



BALTIMORE METROPOLITAN COUNCIL

Baltimore Regional Project-Based Voucher (PBV) Program & 2023 RFP

Pre-Proposal Meeting

April 4, 2023



Agenda

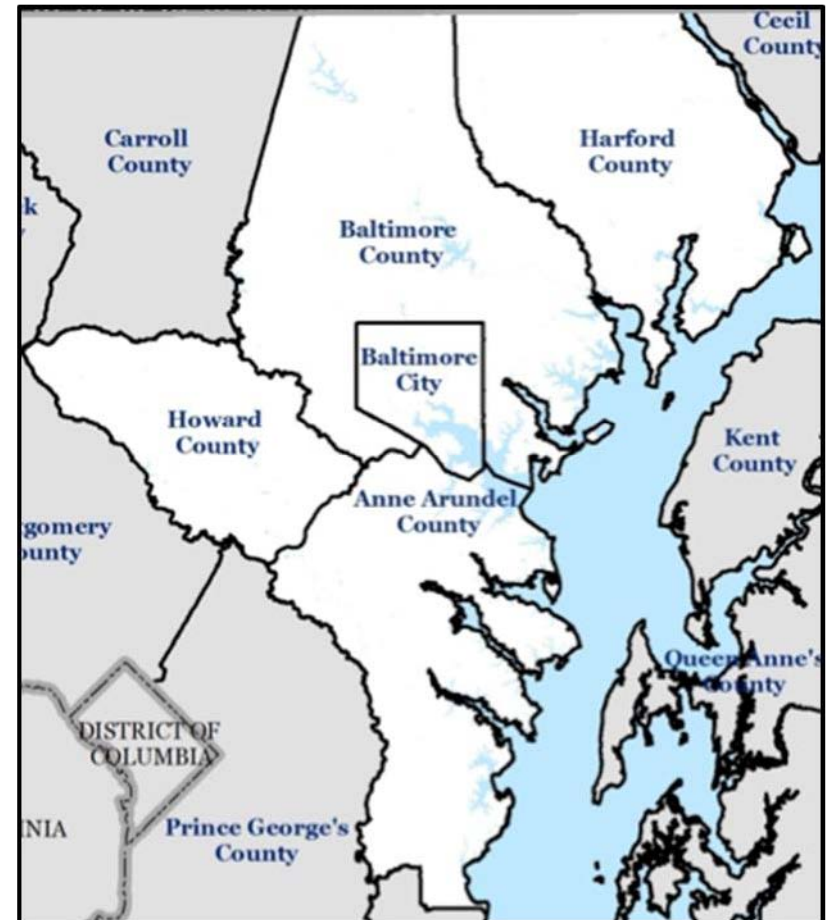


1. Welcome and Introductions
2. Overview of Regional PBV Program and RFP #23V09: Rolling consideration through August 24.
3. Initial questions and clarification
4. Send any additional questions to dpontious@baltometro.org. Answers will be posted periodically on BMC RFP web page: <https://www.baltometro.org/requests-for-proposals>. Final deadline for questions is August 9.

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.




Opportunity Collaborative




STRONG COMMUNITIES, STRONG REGION
THE BALTIMORE REGIONAL HOUSING PLAN
AND FAIR HOUSING EQUITY ASSESSMENT

NOVEMBER 2014



Three photographs showing diverse families in their homes. The top left photo shows a young boy and girl standing in a doorway. The top right photo shows a family of four (two men, a woman, and a child) standing in front of a brick wall. The bottom photo shows a family of four (two men, a woman, and a child) sitting on a couch.



Baltimore Metropolitan Council

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 April 2023

- 80 vouchers remaining
- 113 vouchers awarded through August 2020 currently in use or moving forward
 - 15 to Riverwatch II in Elkridge
 - 5 to Homes for Fountain Green in Bel Air
 - 8 to Robinson Overlook in Columbia
 - 6 to Towne Courts in Annapolis
 - 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
 - 12 to Station Overlook in Savage



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.

Units may not be restricted to seniors or persons with disabilities.

