



**BALTIMORE
METROPOLITAN
COUNCIL**

BUILDING A BETTER REGION TOGETHER

Baltimore Regional Project-Based Voucher (PBV) Program & 2025 RFP

Pre-Proposal Information Meeting

June 30, 2025





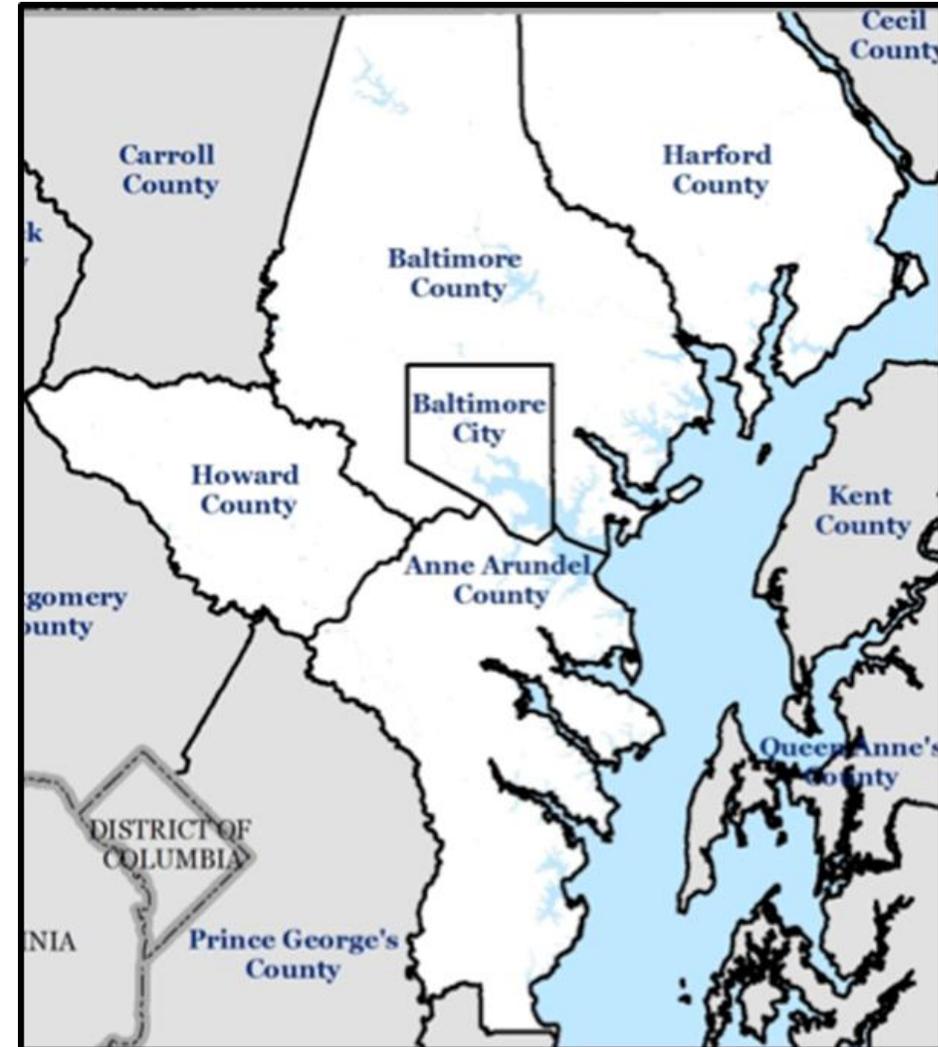
Agenda

1. Welcome and Introductions
2. Overview of Regional PBV Program and RFP #25V04: Rolling consideration through November 14.
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 November 3.

