 nothing about people getting kicked out. And so if we
13 can really mitigate the issues of displacement, people
14 getting kicked out of communities, we could actually add
15 density. We could actually create value. Because
16 everyone wants to live in a nice community. And so we
17 don't want to also be afraid of resources coming into the
18 neighborhoods. I think when we fight against
19 gentrification or that evil word, and we say we don't
20 want those resources because what comes with that is
21 displacement, and I think we want our cities, all of our

1 neighborhoods to be beautiful, and have resources, and
2 have activities that we all want to share. And so how do
3 we get there, right? And getting there is making sure
4 that the displacement doesn't occur. And I think
5 Baltimore has over 200 some odd neighborhoods. And
6 everyone -- whenever they show Baltimore on TV it's
7 really just a negative. And unless you're from here and
8 you live here, and that's the only way you're going to
9 know of all these wonderful places that exist in
10 Baltimore. And I think prosperity should belong to us
11 all. And so what does that mean? It means if someone is
12 making 50 percent of median income and 30 percent, we not
13 only want to get so that they could afford that housing,
14 but we also want to create a platform for them to
15 actually make more money and to participate in the growth
16 that's happening in the City.

17 And one last thing is we also focus on
18 gentrification being just a money thing. Can I afford to
19 live there? Can I pay for that apartment. A lot of
20 Baltimore's neighborhoods are affordable. And so the
21 other thing I want us to kind of keep an eye on is

1 culturally are we making -- are we gentrifying places.
2 And part of what makes a place beautiful is when you can
3 see everyone there. And a lot of places in this country
4 have lost that because you go there, and you may be able
5 to afford it because you have a voucher, but do you
6 belong in that community. So that's -- there's a lot of
7 our culture and community events that we can't lose sight
8 of as well. And so I'm hoping that this Board starts to
9 create some of -- and in partnership with you because the
10 folks in this room are the people that care and have
11 lobbied and pushed for something like this. And so in
12 partnership we have to make sure that our neighborhoods
13 are inclusive. And that word people use it all the time.
14 It's like green doesn't mean anything, but inclusion
15 should mean that we all belong. And in an age where we
16 are trying to separate ourselves into this is the Me Too
17 Movement, this is the Black Lives Matters, but we're all
18 the same, right. We're all fighting against, you know
19 -- billionaires are having this war, this boxing war for
20 the heart and soul of American. And we have to kind of
21 take it back, and say we all belong, and we're all one

1 people, and make inclusion mean something.

2 So I'm excited to be here, and excited to be in
3 Baltimore. We do get dirt, a lot of dirt kicked in our
4 eyes all the time. So let's start to create the tools to
5 change that.

6 PRESIDENT BOWERS: Thank you, sir.

7 MR. VALERY: Did I have two minutes? Do I have
8 more time?

9 PRESIDENT BOWERS: All good. Thank you.
10 Nobody rang a bell, but you're doing good. You're doing
11 good.

12 Yes, ma'am.

13 MS. SNOW: I'm not entirely sure how I follow
14 that. I work in affordable housing, and I am very much
15 in the weeds in my work. So that's -- and that's where I
16 like to be. I like to be figuring out kind of the
17 details, and how does this work. So when -- for me, I
18 mean, the priorities still need to be figured out.
19 There's so much that the Charter is so vast and wide with
20 what you can possibly do with it, that I just feel like
21 there's got to be some good discussion among the

1 Commission around what are the priorities? And for me
2 where I'm coming from is, okay, well, then how does that
3 work on the ground. If that money is going to the
4 source, how is it going -- how is that actually going to
5 work to build the housing? So that's how I'm thinking
6 about it, whether it's home ownership, whether it's
7 rental, rental for very low income, rental for special
8 needs. And there's just such a wide variety. And so I'm
9 looking forward to the conversation, and kind of hearing
10 everybody's perspective, and what folks like to see. But
11 I think where I'm coming from is just really more from
12 the developer kind of nuts and bolts thinking about how
13 it's going to get put together.

14 PRESIDENT BOWERS: Thank you.

15 Yes, ma'am.

16 MS. TRUITT: Great. I don't want to repeat all
17 that's been said before me so well. From my perspective
18 working with folks who have some level of a barrier,
19 whether it's formerly incarcerated and barely being --
20 unfortunately on the fringe you're not able to
21 participate in many activities. And this issue of not

1 having stable housing, and not feeling like they're
2 integrated into a community, is so important for me. So
3 this, the lens that I'm coming to this with really is
4 around equity inclusion and making sure that we're
5 creating neighborhoods that people can really belong to
6 and participate, and we can all thrive together as one,
7 and that's important to me.

