



BALTIMORE METROPOLITAN COUNCIL

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# Baltimore Regional Project-Based Voucher (PBV) Program & 2020 RFP

Pre-Proposal Meeting

August 26, 2021



# Agenda

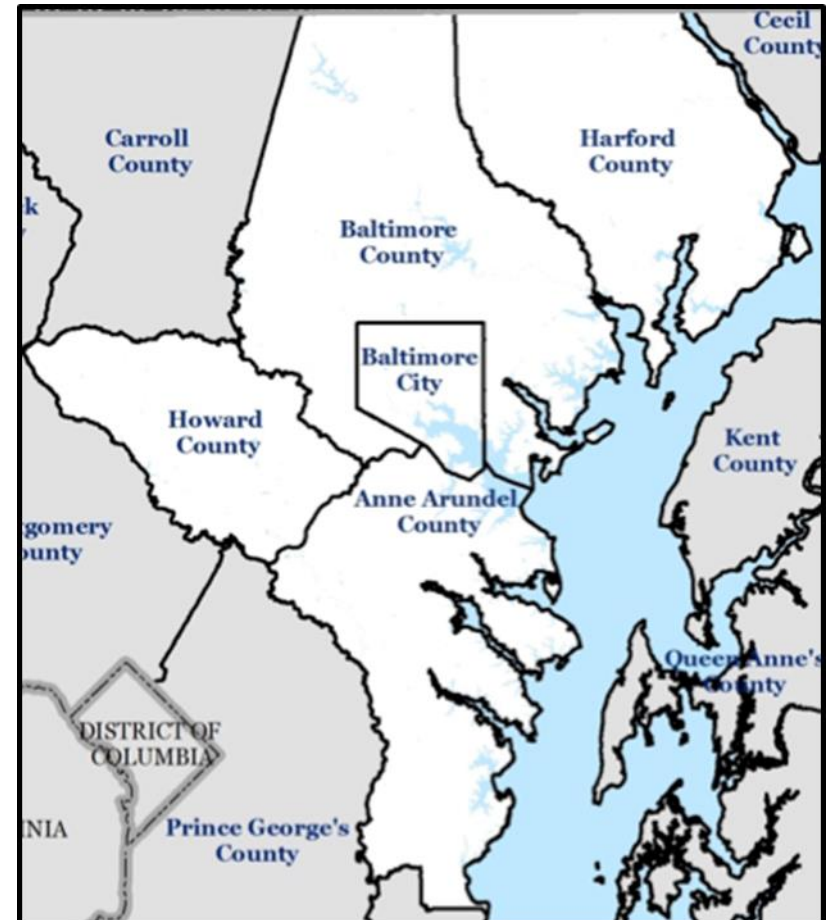


1. Welcome and Introductions
2. Overview of Regional PBV Program and RFP #22V02
3. Initial questions and clarification
4. Questions emailed to [dpontious@baltometro.org](mailto:dpontious@baltometro.org) by Tuesday, August 31 answered by Friday, September 3 on BMC RFP web page:  
<https://www.baltometro.org/requests-for-proposals>.

# Participating Agencies



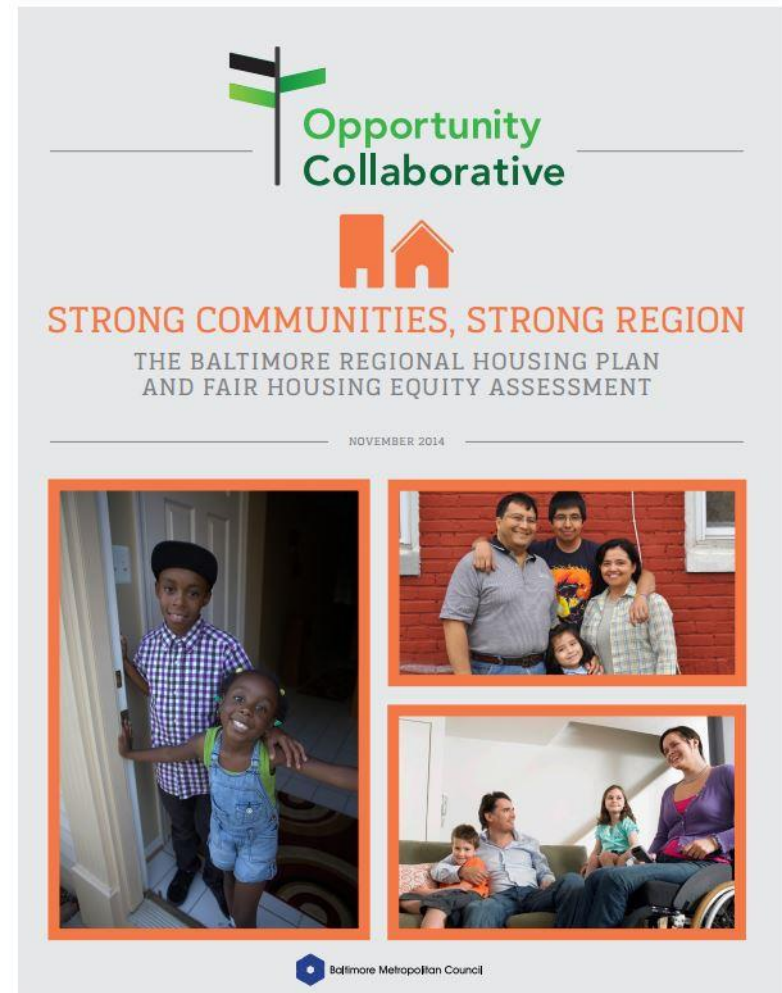
- Baltimore County Office of Housing
- Baltimore Metropolitan Council
- Baltimore Regional Housing Partnership
- Harford County Housing Agency
- Housing Authority of the City of Annapolis
- Housing Authority of Baltimore City
- Housing Commission of Anne Arundel County
- Howard County Housing Commission



