



BALTIMORE METROPOLITAN COUNCIL

Questions and Answers Regarding Baltimore Regional Project-Based Voucher (PBV) Program Request for Proposals #21V01

July 31, 2020

Question 1: Are there any Census Tract characteristics that would categorically disqualify a proposal in a non-BRHP opportunity area? For instance, are there % poverty or % minority concentration numbers that you will not consider funding, or are all areas open for consideration with submission of the appropriate documentation?

Answer: Our RFP does not set threshold demographic levels beyond which we will not consider awarding Vouchers. All awards of project-based vouchers, though, must meet HUD's site selection and site and neighborhood standards. Appendix C closely follows [HUD's regulations](#) on that subject, also cited on pages 9 and 11 of the RFP. In addition, the goal of our program is to link voucher holders to opportunity. So, for any application outside BRHP opportunity areas, 12 points in the Opportunity scoring rubric will depend on the effective implementation of strategies and investments that will bring opportunity to the area, especially in terms of accessible jobs and high quality public education. Those points will be critical, since proposals outside BRHP opportunity areas are only eligible for 20 Opportunity points.

Question 2: Will you consider developments that will apply for Low Income Housing Tax Credits (LIHTC) in 2021, rather than 2020? Will you prioritize 2020 applications?

Answer: We will consider proposals that will not be submitted for LIHTC until 2021, and our scoring rubric does not include any evaluation that would prioritize one over the other.

Question 3: Do you plan to allocate all the project-based vouchers in this RFP to Developments in Baltimore City and Baltimore County?

Answer: This RFP provides a 5 point incentive for Developments in opportunity areas of Baltimore City and County, but that is the only advantage proposals in those jurisdictions will have. Awards will depend on the number and qualities of proposals received.

Question 4: Will a Development with between 40 and 80 units, including no market-rate units and requesting Vouchers for up to 20% of those units score 10 out of 20 in the Mix of Incomes section?

Answer: Yes. Of the 20 possible points in this section, the above proposal would receive 10 points out of a possible 10 for requesting Vouchers for no more than 20% of total units and it would score zero out of 10 for being a mid-sized Development with no market-rate units.

Question 5: What was the lowest score of a proposal that received Vouchers in your last round?

Answer: Our February 2020 RFP had a different scoring rubric – a total of 100 points possible and a minimum score of 65 needed to receive Vouchers. The lowest-scoring proposal that received Vouchers in that round scored 75. In this RFP, with the Management and Financial Plan sections moved to threshold requirements, only 70 points are possible, and a minimum of 45 points are needed to receive vouchers.