Participating Agencies

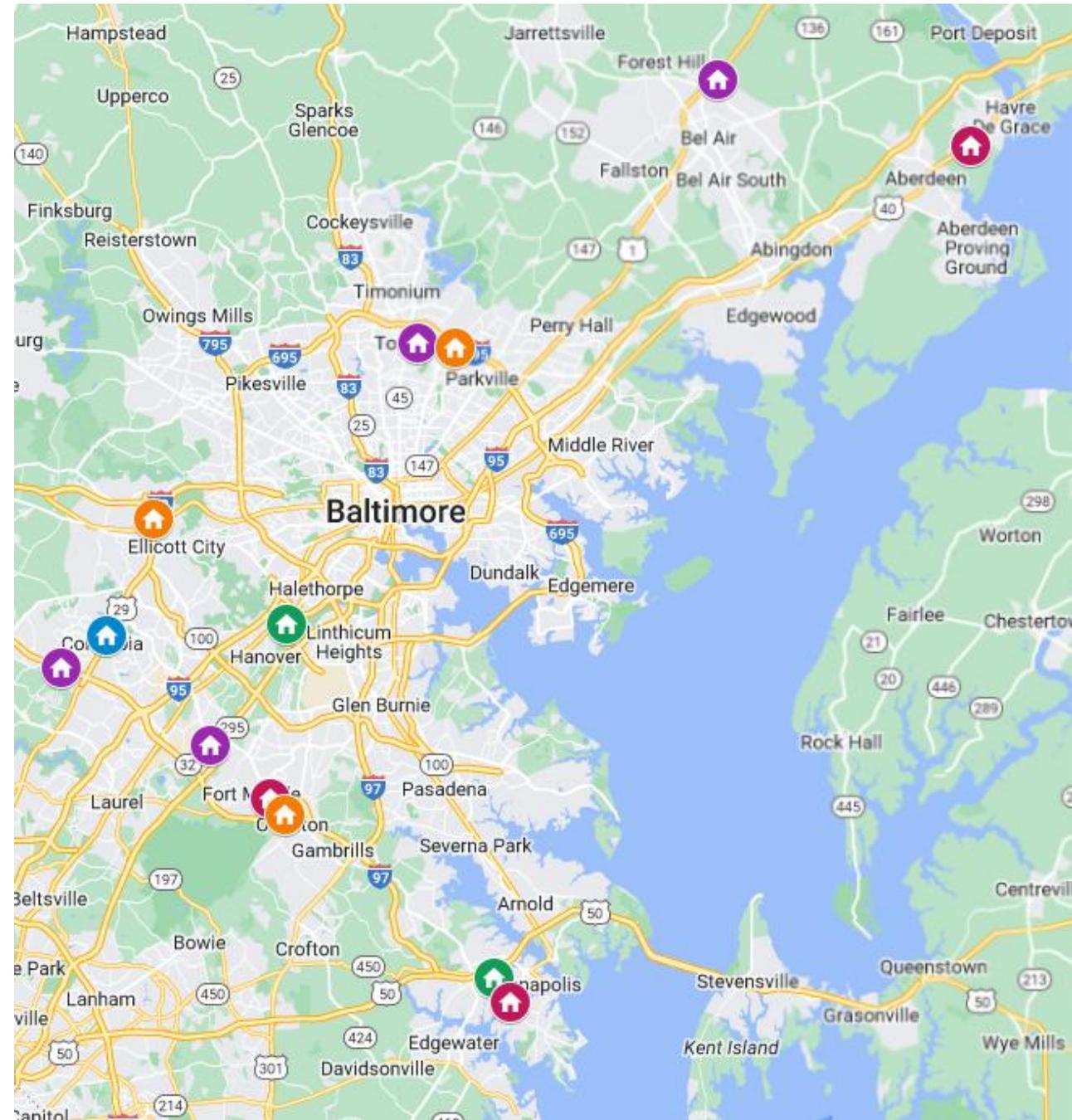


- Baltimore County Office of Housing
- Baltimore Metropolitan Council
- Baltimore Regional Housing Partnership
- Harford County Housing Agency
- Housing Authority of the City of Annapolis
- Housing Authority of Baltimore City
- Housing Commission of Anne Arundel County
- Howard County Housing Commission



Program Basics

- Regional Housing Plans from 2014 to 2025 have found a need for 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.
- So far, 150 vouchers committed to 13 developments – map at right.
- PHAs 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



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 June 2025



- **43 vouchers remaining**
- **150 vouchers either currently in use or committed to developments**
 - 15 to Riverwatch II in Elkrige
 - 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
 - 10 to Village at Blenheim Run in Havre de Grace
 - 11 to Willows at Forest Drive in Annapolis
 - 16 to Artist Flats in Columbia
 - 8 to North Odenton Apartments
 - 8 to Odenton Junction
 - 20 to Loch Raven Overlook in Towson
 - 33 to Orchard Meadows in Ellicott City