Opportunity Areas



- New for 2023: Vouchers will only be awarded in Baltimore Regional Housing Partnership (BRHP) opportunity areas (green on map).
- Also: Zoned elementary school must have free and reduced meals (FARMS) rate of 53.1% or less.

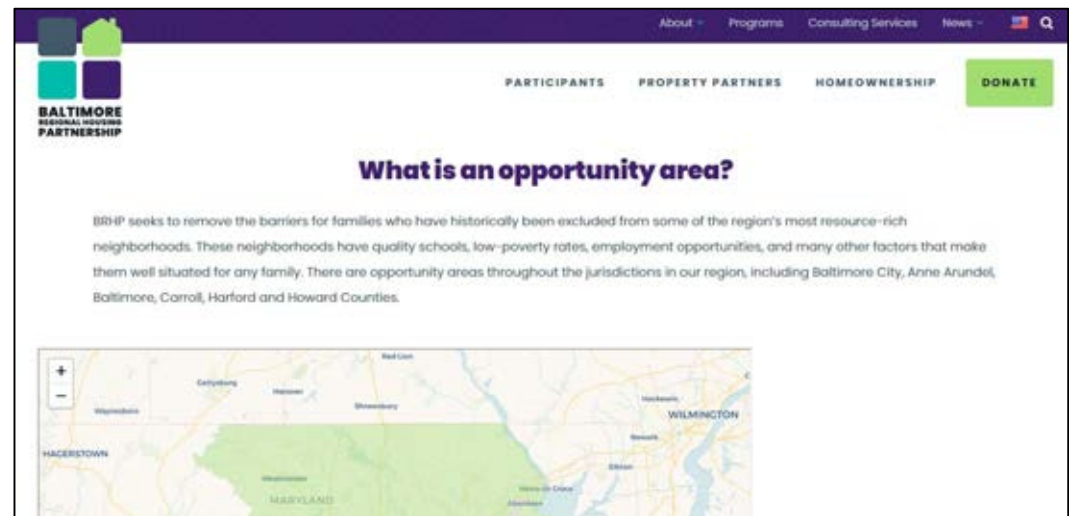


Tools to ID Opportunity Areas



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 payment standards.)
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"'. A note states: '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 detailed information about the payment standard and how it is determined. At the bottom, there is a search form with fields for 'Street Address' (with a 'required' label), 'City', 'Zip', 'Unit Bedrooms' (with a 'required' label), and 'Voucher Bedrooms' (with a 'required' label). A 'Submit' button is located at the bottom right of the form.



Scoring Rubric



| Selection Factor | Maximum Points |
|------------------|----------------|
| Opportunity | 33 |
| Mix of Incomes | 20 |
| Design | 10 |
| Total | 63 |

- Minimum score of 38 to be awarded vouchers
- Non-senior components of any “twin” proposal will be scored together as one development.
- Management and Financial Plan are threshold requirements.

Opportunity Points – up to 33



| Topic | Points |
|---|--------|
| Baltimore City or County (automatic) | 5 |
| Unit Size | 8 |
| Elementary school free and reduced meals (FARMS) rate | 5 |
| Jobs within 10-mile radius | 5 |
| Availability of alternate transportation | 5 |
| Factors around site that could affect quality of life | 5 |
| Total Possible | 33 |

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 |

Elementary School FARMS Rate



<https://reportcard.msde.maryland.gov/>

HOWARD COUNTY
Elkridge Elementary (0101)

At A Glance

Report Card

Demographics

MCAP

Enrollment

Attendance

Student Group
Populations

Mobility

Per-Pupil
Expenditures

Definitions

FILTERS

Year:

Grade:

Special Services:

2022

Elementary School

All Student Groups

Reset

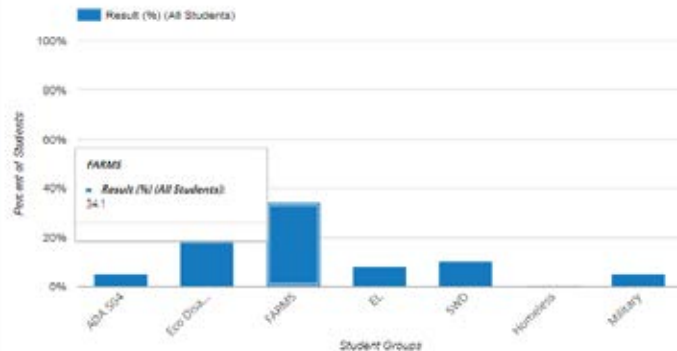
Show:

Year

Trend

Student Group Populations Data (2022)

Data Last Updated: 11/10/2022



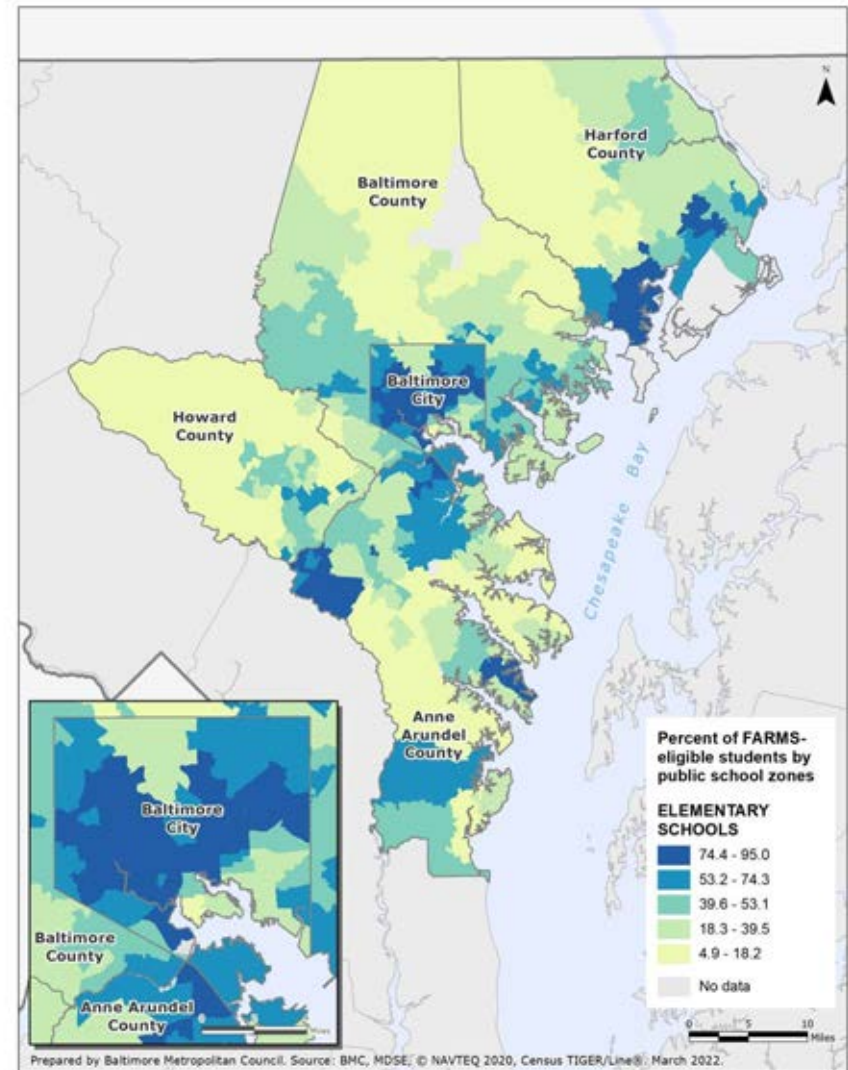
Filter Results:

Year: 2022, Grade: Elementary School, Special Services: All Student Groups

Download CSV

Download PDF

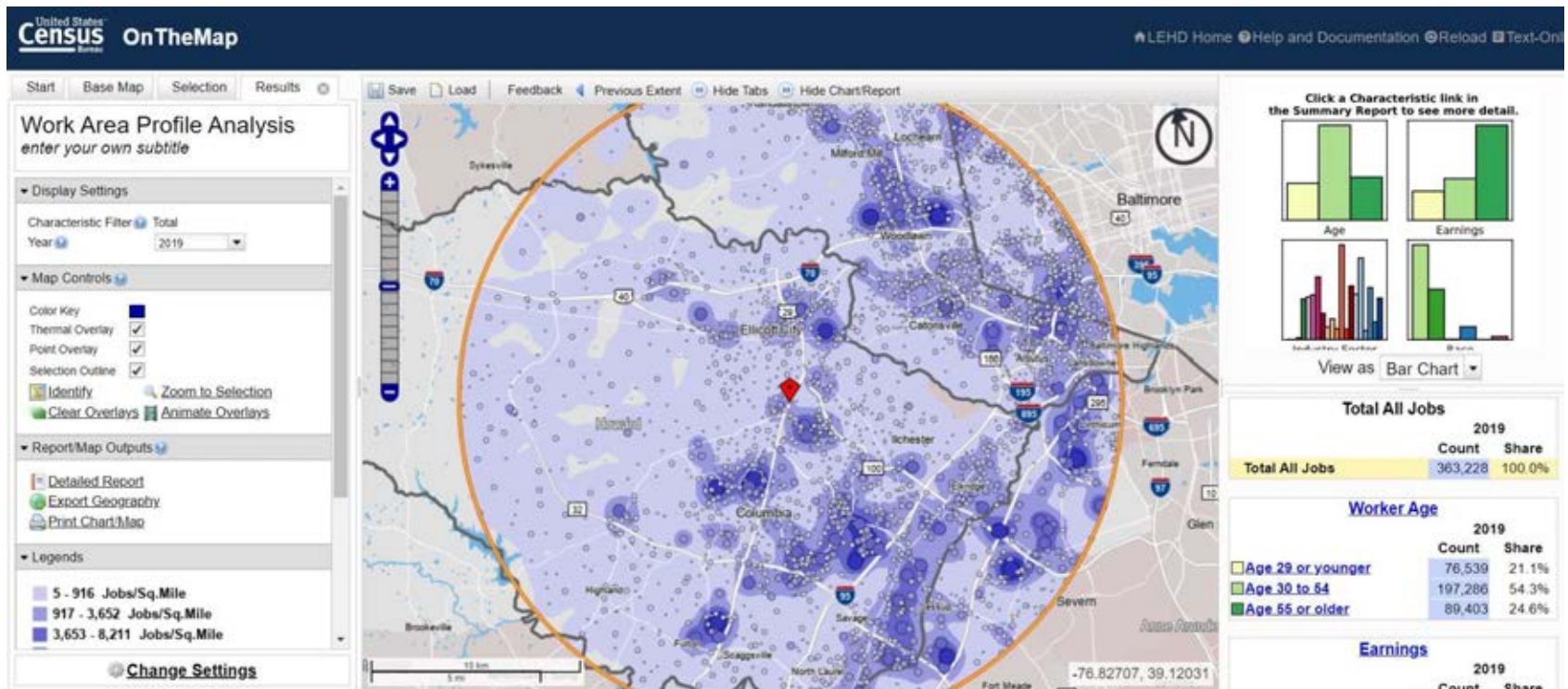
Show Table



Jobs within 10 Miles: OnTheMap



<https://onthemap.ces.census.gov/>



Alternative Transportation



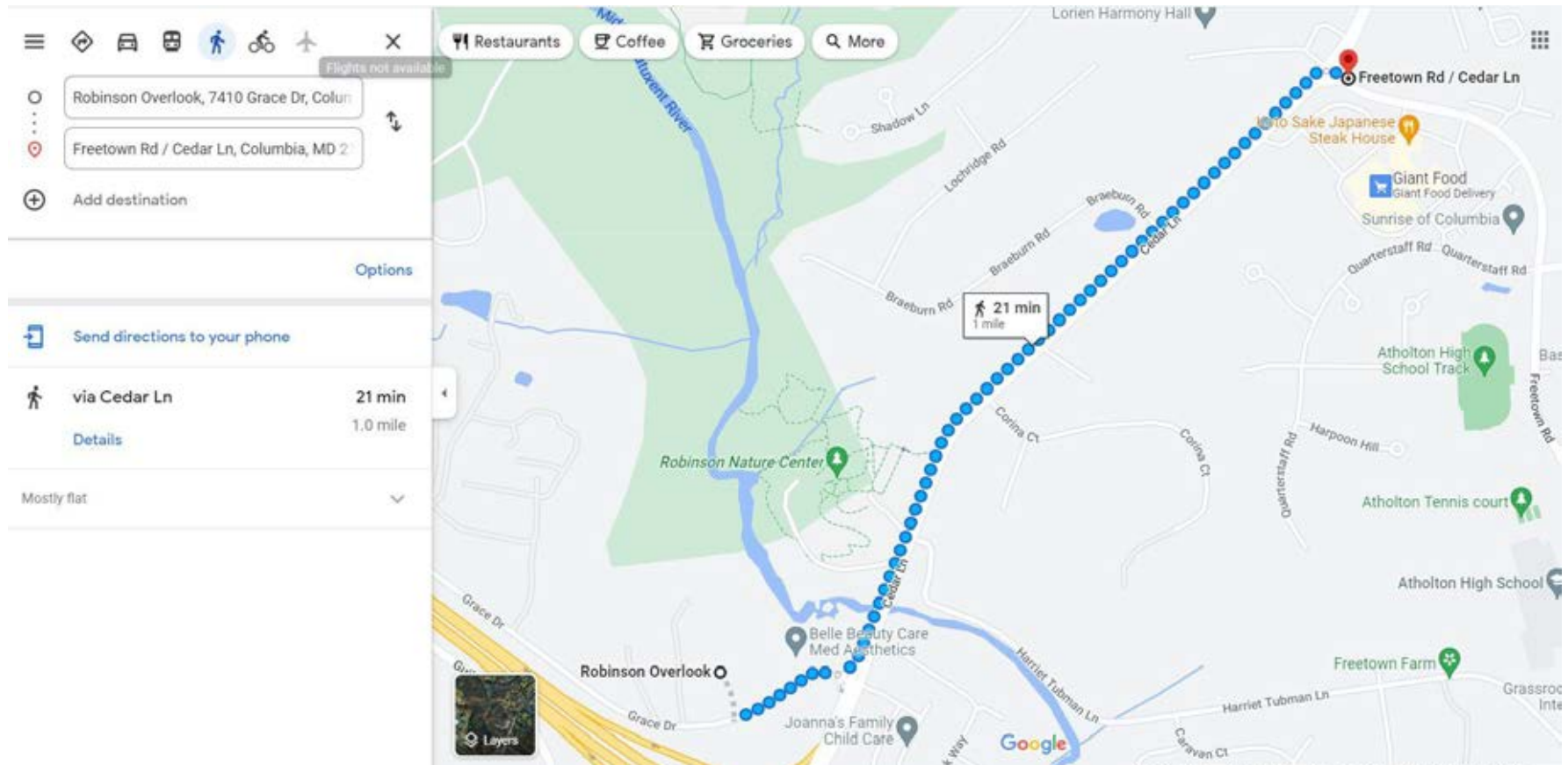
Up to 5 points for availability of alternative transportation, including public transportation:

- 5 points if:
 - Transit stop is at the site.
 - Transit stops for two lines are within a ½-mile walk, or
 - Site includes wheelchair accessible shuttle service.
- 4 points if:
 - Transit stop for one line is ½-mile walk from site or
 - Transit stops for two lines are within a 1-mile walk.
- 3 points if transit stop is within a 1-mile walk
- 2 points if transit stop is within a 1.5-mile walk, with entire route served by sidewalks.
- 1 point if transit stop is within a 1.5-mile walk, but one or more portions of route do not have sidewalks.

Alternative Transportation



Transit within 1-mile walk: 3 points





Other Opportunity Site Factors

Up to 5 points for other factors around the site that could affect quality of life, including:

- Presence of sidewalks
- Environmental factors, including proximity to busy thoroughfares
- Existing concentration of Housing Choice Vouchers and publicly-assisted housing units in the census tract.