8 And the other side of it for me is as we're
9 having a more inclusive economy and more inclusive
10 housing, I feel like it will benefit the economy and
11 local economy. And so with people being in neighborhoods
12 that thrive we have an opportunity then to increase jobs,
13 small businesses. And I think it's all tied into this
14 somehow. And I think that's very important. So also
15 just in terms of wealth and creation and transfer, and
16 how do we keep, how do we keep the money circulating in
17 neighborhoods and benefiting those who live in those
18 neighborhoods?

19 So that's --

20 PRESIDENT BOWERS: Thank you.

21 Yes, ma'am.

1 MS. KIMBALL: From my perspective, what I'd
2 like to see happen on this Commission is that it's
3 affordable rental homeowners, and that we build
4 communities, and everything that you would need in that
5 community is there. Such as excellent schools. That's
6 no food desert. All this has to be a part of the
7 community.

8 PRESIDENT BOWERS: All right. I was still
9 taking notes. I --

10 (Simultaneous comments.)

11 PRESIDENT BOWERS: You were on a roll.

12 MS. KIMBALL: Well, like I said, I would like
13 to see that happen that the -- that they can be able to
14 walk to the grocery store. Because everybody doesn't
15 have a car. That they would have pop up. That they
16 would have proper transportation that the MTA, wherever
17 it is built has a bus stop. It's just so much to make a
18 community. A recreation center for the children. After
19 school programs. All type of incentive programs.
20 Seniors that lives there, that they have things for
21 senior citizens as well. And it's so very important for

1 our city to get on a different step that nobody is left
2 out. And that's why I worked as hard as I did to pass,
3 and that's why I wanted to be on this Commission because
4 I'd love to be able to be a part of a progressive city,
5 and that's what we have to become.

6 PRESIDENT BOWERS: Thank you.

7 MS. KIMBALL: That's it.

8 PRESIDENT BOWERS: Thank you, ma'am. Thank
9 you.

10 Yes, ma'am.

11 MS. JOYNES: So, I guess, my focus is more on
12 -- and it's similar to Ms. Vern, and what you all said.
13 Community driven development. Development where the
14 residents have a say in what is being developed in their
15 neighborhoods, and what they need without displacement.
16 So that's basically that's my focus. Making sure that
17 there is community input, community leadership --

18 UNIDENTIFIED SPEAKER: Yes.

19 MS. JOYNES: -- and development that's
20 happening in their -- in our neighborhoods.

21 PRESIDENT BOWERS: Thank you.

1 Yes, sir.

2 MR. HILL: So I'm excited. I mean, I'm hearing
3 a lot of the same sort of themes around values and stuff
4 that a lot of us share, and I think the Commissioner
5 checked it off talking about inclusive, equitable
6 development in all communities without displacement.
7 That's similar to what I've heard from our people, and I
8 share those values. We've also heard about transparency,
9 accountability and resident-led processes and resident
10 ownership, and recognizing that it's really community
11 residents organizing, agitated to get us here in many
12 ways, and keeping that in mind as we establish priorities
13 and processes I think is important. So I'm excited.
14 This is really exciting.

15 I just want to mention too that race equity
16 needs to be on the agenda, and be an important part of
17 the deliberations. I was looking at Councilman Scott's
18 recently passed legislation that mandates that we do a
19 race equity assessment as part of our looking at policies
20 and priorities. So I think that's an important part of
21 our deliberations.

1 PRESIDENT BOWERS: Thank you.

2 Yes, sir.

3 MR. HAUSSLING: So ultimately I believe that
4 anything that we as humans we need to survive is
5 essentially a right to housing, and water, food. And I
6 from close personal experience, and from a lot of work
7 that I do every day, I am most concerned about trying to
8 ensure that we have projects that are -- not sure of the
9 term I want to say is, but essentially affordable for
10 those at the very bottom of the income level. I
11 recognize that I'm assigned a seat or got the seat for my
12 service for folks experiencing homelessness, and that's
13 less than 30 percent of AMI. Generally not to be
14 homeless if you have little bit more than that. So I'm
15 really interested in -- because we're not -- we as a
16 society aren't generally talking about things that are
17 affordable for people at those incomes when we hear those
18 words affordable housing.