# Program Basics



- 2014 Regional Housing Plan & 2020 fair housing analysis found lack of affordable housing near job growth & opportunity.
- December 2015, seed grant from U.S. Dept. of Housing and Urban Development (HUD) to Howard County Housing Commission.
- PHAs now sustaining program with additional vouchers and funding for coordination.
- Participating housing agencies convert existing tenant-based vouchers to project-based & form Selection Panel.



# Regional Housing Voucher Contributions – Now total of 193



Jurisdiction/Housing Agency	Vouchers in Program
Baltimore County	59
Baltimore Regional Housing Partnership	28
Harford County	6
Housing Authority of Baltimore City	80
Housing Authority of City of Annapolis	3
Housing Commission of Anne Arundel Co.	12
Howard County Housing Commission	5
TOTAL	193



# Status August 2021

- 92 vouchers remaining
- 101 vouchers awarded through August 2020 currently moving forward
  - 6 to Towne Courts in Annapolis
  - 15 to Riverwatch II in Elkridge
  - 5 to Homes for Fountain Green in Bel Air
  - 8 to Robinson Overlook in Columbia
  - 2 to Red Maple Place in Towson
  - 8 to Brock Bridge Landing in Jessup
  - 20 to Artist Flats in Columbia
  - 8 to North Odenton Apartments
  - 10 to Village at Blenheim Run in Havre de Grace
  - 11 to Willows at Forest Drive in Annapolis
  - 8 to Towns at Odenton

# Emphasis on Opportunity



- All vouchers so far have been awarded to developments in opportunity areas (green on map).
- Same map used by Baltimore Regional Housing Partnership for regional mobility program
- Proposals for other areas should be accompanied by other investments to bring opportunity to the area.



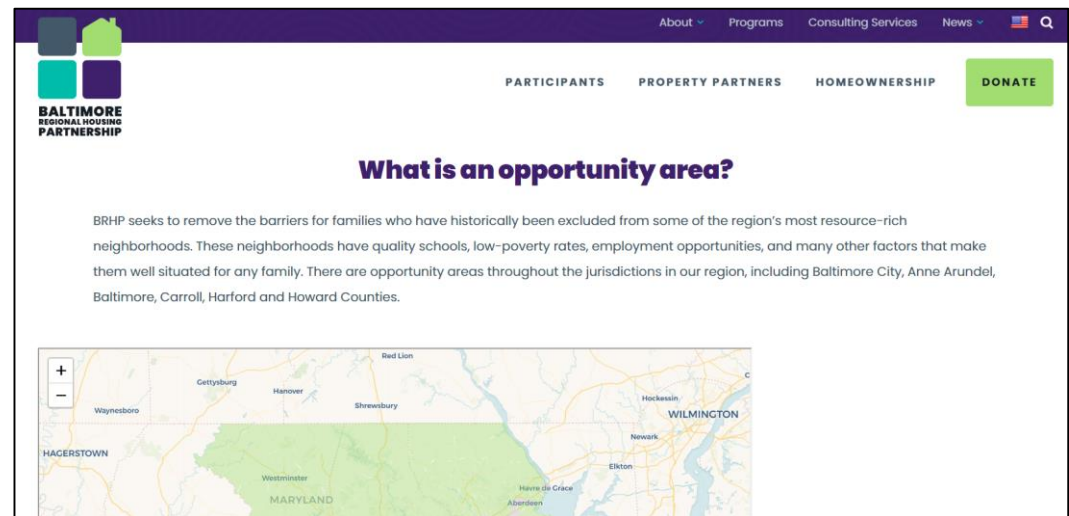


# Tools to ID Opportunity Areas



1. BRHP tool to search by address (top right): <https://brhp.org/search-tool/> (BRHP rents in search tool do not apply. See Appendix A of RFP for current applicable rents.)
2. BRHP opportunity map: <https://brhp.org/opportunity-areas/>. Zoom in on applicable area of map. (Image at bottom right.)