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 with zoned elementary school < 53.2% FARMS automatically receive 20 points
- Scattered-site developments outside BRHP opportunity areas or in elementary zones with FARMS >53.1% 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

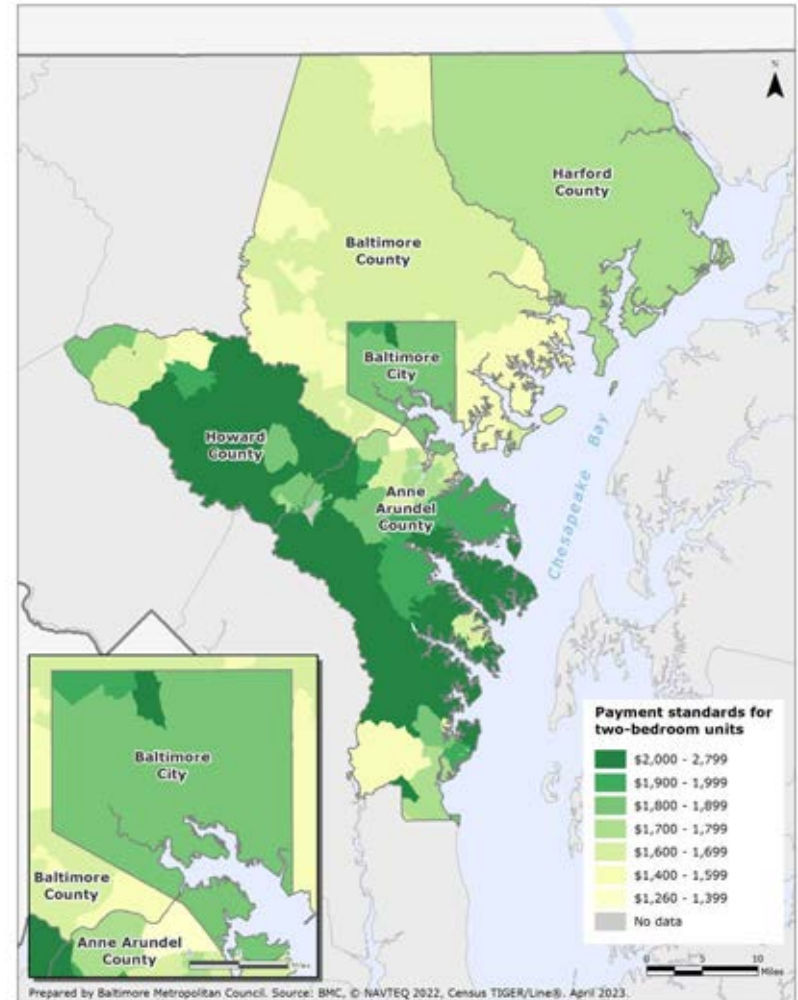
Developments and units should be well-designed and attractive to both residents and surrounding communities. Building architecture, structure, mass, features, and design elements should complement any surrounding neighborhood. Site should have sidewalks and otherwise facilitate pleasant walking and wheelchair access to nearby amenities and transit service.

| Criterion | Max. Points |
|--|-------------|
| Evaluation of <u>renderings or photos</u> of structure or structures (0 points if no renderings included) | 4 |
| Evaluation of <u>unit floor plans</u> (0 points if no floor plans included). Any combined kitchen and living room area must include flooring for living room area distinct from kitchen flooring and similar to other living spaces. | 4 |
| Evaluation of sidewalks and other <u>exterior features</u> and amenities. | 2 |

Housing Voucher Details



- Voucher payment standards can vary by jurisdiction, zip code, or census tract – See Appendix A of RFP #23V09 (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



Income Targeting & Tenant Screening



- **BRHP will refer all prospective tenants.**
 - Most will receive counseling
- **PBV unit income targeting:**
 - PBV units can be targeted at 30% AMI, but not below.
 - New DHCD Program Guide clarifies that PBV units will be considered 30% AMI units.
 - BRHP will verify income; no need for owner also to verify.
- **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.



REGIONAL ROLES





**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
- Coordinate partners as development moves forward.



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. (Final deadline August 9.)
- Answers will be posted periodically 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.
- Proposals will be considered on a rolling basis until 5:00 pm August 24, 2023.
- Decisions anticipated within six weeks of receiving proposal. All decisions anticipated by September 14.

Thank you



For More Information

Dan Pontious | Housing Policy Coordinator

410-732-0500 x1055 | dpontious@baltometro.org | www.baltometro.org



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