19 PRESIDENT BOWERS: All right. Thank you, sir.

20 Yes, ma'am.

21 MS. GUTHRIE: Yes. As was stated before, I am

1 hearing a lot with which I agree, and I'm really excited.
2 I'm not going to echo what was said before, but what I
3 will say is that what I am really interested in is making
4 sure that once we get this ball rolling, and once we
5 start seeing communities being developed where
6 comprehensive issues are being dealt with on a
7 comprehensive level with regards to access to quality
8 education, access to quality transportation, within these
9 communities, access to walkable marketing, that once they
10 are established they are maintained. Making sure that
11 those entities that are part of the process, and that
12 become part of the process down the line, there are
13 mechanisms in place to ensure that 20, 30, 50 years from
14 now, the work that we all have done is still in place so
15 that our grandchildren will still have access to
16 affordable, quality, livable communities. And, also,
17 that the most vulnerable are seen as the most valuable.
18 Our babies, our elders, our disabled, that they are part
19 of this process, and that their needs are being met and
20 being qualified as we start to allocate these funds. And
21 those entities that are a part of this process have a

1 track record. Everybody has a track record. We have --
2 maybe have to dig a little deeper, and see what umbrellas
3 they're under. But making sure that if they are going to
4 benefit from these development projects that their track
5 records indicates that they are ethical, that they are
6 humane, that they know that these things that we're doing
7 to put in place if they haven't shown that they reflect
8 what we are doing, the spirit of what we're doing here,
9 they have no part. There's no place for them.

10 PRESIDENT BOWERS: Thank you, ma'am.
11 Appreciate it.

12 Jay, we'll allow you --

13 MR. GREENE: Well, I am hopeful that we can
14 develop policy objectives that achieve some mixed income
15 outcomes in neighborhoods throughout the city. I think
16 we -- I would like to see affordable housing be a major
17 component of our neighborhood revitalization, and just be
18 seen as being a necessary component to a healthy
19 neighborhood. I'd like us to kind of develop policies
20 that address and take -- help to address the needs of our
21 most vulnerable populations, our homeless, people with

1 disabilities, both mental and physical disabilities,
2 low-income senior population. I think the most
3 vulnerable populations who are at 30 percent and below,
4 we need to really focus in on and incorporate them into
5 affordable housing situations in neighborhood and
6 community revitalization that's equitable and inclusive.
7 And so that's my hope and goals for the Commission, and
8 so, and these are some of the policies that I would like
9 to pursue, and that I think the Department would
10 certainly like to pursue.

11 PRESIDENT BOWERS: Thank you, sir.

12 A couple of thoughts I'd like to share to wrap
13 this part of the agenda, and then we'll start to wind
14 down on a couple of last things. So for me one is for us
15 as a Commission to really be clear and focused on what is
16 required to make sure that in our work with the
17 Department that we are helping to make sure that what is
18 required is met. What is required by the statute in
19 terms of the income targeting, and what is required of
20 the Commission in terms of any reports that are due or
21 audits. One of -- in my experience, one of the things

1 that can help wreck support for additional resources is
2 when people look and say, you didn't spend the money that
3 you already got, you didn't spend it the way it was
4 supposed to be spent, et cetera. So one thing for me as
5 a priority for the Commission is for us to make sure that
6 requirements are met, our requirements. And then that
7 the requirements that the Department has ultimately are
8 met.

9 Related to that, a second priority for me is
10 that our collaboration with the Department is
11 constructive, and is just that, a collaboration.
12 Constructive doesn't mean we always agree. Constructive
13 doesn't mean that there aren't times that we will
14 disagree and be passionate about things. But at the end
15 of the day, we're on the same team, and working towards
16 the same goal. And I think as Matt said, and others,
17 that as you heard people down the row, including the
18 Chief Operations Officer from the Department and
19 conversations we've had online, we're all on the same
20 team, and trying to ultimately help people in this City.
21 And so our ability to have constructive collaboration,

1 and as my late and dearly departed mother say, like, you
2 don't have to criticize me, but you can have constructive
3 critique, right. So it does -- no one favors -- I like
4 to say if you've got spinach in your teeth, and I don't
5 tell you, I'm not doing you any favors. So a
6 constructive critique is get some floss, get a
7 toothbrush, right. And so to avoid where we have issues
8 with the Department does no one any good. At the same
9 time it's in a constructive way to try to build. And
10 vice-versa, right. So we have to be in a position where
11 we all learn from each other. May learn from the
12 Department, and make -- and others, and make it a
13 constructive collaboration.

