



BALTIMORE METROPOLITAN COUNCIL

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

Pre-Proposal Conference

*July 29, 2020*



# Agenda

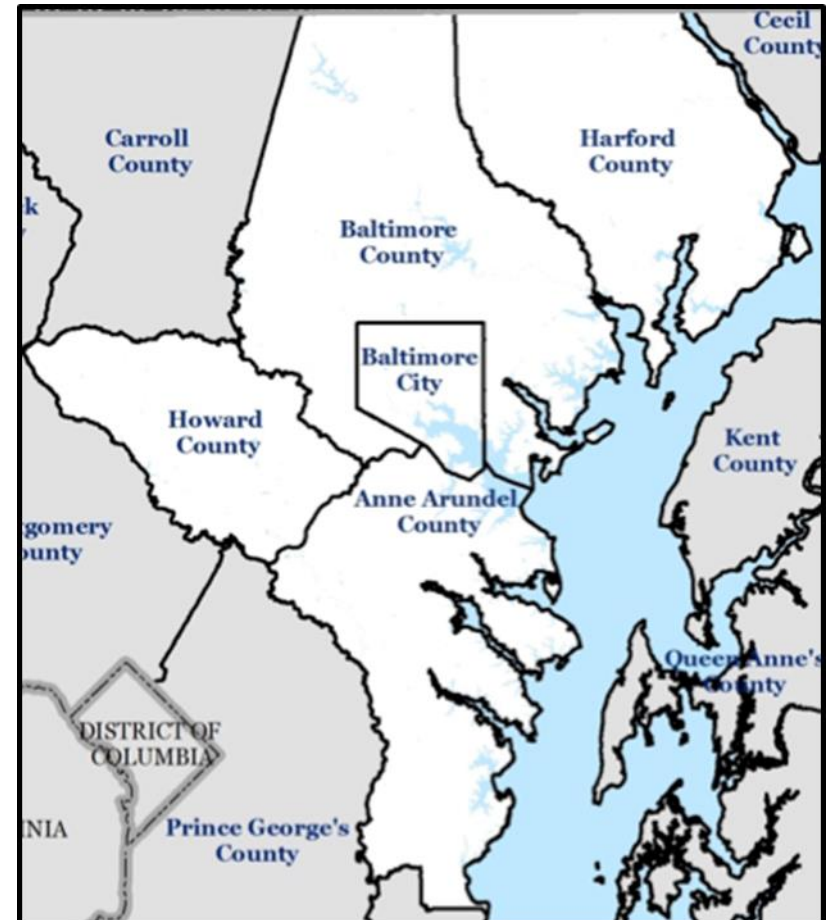


1. Welcome and Introductions
2. Overview of Regional PBV Program and RFP #21V01
3. Initial questions and clarification
4. Questions emailed to [dpontious@baltometro.org](mailto:dpontious@baltometro.org) by today (July 29) answered by Friday, July 31 on BMC RFP web page:  
<https://www.baltometro.org/requests-for-proposals>.

# Participating Agencies



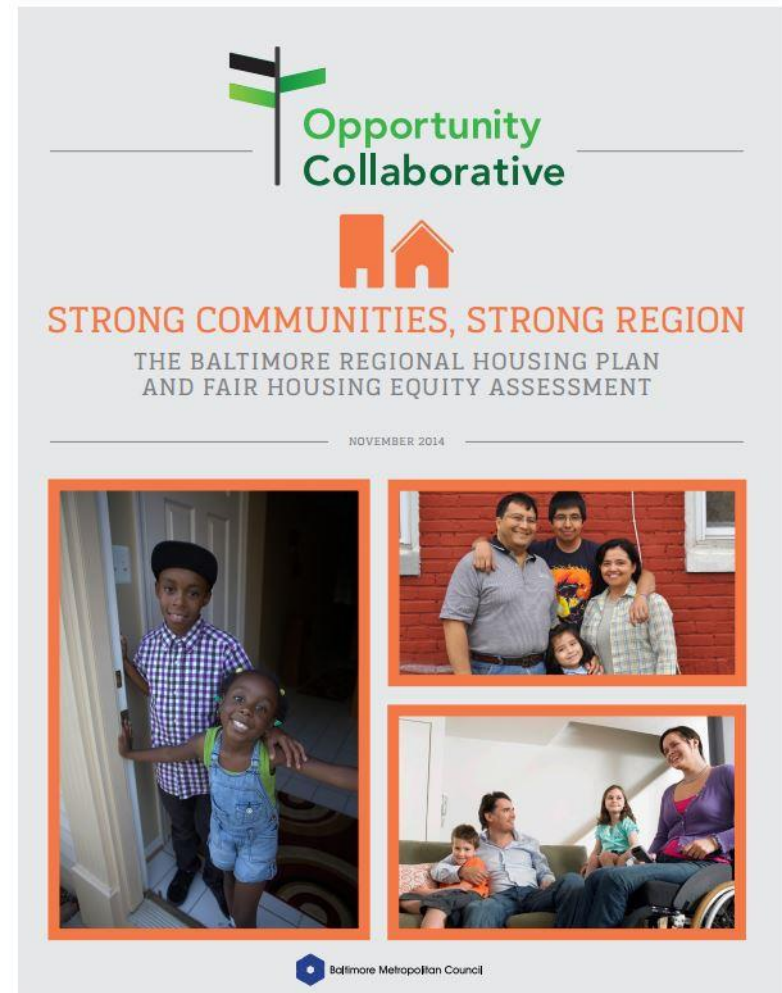
- Baltimore County Office of Housing
- Baltimore Metropolitan Council
- Baltimore Regional Housing Partnership
- Harford County Housing Agency
- Housing Authority of the City of Annapolis
- Housing Authority of Baltimore City
- Housing Commission of Anne Arundel County
- Howard County Housing Commission (recused from RFP development and decision-making)



