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

Pre-Proposal Information Meeting

June 30, 2025

BALTIMORE METROPOLITAN COUNCIL

BUILDING A BETTER REGION TOGETHER

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
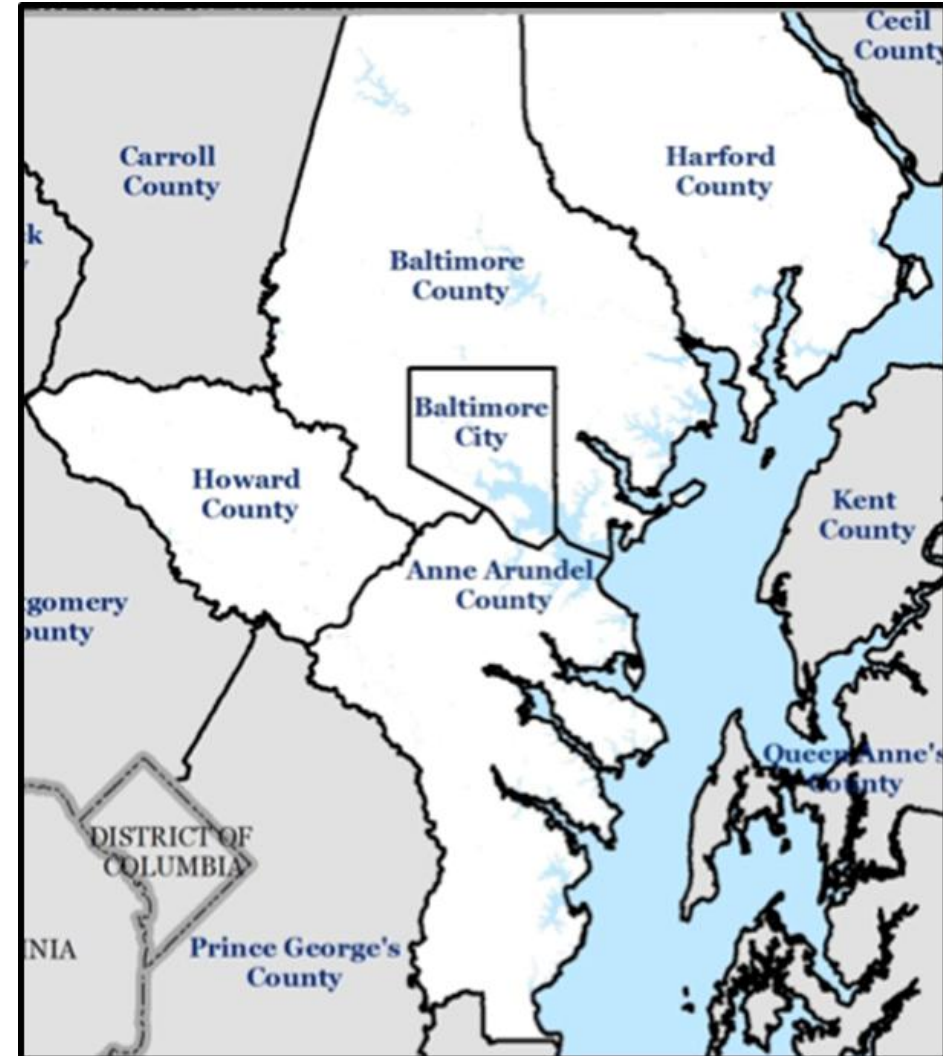
Program Basics

- 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.