RFP Applies to:

- New construction
- Substantial rehabilitation
- Existing housing
- Multifamily housing
- Scattered-site housing in BRHP opportunity areas

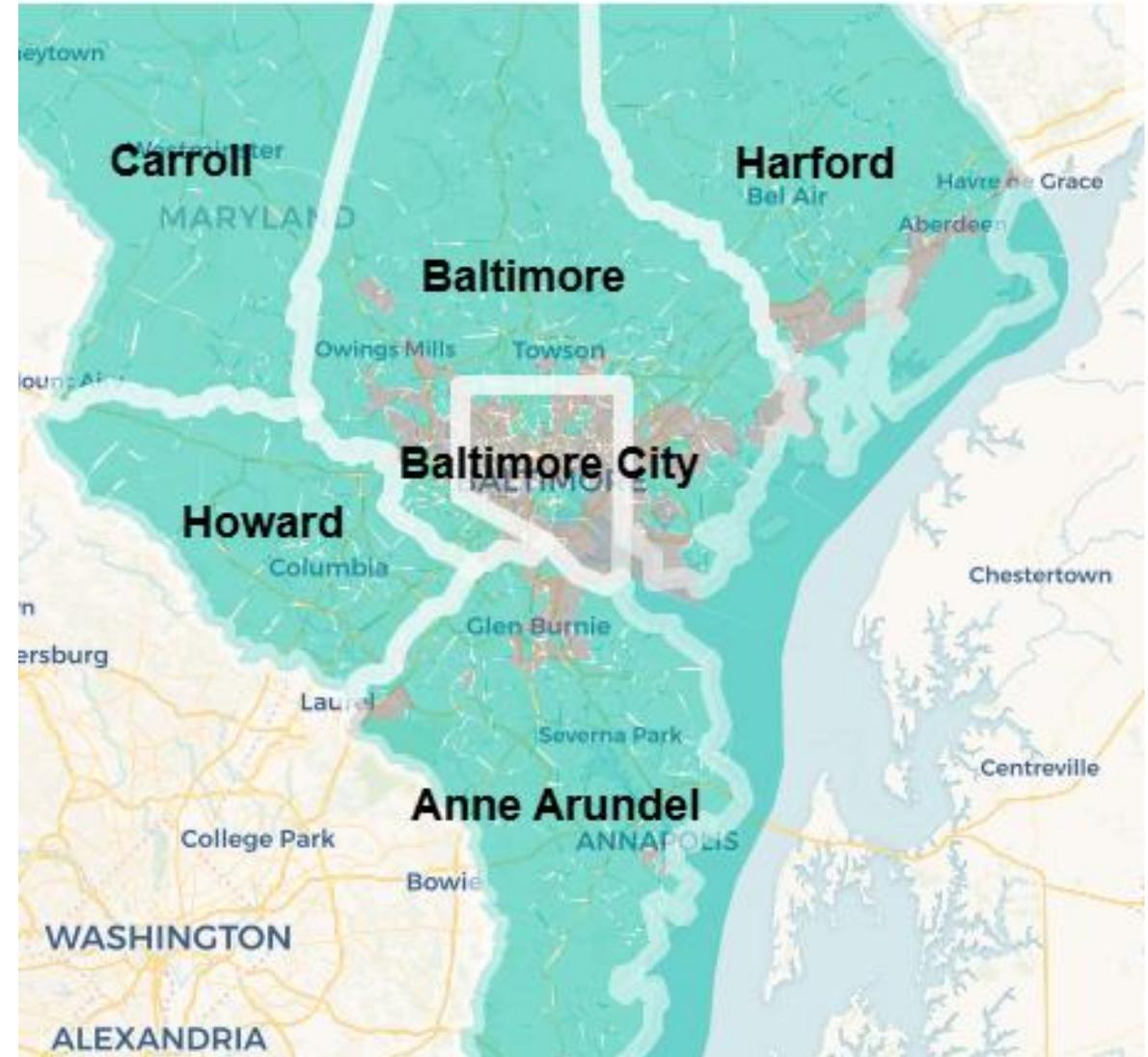
Vouchers must create new affordable units, not replace existing ones.

