

**MINUTES**  
**of the**  
**06 March 2024 Meeting of the**  
**Leadership Committee on Homelessness and Housing**

**OPEN SESSION**

A Leadership Committee on Homelessness and Housing (LCHH) meeting was held on 06 March 2024, beginning at 2:00 PM on the Team’s platform. Present at the virtual meeting were the following members:

1. Director Ernestina Simmons – MOHS
2. Lori Glass, Paul Stanford – representing DHCD Commission Alice Kennedy
3. Camille Burke, Rachel Fender, and James Magill – representing BCHD
4. Jonathan Eckman – VA Maryland Health Care System
5. Chris Beegle, UMSSW
6. Dr. Debra Brooks – MOCFS
7. Amy Kleine – Harry and Janet Weinberg Foundation
8. Kevin Lindamood – Healthcare for the Homeless
9. Maria Martin Evora – Downtown Partnership of Baltimore
10. Dan McCarthy – Episcopal Housing Corporation
11. Stefanie Mavronis – MONSE
12. Alexandra Smith – Mayor’s Office
13. Janet Abrahams – HABC
14. Dana Henson – Henson Development
15. Jeff Garrett – CoC Chair and LEAC
16. Crista Taylor – BHS
17. Jillian Fox - CSH

**A quorum of the Public Body** was present. Also present was Mary Rode, staff to the Committee. Members of the public were present on the virtual platform.

The meeting was called to order by Ernestina Simmons, a member of the Public Body.

The meeting topics discussed were:

**Welcome by Director Simmons**

**Housing Accelerator Fund**

- On September 6, 2023, DHCD and MOHS announced a Notice of Funding Availability (NOFA) of nearly \$30 million in ARPA funds and U.S. HUD-Home Investment Partnerships Program American Rescue Plan Act (HOME-ARP).
- The primary goal of this NOFA is to support the construction of Permanent Supportive Housing (PSH) for individuals and families who are homeless, at risk of homelessness or in other vulnerable positions

- The Housing Accelerator Fund Public Information Session was held on September 14, 2023, with over 200 participants to include interested applicants.
- In response to the NOFA, 42 Applicants requested approximately \$90 million in funding.
- Requests from applicants seeking to create Permanent Supportive Housing (PSH) units greatly exceeded the amount of funding available: a total of 33 Applications included PSH units in their development plan.
- Applications were scored on core criteria related to Project Feasibility, Management Plan, PSH Unit Offering, Community Engagement and participation with PSH Community Engagement, and Achieving Equity Efforts.
- Mayor Scott, MOHS, and DHCD announced funding recommendations in March 2024. Email notifications were sent to selected applicants in February 2024.
- Of 42 applications received for the HAF Capital Funding, 81% were from Black/POC/Women-led developers, and 38% were emerging developers. All emerging developer applicants were Black/POC/Women led.
- Of 22 applications received for the Supportive Housing Institute, 100% of applications were from Black/POC/Women led organizations.
- Under ARPA guidelines, all funds must be obligated by December 31, 2024, and all funds must be spent by December 31, 2026. This means Baltimore City Department of Housing and Community Development (DHCD) must have executed grant agreements with grantees receiving Housing Accelerator ARPA funds by December 31, 2024.

### **Supportive Housing Institute**

- CSH signature approach to seeding a quality pipeline of supportive housing.
- Intensive **PROJECT BASED** capacity building, training and technical assistance offered to teams comprised of developers, property managers, and service providers.
- Based on [CSH Quality Standards for Supportive Housing](#).
- Aimed to significantly reduce the time it takes to fund a project by helping build a strong development team equipped to navigate the complex process of developing housing with support services.
- Organizations formed project teams and applied to a competitive selection process.
- Received 22 applications, 14 met threshold for review by selection team comprised of MOHS, DHCD, CSH, and HAND staff.
- Six project teams were selected, with projects proposing 94 units of Supportive Housing and 81 units of affordable housing.
- All applications received and project teams selected are comprised of Black-led organizations.
- Teams completing all requirements of the SHI will be eligible for up to \$150k in predevelopment grants through the Housing Accelerator Fund.
- Project Team Leads
  - MORE, Inc.
  - Urban Equity, Inc.
  - WRE Development
  - BHI Construction and Real Estate Development
  - CETAT
- Institute Schedule
  - SHI Kick Off: February 26-27
  - Virtual and In Person Sessions: March & April
  - SHI Finale: May 8, 2024

### **MOHS Current ARPA Funded Projects**

- Housing Navigators at 5 Enoch Pratt Library Branches to divert households at risk of homelessness and to connect households experiencing homelessness to housing and services.
- House Baltimore, Padmission and the Landlord Incentive Fund to encourage landlords to rent high quality, affordable units to people experiencing homelessness.
- Rapid Resolution and the Flex Fund to provide financial assistance to households at risk of homelessness.
- Hotel Acquisition to convert to 100+ units of Permanent Supportive Housing.

### **MOHS Future ARPA Funded Projects**

- Transitional Housing for Youth ages 18 - 24 matched in Coordinated Access and seeking permanent housing.
- Guaranteed Income Project for Youth ages 18 – 24, with supportive services.
- Dedicated HABC units for households experiencing homelessness matched in Coordinated Access.
- Hiring 2 Outreach Navigators to provide case management and service delivery to people living in encampments.
- Shelter Acquisition – MOHS is currently looking for 2 properties for the current men’s and women’s shelters.

### **Presentation: MOHS Strategic Response to Homelessness through Innovative**

- Lesar Development Consultants presented on the ARPA funded Hotel Acquisition Initiative.
- Baltimore City is purchasing 2 hotels that will initially be used as Interim Housing but will be converted to Permanent Supportive Housing for 100+ individuals and families.
- Community conversations will be held to share information and to receive feedback in March and April.
- An RFP will be released in April or May of 2024, with a targeted date of July 2024, to issue the RFP Award Notices, to identify a Provider to renovate and operate the 2 hotels as PSH.

**Public Comments** – There were no requests from the Public to make comment.

No votes were taken at the 05 July 2023 LCHH meeting. The meeting was adjourned at 3:00 PM.

These minutes will be filed with Legislative Reference no later than the 7<sup>th</sup> day after the next regularly scheduled meeting or within 60 days, whichever comes first. These Minutes will also be posted at [the Mayor’s Office of Homeless Services’ webpage](#).