

**ABCD Baltimore City Committee General Meeting
Friday, July 16, 2010 9:00am**

Minutes

9:00 Welcome and Introductions

9:10 Guest presenter: Jim Majors, Director, Office of Project Finance, Baltimore Housing

His office took the recommendations made from the transition report and for the consolidated plan very seriously. They are pledging to be more open about the HOME process, and include more individuals in the process.

Need to do this through:

1) Increasing the subsidy cap to \$50K/per unit (will hope to do this by next NOFA)

2) Increase Transparency: Drafted a CHDO manual and application and will post these on their website.

Action item: will send a note to ABCD listserve once these are posted. (APJ/KB)

Explanation of the HOME program funds: On average, they get 7.2 million to distribute; of those 10% go to admin; 15% for the CHDO set aside; and 11.5% to Bailey units; leaves about \$4.2 million for other development deals tied to LIHTC applications. CHDO's are not subject of the NOFA and can submit applications for funds on a rolling basis.

Discussion at Baltimore Housing about posting results of NOFA—who was awarded funds; as well as funds awarded to CHDO's.

Note: With HOME dollars, if project loses affordability or doesn't go through, then Baltimore housing has to re-pay the feds from general funds.

CHDO operating grant: Guidelines to be determined a part of a CHDO task force and they will be creating a NOFA for these funds (tied to a project).

Baltimore Housing has put together a survey to examine the CHDO Program; hope to have it ready to distribute by Sept 1. City would like to increase the number of CHDO's; recommendation from the group was to post the CHDO list on the website. City no longer has a full-time CHDO coordinator. City created a policies and procedures working document for CHDO's and the HOME program; is in draft form currently. Policies and procedures will show the allocation of HOME \$ and list of projects in pipeline; should tie into Action Plan.

Action item: Public Resources Committee to review.

City is doing a lease purchase program with Druid Heights DCD—is becoming more receptive to lease purchase.

Goal this fiscal year is to work more closely with non-profits; improve communications and transparency.

Joanne to gather comments for HOME/CHDO task force and remain point of contact for Jim's office.

Contact Jim at: jim.majors@baltimorecity.gov; 410-807-5842-cell; 410-396-5562 (office) best time to reach him is before 8:30am.

9:55 Affordable Housing Land Trust Update (Jim K.)

Handbook and Information to be posted on the MD ABCD Website

Training was held at end of June; offered by Burlington Associates.

ABCD is currently applying for a grant to further investigate this initiative and how to implement in the City. Will continue to keep Committee posted on developments.

10:05 Sustainable Communities Update (Karen B.)

Information to be posted on the MD ABCD Website

40 people pre-registered, and about 32 came. Speakers were Amanda Conn and Matt Power of the Maryland Department of Planning, John Papagni of Maryland Department of Housing and Community Development, and Brian O'Malley of Central Maryland Transportation Alliance. Some highlights:

The new state Act expands the (former) Heritage Tax Credit and introduces a non-historic tax credit in certain areas. No applications yet; probably fall.

There has been a significant shift in thinking, and for the first time affordable housing is integrated into Smart Growth planning

The Smart Growth Subcabinet is expanding and takes in transportation and housing in expanded roles

At DHCD, the former Community Legacy Areas and Designated Neighborhoods will become Sustainable Communities with a single boundary instead of separate boundaries for each program. Key are revitalization plans; most communities won't need to reapply for up to 2 years. Guidelines this fall.

The federal government surprised everyone with the just announced NOFA for HUD's Sustainable Communities Initiatives - it was presumed that States could apply, and they can't. As of the time of the seminar, discussions were being held as to the likely applicants, with no clear direction as of yet. However, there is a strong group working in the Baltimore Metro region that already has consensus and collaboration.

City will need to re-apply for sustainable communities—will want to make sure to keep this on our radar.

For people who were not able to attend, this morning I posted the PowerPoint done by Planning and DHCD on the "documents" section of the City Committee page of the website, www.abcdnetwork.org.

10:20 Committee Updates (Mark C.)

A. Public Resources Committee (Shannon S.)

No meeting for July but may be meeting in August. Will let Committee know when meeting date is selected.

Con plan/Action plan comments were submitted.

Will work on HOME guidelines.

B. Vacant Properties (formerly Land Bank and Code Enforcement) (Jim K.)

Picking up pieces of failed land bank bill; seems to be a commitment from the city on developing some type of system for land disposition but still waiting on details. Hope to convene this group in September.

C. New Committees: Weatherization

Joanne will check with Ken Strong to see if they need ABCD's help with this program at the moment.

10:45 Wrap-up/Announcements

A. Check the MD ABCD Website for the following:

ABCD City Committee Information Sheet; ABCD City Committee Goals for 2010-2011 (updated monthly); to be posted soon—AHLT resources; Sustainable Community resources.

B. Need a location for August ABCD City Committee General meeting.

Lisa S. with CHAI volunteered their location on Park Heights (5809 Park Heights)

C. Other announcements

The form (really more like instructions) for ABCD's Awards of Excellence have been posted on the web. There are 3 - categories are Innovation, Collaboration, and Advocacy. Please, please urge people to apply! We would really like to showcase the great work being done!!

Question: Is ABCD going to review the re-zoning code? Yes, will add this to our goals/action plan, the Vacant properties committee will be tasked with this.

Next ABCD City Committee General meeting will be Friday, August 20.