14 The third thing I would say, which is really
15 for me the foundational thing is that this ultimately
16 about people. This is not about formulas. It's not
17 about percentages. It's not about terms. It's not about
18 programs. That ultimately this is about people who have
19 -- can benefit from the resources that have been
20 allocated by the will of the voters of this City, right.
21 And so theses people have names. Some of them, us, are

1 here, right, serving on this Commission, who will benefit
2 from this. So it's not a statistic. It's Ms. Jones.
3 It's Mr. Franklin, right. It's our neighbor, our cousin,
4 our co-worker. So for me when asked to serve on this
5 Commission I wanted to get some assurance that there was
6 a seriousness about this being about ultimately serving
7 people, and having impact in the lives of real people,
8 real names, and others have said that. And so that will
9 include issues. So to maximize our impact, whether it's
10 related to income targeting, to make sure that we're
11 meeting the requirements and helping those people most
12 vulnerable, that impact may look at issues around
13 leveraging. I was blessed to be able to work with
14 Mr. Greene when he was the head of the Department in the
15 District, where he and his team were instrumental in
16 creating a very creative approach to the District of
17 Columbia leveraging its trust fund dollars, that is
18 literally now being built upon a kind of a second
19 generation program to stretch the dollars. So impact
20 could mean making sure we're doing what we're supposed to
21 on targeting, leveraging the dollars, the operations to

1 help and work with the Department around making sure, as
2 Matt alluded to, the capacity is there to make sure that
3 if money is supposed to move, it moves. And that if
4 money is supposed to be monitored. Mr. Greene talked
5 about the compliance piece. And I'll go back and say it
6 again because it's worth repeating. If this money does
7 not move or it does not do what it's supposed to do, it
8 will invite, rightfully so, critique and criticism, and
9 the push to get more money will be stymied because people
10 will look and say that money didn't move or that money
11 didn't go where it was supposed to go. So to make sure
12 -- so impact in some ways is helping to work with the
13 Department to make sure the operations, policies,
14 procedures are there. And that goes to an issue around
15 the infrastructure that has been talked about.

16 So for me, those are priorities and issues that
17 I'm hoping that we can focus on.

18 So last couple of things for tonight's meeting.
19 One, for the Members of the Commission, an issue that we
20 will need to -- where it says here public outreach and
21 process, there are -- an issue for us to think about is

1 public engagement. How do we engage with the public as a
2 Commission? Do we engage by having set meetings where we
3 invite testimony, dialog with members of the community?
4 And community is a broad term. So community could be
5 Ms. Jones, who is a neighborhood activist. Community
6 could be a banker, who does business in the community.
7 Community could be a small business owner. Community
8 could be a developer. There are all kinds of
9 stakeholders and members of the community. So we should
10 think about, if we think about how to best leverage our
11 time together and have the most constructive input, who
12 are the folks, how do we want to engage, with whom, and
13 in what format, right? The other piece is this notion of
14 at meetings, which is what I'll call general public
15 comment at a meeting. We heard Elena say that it is not
16 required. And my own suggestion that I would put to the
17 Board is that we consider at each meeting creating space
18 in the agenda so that if there is someone present in the
19 body, in the room, who wants to make a comment, a
20 suggestion, et cetera, that we create space intentionally
21 at each meeting for that, in addition to other more

1 structured ways where we may have a full hour, hour and a
2 half, two-hour kind of forum with members. Does anyone
3 on the Commission object to us in future meetings
4 creating that space in the agenda? And this is typically
5 going to probably be 10 or 15 minutes in each meeting,
6 right, just to create space in case there's someone in
7 the room who might have something they want to say. Does
8 anyone have any objection to that?

