



Questions and Answers Regarding Baltimore Regional Project-Based Voucher (PBV) Program Request for Proposals #23V09

August 15, 2023

Question 1: Where in the documentation does the program say the units can be located?

Answer: See the Locations for Development section on page 12 of the RFP.

Question 2: I saw that developments in areas where 53.2% or more of students in the elementary school receive free and reduced meals aren't considered. The site we are considering is served by an elementary school where a higher share of elementary students receive free and reduced meals. Just wanted to clarify if there are any exceptions?

Answer: There are no exceptions.

Question 3: Will you be updating the opportunity map for this program?

Answer: The Baltimore Regional Housing Partnership is planning to update its opportunity map in the future, but the current map will govern for awards made under this RFP.

Question 4: The free and reduced meal threshold for consideration is different in the PowerPoint presentation for the Pre-Proposal Meeting and the RFP. Which is correct?

Answer: The RFP is correct: Developments zoned to an elementary school with free and reduced meal eligibility of 53.2% or above will not be considered. We have also corrected the figure in the posted slides from the Pre-Proposal Meeting.

Question 5: Would existing units financed with Low Income Housing Tax Credits qualify?

Answer: Yes, unless the units are already targeted at 30% AMI or below. In that case an award would not create new affordable units, as page 13 of the RFP states is required. So already-30%-AMI LIHTC units would not qualify for a Project-Based Voucher award.

Question 6: Can you advise me if LIHTC Elderly properties are eligible to apply for this RFP?

Answer: No, page 13 of the RFP states that Voucher units may not be restricted to seniors or targeted to persons with disabilities.

Question 7: Do the new HUD fair market rents affect the project-based voucher rents? The rents were effective May 15.

Answer: HUD announced new income limits in May, not new fair market rents (FMRs). Appendix A in our RFP still contains the current payment standards, except for the Housing Authority of the City of Annapolis (HACA) and the Howard County Housing Commission, which have since updated their payment standards as follows:

Housing Authority of the City of Annapolis (HACA)

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$1,146	\$1,349	\$1,674	\$2,171	\$2,490

Howard County Housing Commission

Zip Code	City	Efficiency	1BR	2BR	3BR	4BR
21041	Ellicott City	\$1540	\$1793	\$2211	\$2781	\$3278
21042	Ellicott City	\$1595	\$1848	\$2277	\$2959	\$3377
21043	Ellicott City	\$1595	\$1848	\$2288	\$2970	\$3399
21044	Columbia	\$1617	\$1870	\$2310	\$2992	\$3432
21045	Columbia	\$1419	\$1650	\$2035	\$2640	\$3025
21046	Columbia	\$1573	\$1826	\$2255	\$2926	\$3344
21075	Elkridge	\$1595	\$1848	\$2288	\$2970	\$3399
21076	Hanover	\$1771	\$2046	\$2530	\$3278	\$3751
20723	Laurel	\$1562	\$1804	\$2233	\$2893	\$3311
20794	Jessup	\$1430	\$1661	\$2046	\$2651	\$3036
21163	Woodstock	\$1628	\$1892	\$2332	\$3025	\$3465
20701	Annapolis Junction	\$1782	\$2068	\$2552	\$3311	\$3784
20759	Fulton	\$1738	\$1947	\$2365	\$3036	\$3509
20763	Savage	\$1309	\$1529	\$1881	\$2442	\$2794
20777	Highland	\$1815	\$2057	\$2508	\$3234	\$3729
20833	Brookville	\$2145	\$2178	\$2486	\$3157	\$3773
21029	Clarksville	\$1782	\$2068	\$2552	\$3311	\$3784

Zip Code	City	Efficiency	1BR	2BR	3BR	4BR
21036	Dayton	\$1870	\$2068	\$2486	\$3190	\$3696
21104	Marriottsville	\$1782	\$2068	\$2552	\$3311	\$3784
21150	Simpsonville	\$1540	\$1792	\$2211	\$2871	\$3278
21723	Cooksville	\$1188	\$1386	\$1705	\$2211	\$2541
21737	Glenelg	\$1540	\$1793	\$2211	\$2871	\$3278
21738	Glenwood	\$1540	\$1793	\$2211	\$2871	\$3278
21765	Lisbon	\$1540	\$1793	\$2211	\$2841	\$3278
21771	Mt Airy	\$1463	\$1595	\$1892	\$2420	\$2827
21784	Sykesville	\$1133	\$1320	\$1628	\$2112	\$2420
21794	W. Friendship	\$1507	\$1749	\$2156	\$2805	\$3212
21797	Woodbine	\$1232	\$1430	\$1760	\$2288	\$2618

Question 8: Understanding that the deadline to apply for PBVs is 8/23, approximately how long does it take to find out whether the project qualifies for an award once an application is submitted? I ask because I am negotiating site control and would like to mitigate deal risk with hard earnest money deposits.

Answer: As we say on page 19 of the RFP, since we are receiving proposals on a rolling basis until August 23, we plan to make awards within six weeks of receiving a proposal, with all awards made by September 14, 2023. In addition, item #8 on page 16 notes that we require evidence of site control before making an award.

Question 9: I am concerned I won't be able to meet the August application deadline. Do you anticipate another rolling RFP to come out next year?

Answer: The Maryland Department of Housing and Community Development is currently [preparing a Qualified Allocation Plan](#) for an upcoming 9% Low Income Housing Tax Credit round. As the timing for that round becomes clearer, we will likely issue a non-rolling RFP, timed so that our decisions come a few weeks before the application deadline for that round.

Question 10: What are the respective timelines that awardees are required to use the funds?

Answer: As stated in the RFP, we only award vouchers to proposals that meet our scoring criteria, include site control, and have a viable financial path forward. We want developments to move forward efficiently, but the viability of a development is more important to us than a specific timeline. We have stuck with viable developments that have

experienced delays outside of their control, and we have rescinded awards when the lack of Low Income Housing Tax Credits or other factor has rendered a development no longer viable.