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

Opportunity Areas



- Vouchers are only awarded in Baltimore Regional Housing Partnership (BRHP) opportunity areas (green on map at right).
- Zoned elementary school must have free and reduced meals (FARMS) rate of 70.0% or less.
- Sites must have at least 70,000 jobs within 10 miles.



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.)

BRHP SEARCH TOOL

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".

The rent ranges listed are valid for leases starting January 1, 2025 through December 31, 2025.

Guidance on Payment Standard and Affordable Rent Ranges

The affordable rent range listed is based on the payment standard for the census tract in which the property is located. This range factors in the typical utility allowance provided for the given bedroom size. Because the program looks at gross rent (contract rent **plus** utilities) when assessing affordability, a contract rent at or near the payment standard is less likely to be affordable to a family. The payment standard and affordable rent range **do not** factor rent comparability. When a home is submitted to BRHP for tenancy, BRHP will run a check in a comparable database to determine if the rent being asked is in line with market rents for similar properties within a two mile radius. If you would like to see if the rent of the property is comparable to market rent, visit the website

BRHP seeks to remove the barriers for families who have historically been excluded from some of the region's most resource-rich neighborhoods. These neighborhoods have quality schools, low-poverty rates, employment opportunities, and many other factors that make them well situated for any family. There are opportunity areas throughout the jurisdictions in our region, including **Baltimore City, Anne Arundel, Baltimore, Carroll, Harford** and **Howard Counties**. Read more about the BRHP opportunity area determination methods below the map.

2025 Opportunity Map

Legend: ● Counties, ○ Zipcodes, ○ none

Map showing Opportunity Areas in Baltimore City, Baltimore, Carroll, Harford, and Howard Counties, Maryland.

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%	10-19%
2	100%	10-19%
3	80%	20-29%
4	100%	20-29%
5	80%	30-39%
6	100%	30-39%
7	80%	40% or more
8	100%	40% or more

Elementary School FARMS Rate



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

HOWARD COUNTY
Elkridge Elementary (0101)

At A Glance | Report Card | **Demographics** | MCAP | Civil Rights Data Collection

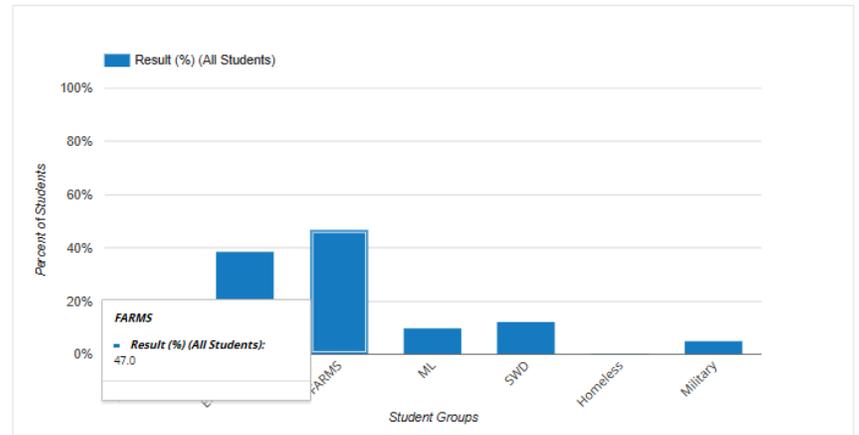
FILTERS

Year: 2024 | Grade: Elementary School | Special Services: All Student Groups | Reset

Enrollment | Attendance | **Student Group Populations** | Mobility | Educator Qualifications | Per-Pupil Expenditures | Definitions

Student Group Populations Data (2024)

