



Questions and Answers Regarding Baltimore Regional Project-Based Voucher (PBV) Program Request for Proposals #25V04

July 7, 2025

Question 1: Is there a searchable map for the addresses within the areas of opportunity?

Answer: Yes, the Locations for Development section on page 12 of the RFP includes this link: <https://brhp.org/search-tool/>

Question 2: Is there a timeframe that you need the units to come online?

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 We have stuck with viable developments that have experienced delays outside of their control, and we have rescinded awards when the lack of Low Income Housing Tax Credits or other factor has rendered a development no longer viable.

Question 3: Is there a maximum number of units that one project can have? Is there a ratio that you don't want to go above in terms of the number of units that have vouchers?

Answer: The second bullet on page 13 of the RFP shares HUD's limits on project-based vouchers in a single development. In addition, please see the Mix of Incomes scoring on pp. 23-24 of the RFP. The table at top left of page 24 – "Proposed Vouchers as Share of Units in Development – All Proposals" – shows how that ratio will affect your score.

Question 4: Will you be awarding vouchers sooner than your deadline? In other words, should developers and owners apply as soon as possible?

Answer: Yes, page 19 of the RFP notes that we will consider proposals on a rolling basis. With only 43 vouchers available, it may make sense to apply sooner rather than later.

Question 5: Can you award fewer vouchers than were requested?

Answer: There could be a situation when we would seek to award fewer vouchers than requested, but we have not done that. The RFP requests a viable financial plan including the number of vouchers requested, and financial viability is important to our awards.

Question 6: Is it possible to receive vouchers outside your eligible areas? For example, in Prince George's County?

Answer: No, our program does not award vouchers outside our eligible areas.

Question 7: Does the property need to be under contract?

Answer: Yes, number 8 on page 16 of the RFP notes that you must submit evidence of site control with your proposal.

Question 8: Can you confirm that BMC will have separate HAP contracts for the 9% and 4% portions of the larger twinning deal?

Answer: To the extent that the 9% and 4% portions of a twinning deal have different ownership entities, the Baltimore Regional Housing Partnership, which signs these agreements on behalf of participating PHAs, would sign separate AHAP/HAP contracts for the 9% and 4% portions.

Question 9: Recognizing that a twin deal will be scored as one development, does BMC expect that the awarded vouchers are evenly distributed between the 9% and 4% portions? Or can the development team determine the optimal distribution between the 9% and 4% portions?

Answer: This RFP does not require even distribution between the 9% and 4% portions of a twinning development. Section number 2 on page 15 of the RFP notes that we want proposals to note which vouchers are requested for each part of a twin deal, and Maryland DHCD's Form 202, if submitted as the development's financial plans, makes that clear, too.

Question 10: Does a small development (39 or fewer units) really receive 0 out of a possible 10 Mix of Incomes points if the development is in a census tract with poverty greater than 15.0%?

Answer: Yes. Our goal is to create opportunities for low-income families to live in low-poverty communities.

Question11: Does your program impose certain accessibility features on the units where you award vouchers?

Answer: We do not impose additional accessibility standards above the Fair Housing Act.

Question12: How would you rate scattered site projects?

Answer: As specified in the RFP, scattered-site developments are eligible for this program. Each property is subject to the site control and geographic requirements, e.g., opportunity area, elementary school FARMS eligibility, jobs within 10 miles. All units will be treated as one development for the scoring. In cases where different property locations might yield different scores, such as transit access and elementary school FARMS eligibility, scores for each scattered-site property will be averaged.