The screenshot shows the 'BRHP SEARCH TOOL' page. At the top, there are navigation links: PARTICIPANTS, PROPERTY PARTNERS, HOMEOWNERSHIP, and a green DONATE button. The main heading is 'BRHP SEARCH TOOL'. Below it, a paragraph explains the tool's purpose: 'Please use this search tool to determine if a home you are interested in renting is in an Opportunity Area. Please fill in all the required information in the form below and then press "Submit".' It also notes that 'The rent ranges listed are valid for leases starting January 1, 2020 through December 31, 2020.' A section titled 'Guidance on Payment Standard and Affordable Rent Ranges' provides further details. At the bottom, there is a search form with fields for 'Street Address required', 'City', 'Zip', 'Unit Bedrooms required', and 'Voucher Bedrooms required', along with a 'Submit' button.

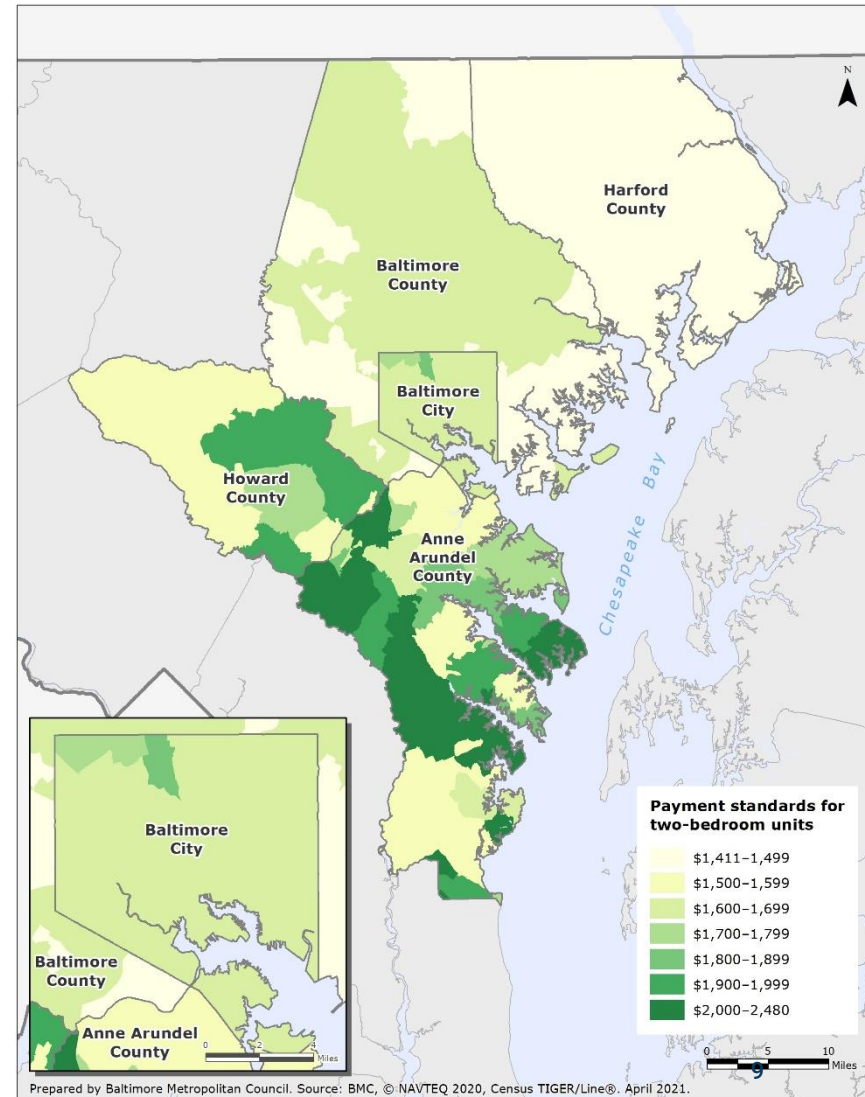




# Housing Voucher Details



- Voucher payment standards can vary by jurisdiction and census tract – See Appendix A of RFP #21V01 (& map at right).
- Applicable payment standard will be the one in effect when Housing Assistance Payment (HAP) contract is signed (i.e. when units are ready for occupancy).
- HAP contract can be for up to 20 years, with up to 20-year renewal. Minimum 5 years.
- For utilities paid by the tenant, HUD regulations require owner to use local public housing authority schedule to reduce rent paid to owner.
- Minimum request of five Vouchers per Development