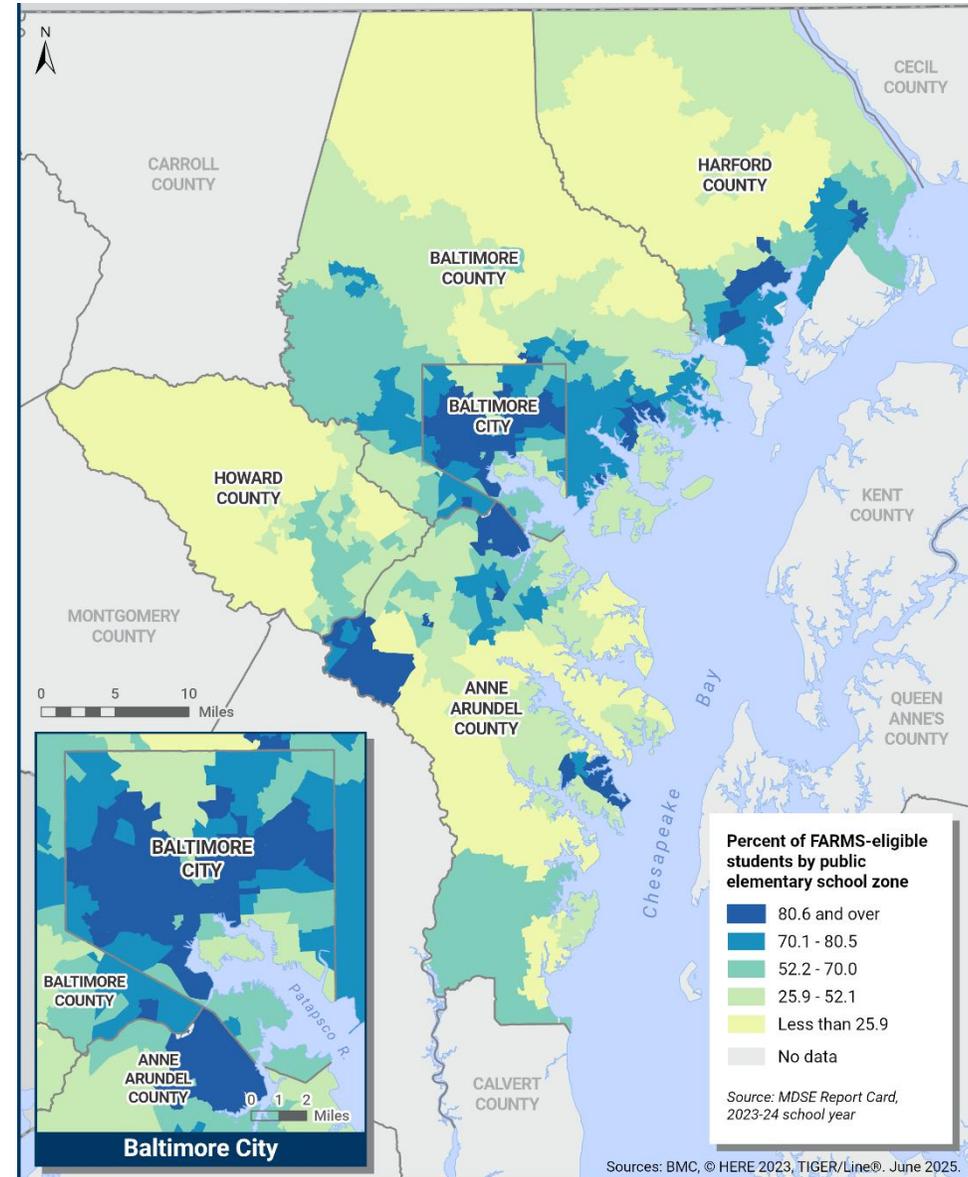
Data Last Updated: 8/5/2024



Filter Results:
Year: 2024, Grade: Elementary School, Special Services: All Student Groups

[Download CSV](#) | [Download PDF](#)