9 Okay. So we'll -- going forward then make sure
10 we can kind of build that into the agenda. And speaking
11 of agenda, what I'm going to suggest for the next meeting
12 and the conversation, we'll work on some of the details,
13 that there are a couple of issues I think we may want to
14 look at. One is the ethics training, to make sure we can
15 get that as a body. I literally -- this must be my
16 ethics week. I literally went through an ethics training
17 for a board I'm on in Washington, DC, just last night.
18 So it 'tis the season for ethics training. So the one I
19 had last night, I don't know how long we'll be here, but
20 it was 15, 20 minutes, right. So however long it is, and
21 we'll be in touch with them to make sure, but to get that

1 training will be essential. So I'm going to suggest at
2 our next meeting we do that.

3 Also, I'll be in dialog with the Department. I
4 think this notion of on a regular basis having --
5 creating space in the agendas for updates from the
6 Department on what is the status of the Trust Fund?
7 What's going on staffing-wise, policy-wise, procedures-
8 wise? Whatever it is. Goals, priorities. Whatever --
9 kind of creating space for updates. And we may have
10 specific questions at different meetings, and certainly
11 I'll be in touch with Members of the Commission before
12 the next meeting if there are specific questions and
13 issues that people want us to ask the Department to come
14 prepared to speak to. But creating that kind of space as
15 a regular expectation of let's get an update of what's
16 happened there.

17 The third thing that I would suggest at our
18 next meeting that we also build some space for is some
19 lessons -- let me go back. I'm sorry. One of the key
20 things, and particularly in these early meetings, that
21 we'll be asking the Department to give us updates on is

1 the staffing, not in general for the Trust Fund, but also
2 it will be critical around the support that we'll get as
3 a Commission and what that's going to be like.

4 Then the third thing is this notion, I think,
5 early on it could be helpful for us to hear from other
6 jurisdictions who have run trust funds so that we can
7 hear some lessons learned, what has worked for them, what
8 has not worked, what policies, procedures, what kind of
9 infrastructure issues they've worked with. From impact
10 to infrastructure. I think there are several
11 jurisdictions, including Montgomery County, Maryland,
12 Washington, DC, Arlington, Virginia, that are right
13 within here. I think Philadelphia has one. So we can
14 look at potentially trying to create space for us to get
15 as a Commission some input from commissions -- folks who
16 have worked, government officials, and folks who served
17 on commissions, a little panel approach to learn kind of
18 lessons.

19 Anyone have any suggestions for -- and then
20 after I take suggestions on kind of topics we may want to
21 look at over the next couple of meetings, then we'll --

1 before we leave here tonight, talk about how often we
2 meet and when. But does anyone else on the Commission
3 have suggestions of other agenda-type items we ought to
4 consider over the next couple, two to three meetings that
5 haven't already been mentioned? Or if anyone has an
6 objection to anything I mentioned, certainly feel free.

7 Yes.

8 MR. HILL: I don't have -- this is not
9 objection. But along those same lines, educating
10 Commission members about development in general, about
11 topics of development, needs of the City, so making sure
12 that we all understand the different models of housing,
13 how development works, and what the needs are in
14 communities for different housing opportunities.

15 And then, and this is kind of about agenda,
16 kind of not, but maybe it's about meeting location. But
17 one way we could kind of combine the need for public
18 participation and leverage that, as you said, with our
19 time, is to hold these meetings out in the communities,
20 and be intentional about where -- making sure we're
21 holding them in places where there are groups or a group

1 hosting us that's doing kind of housing and community
2 development work.

3 PRESIDENT BOWERS: Yeah. And, Matt, we will
4 have that -- we'll actually talk about that before we
5 leave the notion of how often, when and where, kind of
6 what time, when, where, that kind of thing. So we're
7 going to come back to that in just a sec.

8 Any other agenda-type items over the next few
9 meetings that people might want to suggest?

10 MS. TRUITT: Maybe not the next few meetings,
11 but just to quick ask -- and it might be already in the
12 update from the Department, but just a real specific
13 update as we're moving forward on impact, and the actual
14 measurement. What are we doing? Are we really making a
15 difference? I think it's important to, like, isolate
16 that so it's really called out.