# RFP Applies to:

- New construction
- Substantial rehabilitation
- Existing housing
- Multifamily housing
- Scattered-site housing in BRHP opportunity areas

**Vouchers must create new affordable units, not replace existing ones.**

# Income Targeting & Tenant Screening



- **BRHP will refer all prospective tenants:**
  - Will draw tenants below 30% AMI from PHA waiting lists.
  - All must be below 50% AMI at time of initial tenancy.
  - Most will receive counseling
- **PBV unit income targeting:**
  - No units below 30% AMI.
  - At least 25% of Regional PBV units no lower than 50% AMI to leave room for income growth.
- **Owners are responsible for tenant screening and will:**
  - Not apply a minimum credit standard.
  - Not consider student loan and/or medical debt as condition of denial.
  - Accept BRHP's criminal background screening.
  - Not deny prospective tenants for being over income.

# Scoring Rubric



Selection Factor	Maximum Points
Opportunity	40
Mix of Incomes	20
Design	10
Total	70

- Minimum score of 45 to be awarded vouchers
- Management and Financial Plan, including income targeting, are threshold requirements.

# Opportunity Points – up to 40



## In BRHP Opportunity Area

Topic	Points
Opportunity Area (automatic)	7
Baltimore City or County (automatic)	5
Unit Size	8
Quality of zoned schools	5
Proximity of jobs	5
Availability of alternate transportation	5
Factors around site that could affect quality of life	5
Total Possible	40

## Outside BRHP Opportunity Area

Topic	Points
Unit Size	8
Public and/or private investments in addition to Development to bring opportunity to area (e.g. jobs/high quality public education)	12
Total Possible	20

# 8 Opportunity Points: Unit Size



Points Awarded	Development must meet requirements in both columns below	
	Minimum % of Voucher units with 2 BRs, 3 BRs or more	Minimum % of Voucher units with 3 BR or more
1	80%	20-29%
2	100%	20-29%
3	80%	30-39%
4	100%	30-39%
5	80%	40-49%
6	100%	40-49%
7	80%	50% or more
8	100%	50% or more

# Mix of Incomes – 20 Points



**For All Developments:  
Proposed Vouchers as  
Share of Units in  
Development**

Voucher %	Points
Up to 20%	10
21-25%	5
More than 25%	0

**For Developments with  
more than 80 units**

Market-Rate Unit Share	Points
50% or more	10
40-49%	8
30-39%	6
20-29%	4
10-19%	2
0-9%	0

- Scattered-site developments in BRHP opportunity areas automatically receive 20 points
- Scattered-site developments outside BRHP opportunity areas will not be considered.





# Market-Rate Points for Smaller Developments

## Developments of 39 units or fewer

Census Tract Poverty Rate	Points
10.0% and below	10
10.1 - 15.0%	5
Above 15.0%	0

## Developments with 40-80 units

Market-Rate Unit Share	Points
More than 20%	10
10.1 - 20.0%	5
10.0% and lower	0

# Design – 10 Points



- **Developments should be well-designed, with building architecture, structure, mass, features, and design elements that complement any surrounding neighborhood.**
- **Site should have sidewalks and otherwise facilitate pleasant walking and wheelchair access to nearby amenities and transit service.**





## **BALTIMORE METROPOLITAN COUNCIL**

- Issue request for proposals, receive questions, and coordinate responses
- Receive and distribute proposals to Selection Panel of participating agencies
- Convene Selection Panel for decisions
- Notify applicants of awards



# Baltimore Regional Housing Partnership

- Draw interested applicants from participating PHA waiting lists.
- Housing counseling for families who qualify
- Criminal background check & income verification
- Referral of families to owner when development is ready for occupancy
- Sign AHAP and HAP with owner on behalf of participating agencies contributing vouchers.
- Housing inspections and other administration of awarded vouchers



# Follow-Up

- Submit any questions to: [dpontious@baltometro.org](mailto:dpontious@baltometro.org).
- For questions received by August 31 at noon, answers will be posted by Friday, September 3, to: <https://www.baltometro.org/requests-for-proposals>.
- Pre-Proposal Meeting Attendees and Slides will also be posted.
- Submit proposal as one PDF electronically to [dpontious@baltometro.org](mailto:dpontious@baltometro.org).
- Proposals considered on a rolling basis until 2:00 pm Friday, December 31, 2021.
- Decisions anticipated within 6 weeks of proposal.

# Thank you





# For More Information

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