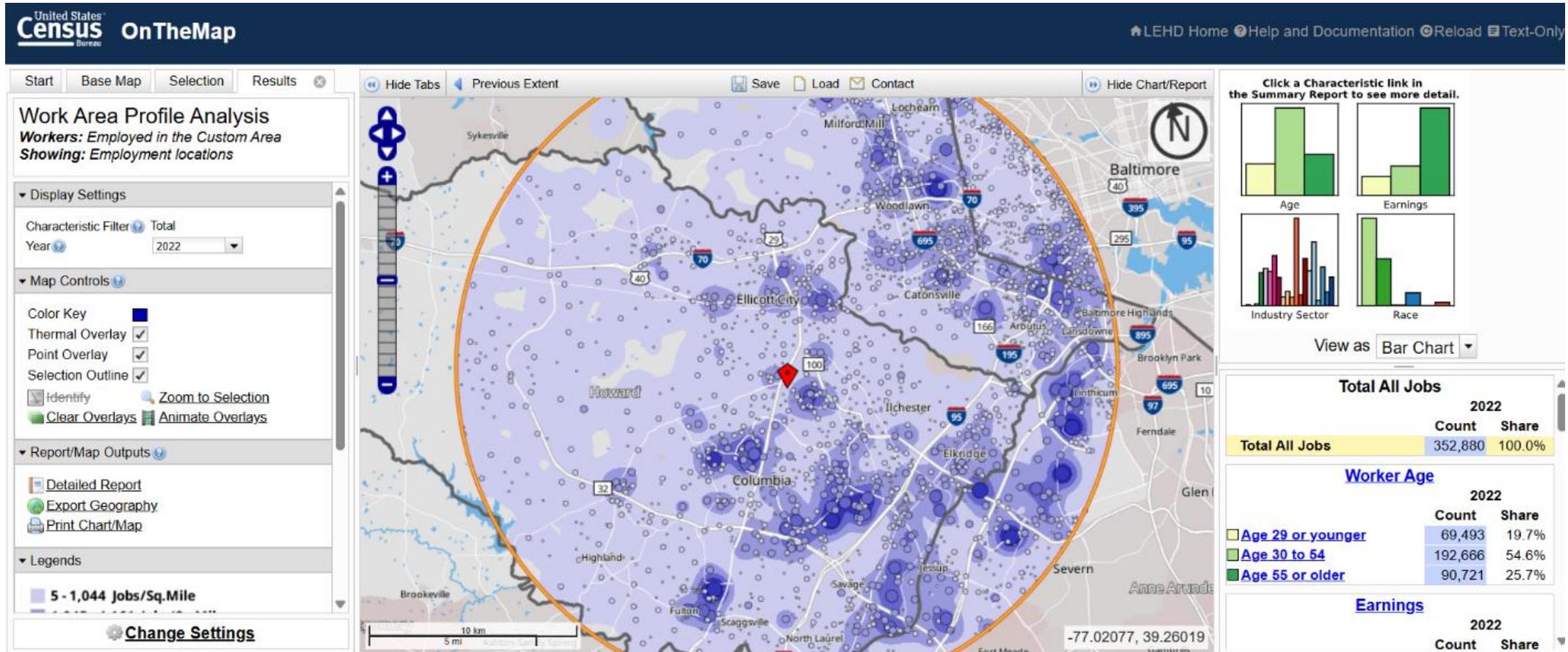
Show Table



Jobs within 10 Miles: OnTheMap



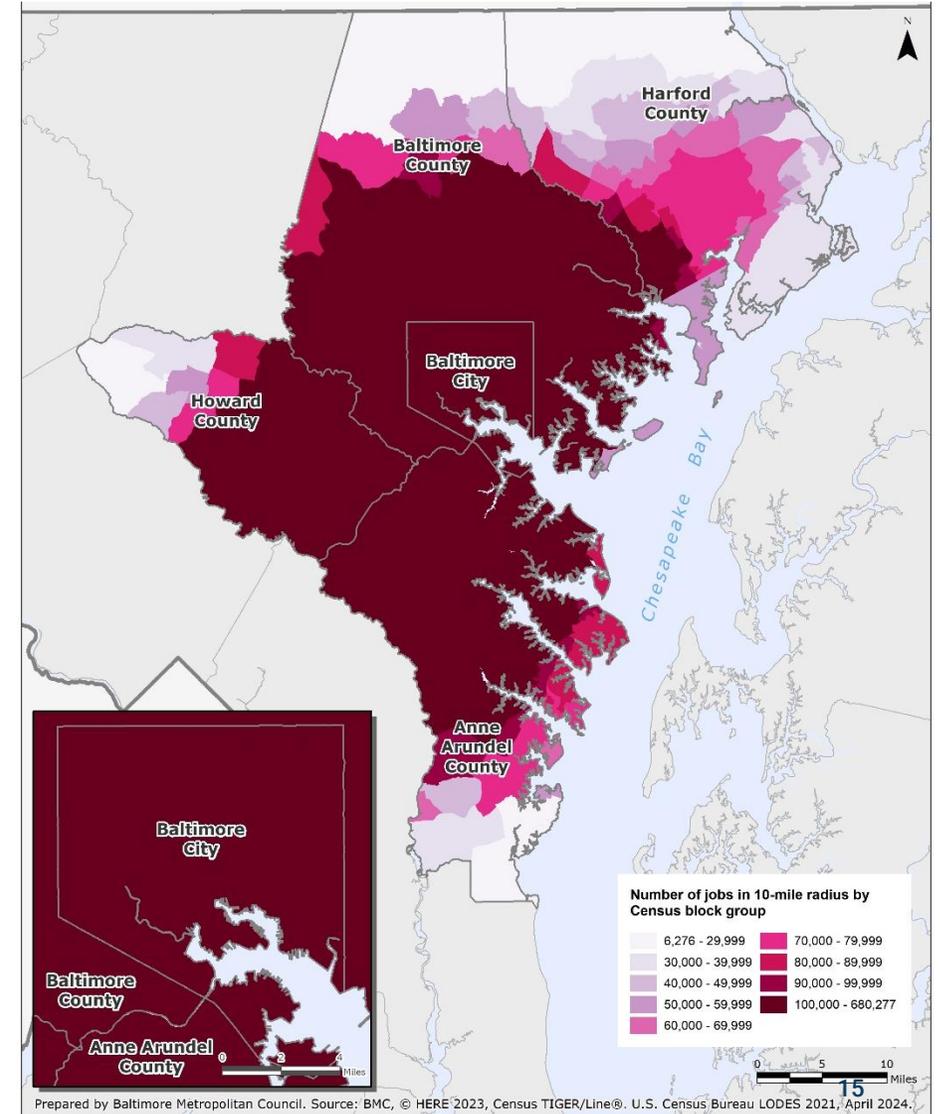
<https://onthemap.ces.census.gov/>



NEW Minimum Jobs Threshold within 10-Mile Radius



- Each Development/home must have at least 70,000 jobs within 10 miles, according to the U.S. Census OnTheMap online tool. (See previous slide.)
- 2024 map at right is just illustrative. Use OnTheMap to determine the figure for your site.
- <https://onthemap.ces.census.gov/>
- See RFP Appendix C for details



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

The screenshot displays a Google Maps interface with a walking route highlighted in blue dots. The route starts at Robinson Overlook (7410 Grace Dr, Columbia, MD) and ends at Freetown Rd / Cedar Ln. A callout box indicates a 21-minute walk of 1.0 mile. The map shows the route passing through Cedar Ln, Braeburn Rd, and Corina Ct. Various landmarks and businesses are visible, including the Robinson Nature Center, Atholton High School, Atholton Tennis court, Atholton High School Track, Koto Sake Japanese Steak House, Giant Food, and Sunrise of Columbia. The left sidebar shows the route details, including the start and end points, and the option to send directions to a phone. The top navigation bar includes icons for different transportation modes (car, bus, walking, bicycle, airplane) and search filters for Restaurants, Coffee, Groceries, and More.

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 < 70.1% FARMS automatically receive 20 points
- Scattered-site developments outside BRHP opportunity areas or in elementary zones with FARMS >70.0% will not be considered.