# Program Basics



- 2014 Regional Housing Plan found lack of affordable housing near job growth.
- 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 in July 2020

- **48 vouchers remaining**
- **145 vouchers awarded through May 2020**
  - 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
  - 25 to Dorsey Overlook in Ellicott City
  - 11 to Willows at Forest Drive in Annapolis
  - 6 to Towns at Church Creek in Annapolis
  - 7 to Enclave at Severna Park
  - 8 to Towns at Odenton
  - 6 to Harmans Overlook in Hanover

# 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.



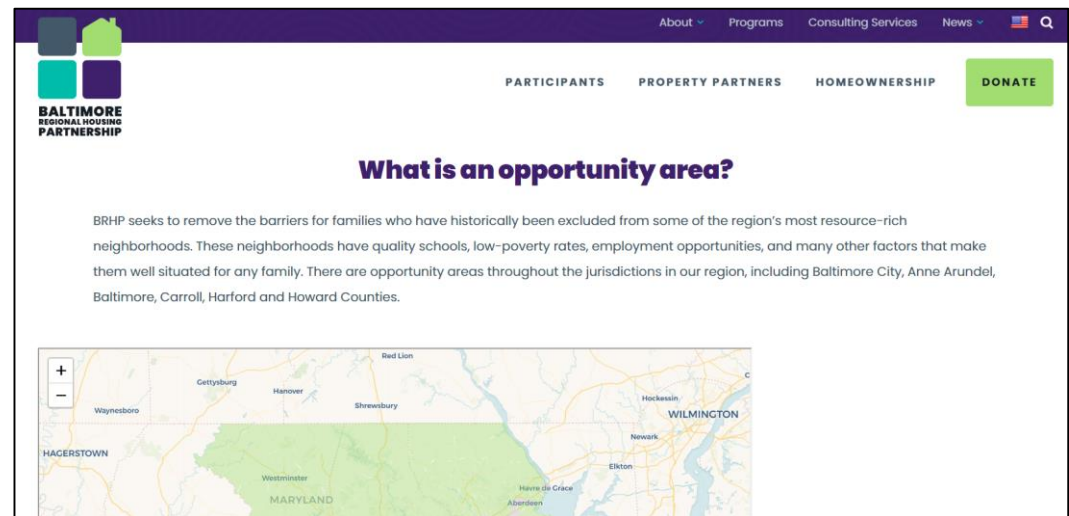


# Tools to ID Opportunity Areas



1. BRHP tool to search by address (top right): <https://brhp.wpengine.com/search/> (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.
- 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 units affordable to households at or below 30% AMI.**

# New 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 are now threshold requirements, rather than scored elements.

# 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.**



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# REGIONAL ROLES





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- Issue request for proposals, receive questions, and coordinate responses
- Receive and distribute proposals to Selection Panel of participating agencies (Howard County Housing Commission recused)
- 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
- 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 questions by today, July 29 to: [dpontious@baltometro.org](mailto:dpontious@baltometro.org).
- Answers will be posted by Friday, July 31 to: <https://www.baltometro.org/requests-for-proposals>.
- Pre-Proposal Conference Attendees and Slides will also be posted.
- Submit proposal as one PDF electronically to [dpontious@baltometro.org](mailto:dpontious@baltometro.org).
- Deadline for proposals 4:00 pm Friday, August 7, 2020.
- Decisions anticipated by Friday, August 21, 2020.

# Thank you



# For More Information

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