17 PRESIDENT BOWERS: Great. Okay. Let's
18 actually talk. So the -- how often we meet. Let's start
19 with kind of how often, and then we can get to the time
20 of day and when and where. My sense is that we ought to
21 be trying to look at, if we're going to bring some rigor

1 to it all, right, at least every probably four to eight
2 weeks, once a month, once every other month.
3 Particularly in the early stages, I think monthly, if
4 folks are willing to make the commitment of time, have
5 the ability to band with maybe every other month. But I
6 think that what -- my experience, and I say that based
7 on, one, it's a new Commission. There's a new Trust Fund
8 need for kind of working input. The other piece too is
9 that what happens when you meet less frequently, and if
10 people miss one or two, then you can look up, and you
11 could have gone six months, five or six months without
12 having been plugged in. So my suggestion might be every
13 month or every other month at least that we try to
14 connect. But I wanted to open to see if anyone has any
15 strong feelings about how often we meet, and then we'll
16 try to work a little bit in terms of, like, the time of
17 day and locations. But anybody feel strongly more
18 frequently or less frequently?

19 MS. TRUITT: Monthly.

20 MS. SNOW: Monthly.

21 MR. HAUSSLING: Monthly. That's what I was

1 thinking, yes.

2 MR. HILL: I might even suggest more
3 frequently. Only because before September, I mean, if
4 the Department is looking to put a NOFA in September, it
5 seems to me the next four months, May, June, July and
6 August are really critical to those kind of processes and
7 priorities for the NOFA. So at least in the next four
8 months I wonder if we need to be meeting more often.

9 PRESIDENT BOWERS: And I'm wondering if -- to
10 that point, the notion of some sub-meetings in between
11 the monthly meetings, kind of working group meetings that
12 are not convenings of the full body, but there may be
13 some sub-groups of the larger body that meet in between
14 the monthly meetings, and do some work and some rigor
15 that can be fed to the larger group in the public
16 conversations might make it a way to get at it. But
17 other thoughts, monthly or more often, monthly? I heard
18 a lot of monthly.

19 MR. VALERY: Can I suggest -- monthly works
20 except for, like, holidays and summer vacations. So may
21 I suggest not meeting in July and August, and then

1 potentially having two meetings in, like, June or two
2 meetings in September, and then not meeting in November
3 and December.

4 PRESIDENT BOWERS: Any feedback on that part?

5 MR. HAUSSLING: Initially, I don't initially
6 like that. I recognize -- I can be onboard with having
7 fewer meetings during that vacation season, but two full
8 months without meetings I'm not really sure. Two full
9 months, back-to-back with no meeting, I'm not really sure
10 that could be -- that would be helpful.

11 MS. JOYNES: Yeah, I agree with that.
12 Especially after what Matt said about the NOFA coming out
13 in September, to not have meetings in July and August.
14 It's kind of stressful.

15 PRESIDENT BOWERS: So I heard a little bit of
16 the English Parliament grumble about monthly, monthly,
17 monthly. So maybe what we try to do is set up a monthly
18 piece. See if we're able to get quorum, right, and can
19 kind of -- and we'll see where we go. There's certainly
20 going to be need, and I do think that the -- particularly
21 in these earlier stages that gap might create a problem.

1 So if we go monthly, then let me a question of time
2 during the day or kind of after 5, 6 p.m.? Is this time
3 good? Would folks prefer something during the day or is
4 this 6 p.m. timeframe --

5 MS. JOYNES: That's good for me.

6 MS. TRUITT: Yes.

7 MS. SNOW: Yes.

8 MR. HILL: This is a good time.

9 PRESIDENT BOWERS: I hear good, good. 6 p.m.
10 tend to be good? Any objections?

11 MS. GUTHRIE: Not Wednesdays.

12 PRESIDENT BOWERS: I'm sorry? Say again.

13 MS. GUTHRIE: It will depend on the day of the
14 week --

15 PRESIDENT BOWERS: Sure, sure. But the time --
16 generally 6 p.m. monthly. Okay. We're working our way
17 down. And then what I'll do is send out a e-mail. We'll
18 work to send out kind of more of a -- do a poll for day
19 of the week. And so we won't do all in the week that
20 much in the weeds here, but we'll do it. And please,
21 please be responsive when you see the e-mail. And,

1 again, don't forget to make sure your e-mail is correct,
2 and I'll pass it down on this sheet. So it sounds like
3 monthly 6 p.m. We'll try to find a certain day of the
4 month, and so we'll kind of look at calendars, and see if
5 we can find the same day -- day of the week that works,
6 and a week of a month that works so we can be kind of set
7 in for our benefit, and the benefit of the public to
8 know.

9 Then the last piece, I think the location-wise
10 on this. What I may ask does anybody have any strong
11 feelings about whether or not the notion of rotating at
12 different locations around the City versus having it at
13 one or two locations around the City versus having it at
14 a central location? I heard Matt say earlier the notion
15 of moving it to different places. But any other thoughts
16 around that?