Market-Rate Points for Smaller Developments



Developments of 39 units or fewer

Developments with 40-80 units

Census Tract Poverty Rate	Points
10.0% and below	10
10.1 - 15.0%	5
Above 15.0%	0

Market-Rate Unit Share	Points
More than 20%	10
10.1 - 20.0%	5
10.0% and lower	0

Design – 10 Points



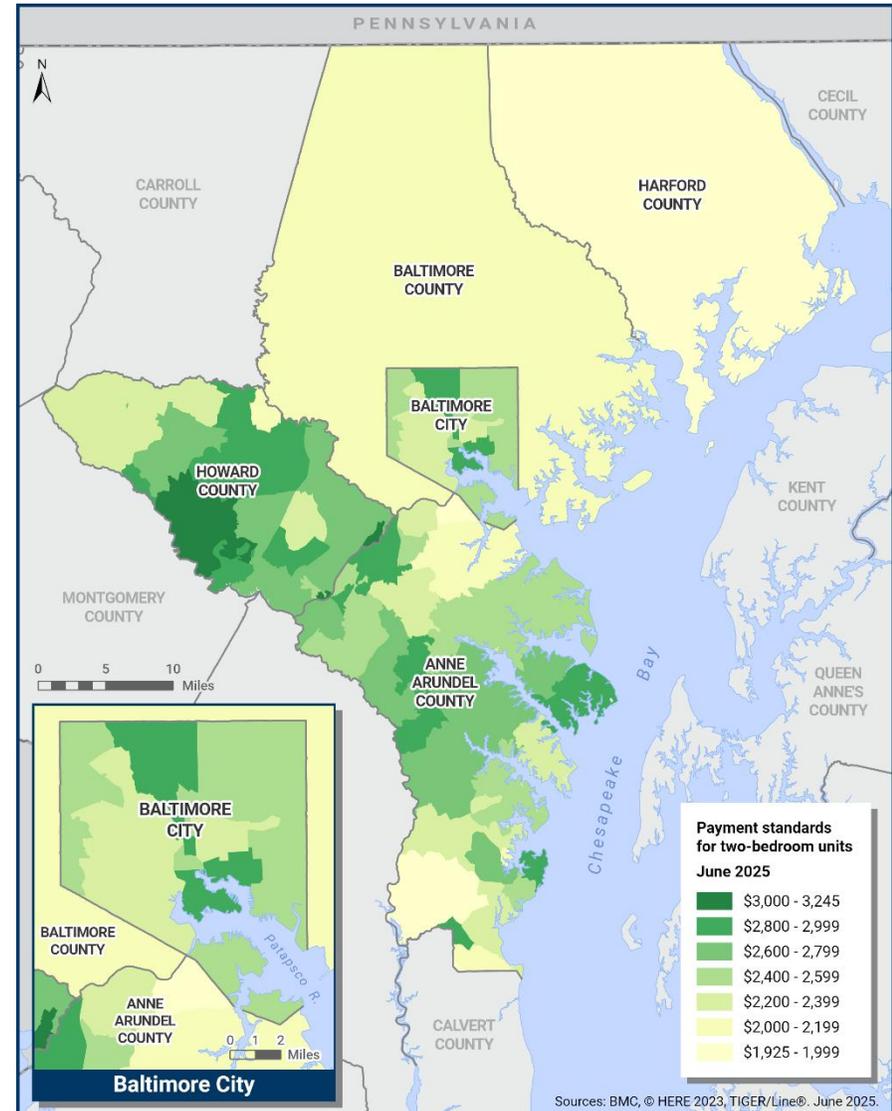
Developments and units should be well-designed and attractive to both residents and surrounding communities. Building architecture, structure, mass, features, and design elements should complement any surrounding neighborhood. Site should have sidewalks and otherwise facilitate pleasant walking and wheelchair 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 #25V04 (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



NEW Required Element of Financial Plan



- Must include reserve capitalized by its own funding source to pay for mobility counseling for new residents of PBV units.
- Could be supportive services reserve funded by additional developer fee, as allowed under Section 3.9.8.3 of 2025 Program Guide.
- Reserve must contain funds equal to sum of:
 - Number PBVs requested x \$3,472 to cover initial lease-up
 - Number PBVs requested x HAP term requested (years) x \$3,472 ÷ 10 to cover turnover.
- **For example, for 8 PBVs requested for a 20 year HAP:**
 - Initial lease-up: 8 PBVs x \$3,472 = \$27,776
 - Turnover during 20-year HAP: 8 PBVs x 20 years x \$3,472 ÷ 10 = \$55,552
 - Total required reserve: \$27,776 + \$55,552 = \$83,328

Income Targeting & Tenant Screening



- **BRHP will refer all prospective tenants.**
 - Will receive mobility counseling
- **PBV unit income targeting:**
 - PBV units can be targeted at 30% AMI, but not below 30% AMI.
 - 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



- 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.



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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 November 3.)
- 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 2:00 pm November 14, 2025.
- Decisions anticipated within six weeks of receiving proposal. All decisions anticipated by December 19.

Thank You



For More Information

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