17 MS. TRUITT: If it's allowed, I think it would
18 be great to rotate, and to be in communities, and to
19 invite more participation. That would be wonderful.

20 PRESIDENT BOWERS: Anybody else?

21 MS. JOYNES: I agree as well.

1 MS. KIMBALL: I agree.

2 PRESIDENT BOWERS: So anybody else, folks?

3 Okay, so --

4 MS. GUTHRIE: I do have one --

5 PRESIDENT BOWERS: Yes, ma'am.

6 MS. GUTHRIE: -- I'm not sure if this would be
7 possible because we will be encountering times when
8 everyone is not able to make it in person, if we'll be --
9 if we'll have access to the ability to conference calls.

10 PRESIDENT BOWERS: So funny that you asked that
11 question because that was a big issue at the training I
12 had last night. We'll need to double-check with Elena to
13 see -- and the folks to see if that was allowed or not.
14 We were actually told in the District that it's not.

15 MS. GUTHRIE: Okay.

16 PRESIDENT BOWERS: But we'll find out because
17 of open meetings and all of that whether or not that's
18 allowed or not. So we'll do that.

19 MR. GREENE: Just --

20 PRESIDENT BOWERS: Yeah.

21 MR. GREENE: -- one part on the rotation, and I

1 mean, the idea is fine. It's just, again, it's -- we're
2 staffing up because, I mean, that takes a lot of
3 coordination, and, again, find a location, send out the
4 invites, get the schedule, have everybody there or
5 whoever will be there. So maybe for the first couple of
6 months if the Commission is agreeable to that, we'll have
7 a centralized, and then sometime maybe starting in
8 September after the summer is over we'll have maybe some
9 staffing to help coordinate with it. We have to take the
10 minutes here.

11 PRESIDENT BOWERS: Yeah.

12 MR. GREENE: And we have a court reporter
13 tonight because this room is conducive to it.

14 PRESIDENT BOWERS: Right.

15 MR. GREENE: But we may need somebody to take
16 minutes. So it's something to think about.

17 PRESIDENT BOWERS: Right. I agree. I think
18 that's right for these first couple meetings if we can
19 have it -- if folks are -- I think having it here, this
20 is central location of folks okay getting to. And we'll
21 take suggestions from folks about where future meetings

1 could be held so we can kind of create a running list of
2 different potential locations. As people think of
3 locations, right, think of access to parking or public
4 transportation, infrastructure, and even thing like
5 acoustics, right. I mean, just trying to think of the
6 things that make for our ability to get there, our
7 ability to have a constructive conversation, and the
8 ability of members of the public to get there as well.
9 So we can, I think, look to have the next -- certainly
10 the next meeting, maybe have a couple meetings here, then
11 start to -- as we work to put together a list for future
12 meetings that people can e-mail that information in to
13 folks.

14 Yes, ma'am.

15 MS. JOYNES: Okay. Yeah, I agree with like for
16 the first couple have to be centralized. I was wondering
17 if it was possible to make it less formal? So I can see
18 people when they speak.

19 PRESIDENT BOWERS: Yes. So it's funny you said
20 that, because I literally had written down on one of my
21 notes "table setup." So, yes. We will work to create

1 more of an environment where we can see each other, and I
2 think so it makes for a conducive --

3 Let me see. Meetings set up. When, where,
4 public forums, meetings. Does anyone else have any final
5 comments before we adjourn tonight?

6 I would like to, if there's no objection, we're
7 about 20 minutes behind, and I apologize for having
8 contributed to that. Is there any objection to us
9 creating space for five minutes for any comments from the
10 floor? Anybody have objection to that?

11 MS. JOYNES: No.

12 PRESIDENT BOWERS: Okay. Are there any
13 comments from the floor, from the public? If anyone
14 would like to say anything for the benefit of the Members
15 of the Commission?

16 Yes, sir.

17 MR. ASKEW: I'm glad to be here. I just want
18 to -- I've heard a lot of good stuff. But I think in
19 order for this Fund to be effective, it has to take full
20 account of the crisis that the City was in that -- this
21 Fund, and to strongly advocate -- to actually go into

1 those communities, to understand what they're actually
2 going through, and to truly give that evidence to
3 Congress that they can intervene.

4 Too much of the City's houses at the top half,
5 and is part of issue that creates a divide between the
6 residents and our leadership. Please do not allow this
7 Commission to deal with that.

8 Secondly, affordable housing is great, but a
9 lot of the articles I've read recently about -- they
10 don't actually -- permanent affordability should be
11 something that this Commission is actually looking into.
12 What actual housing programs actually build a community
13 and actually get permits in those communities. Thank
14 you.

15 PRESIDENT BOWERS: Great. Thank you, sir.

16 COURT REPORTER: Can we get the gentleman's
17 name?

18 Oh, yeah, yeah, yeah. If you don't mind, sir,
19 if you don't mind when you're done sharing your name with
20 the reporter just for the record. Yeah, that will be
21 great.

1 Any other comments from the floor?

2 Yes, sir.

3 MR. WILLIAMS: Yeah, hi. My name is Anthony
4 Williams.

5 PRESIDENT BOWERS: Mr. Williams.

6 MR. WILLIAMS: It's very painful sometimes.
7 This is a city where I was born and raised, and there's a
8 lot of pain. But this is a very, for me this is a very
9 hopeful moment that I think with the work of this
10 Commission I think we could change. I think we could
11 change the crime. I think we could work with the black
12 community to make people feel at home instead of walking
13 around abandoned properties constantly. I think of the
14 homeless population that are from those communities that
15 are abandoned. The house I grew up in, in foster care as
16 a child was bad. But I go there, and I sit on the porch
17 and reminisce and think about my first foster, how much I
18 love her, and that's where I grew up. That's where I
19 started three months out at Baltimore City High School,
20 which is now vacant. I am so happy and proud of everyone
21 at this table. I feel very strongly from the comments

1 made from you to us, and thank you. Thank you so much
2 for helping us change the City of Baltimore.

3 PRESIDENT BOWERS: Thank you, Mr. Williams.

4 UNIDENTIFIED SPEAKER: Thank you.

5 PRESIDENT BOWERS: Yes, ma'am.

6 MS. HUFFMAN: Hi. My name is Sharonda Huffman.
7 I'm from Baltimore Civil Rights (Phonetic sp.), and I'm
8 just really thankful that you care about us. I just want
9 to make a comment -- I appreciate people making comments,
10 but you've got to take into consideration people with
11 disabilities. So in the future, please just consider
12 when you make -- also consider also have microphones for
13 people who have hearing issues, that they can hear
14 everything. And also in consideration of new housing
15 developments, make that a priority -- accessible with
16 making stronger walls -- we have bigger doors. Because
17 sometimes when you think about affordable housing, just
18 for people who might not have an income. Fifteen percent
19 of our city so that they -- disability. So we need to
20 make sure -- in Section 8 housing. So you have a charge
21 to offer those people --

1 Thank you very much. And I will also give you
2 my information.

3 PRESIDENT BOWERS: Thank you.

4 MS. GUTHRIE: Can I address her just briefly?

5 PRESIDENT BOWERS: Yes, ma'am.

6 MS. GUTHRIE: I got your back. I'm legally
7 blind, and I actually just went to a training this past
8 Friday on ADA. And we're -- I have a four-series
9 training session. So I definitely will in my role also
10 be the voice of those with disabilities. So I got you.

11 PRESIDENT BOWERS: Thank you.

12 Yes, ma'am.

13 MS. NEWMAN: I just want to reiterate my
14 concern that this Commission works for permanently
15 affordable housing. I know a couple of people have said
16 that, but too often we've had our public dowry (Phonetic
17 sp.) is going to developers, promise some affordability.
18 Their definition doesn't match reality, for one thing,
19 but then it flips, and it's no longer affordable. This
20 money really needs to have long-term impact so that the
21 housing remains affordable permanently, and is controlled

1 by the community, so the community has some say.

2 PRESIDENT BOWERS: Thank you, ma'am. Don't
3 forget to give your name to the reporter.

4 All right. Are hearts and minds clear as they
5 say in my other line of business?

6 Okay. Hearing no other comments, it's
7 7:56 p.m. The Affordable Housing Trust Fund Commission,
8 May 1, 2019, meeting, is now officially adjourned.

9 (Whereupon, at 7:56 p.m., on May 1, 2019, the
10 meeting was adjourned.)

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CERTIFICATE OF REPORTER

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Tom Bowman, Court Reporter
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