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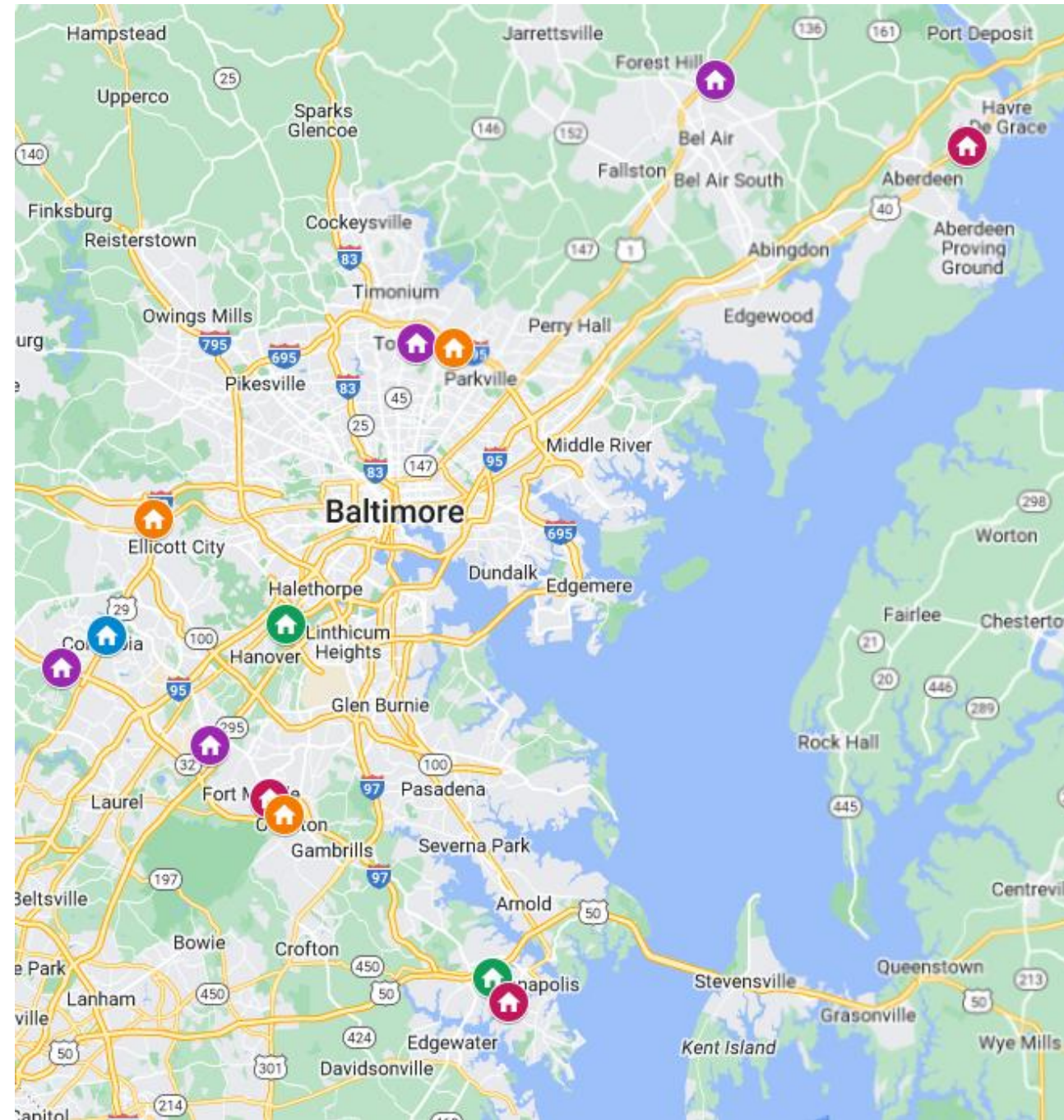
Regional Housing Voucher Contributions

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 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
  - 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.

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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.

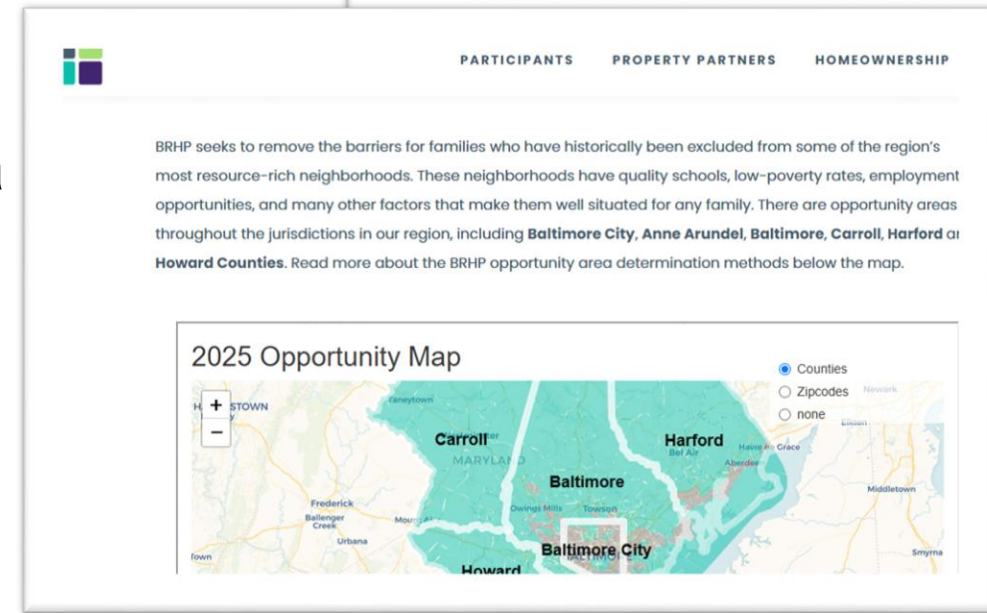- Sites must have at least 70,000 jobs within 10 miles.
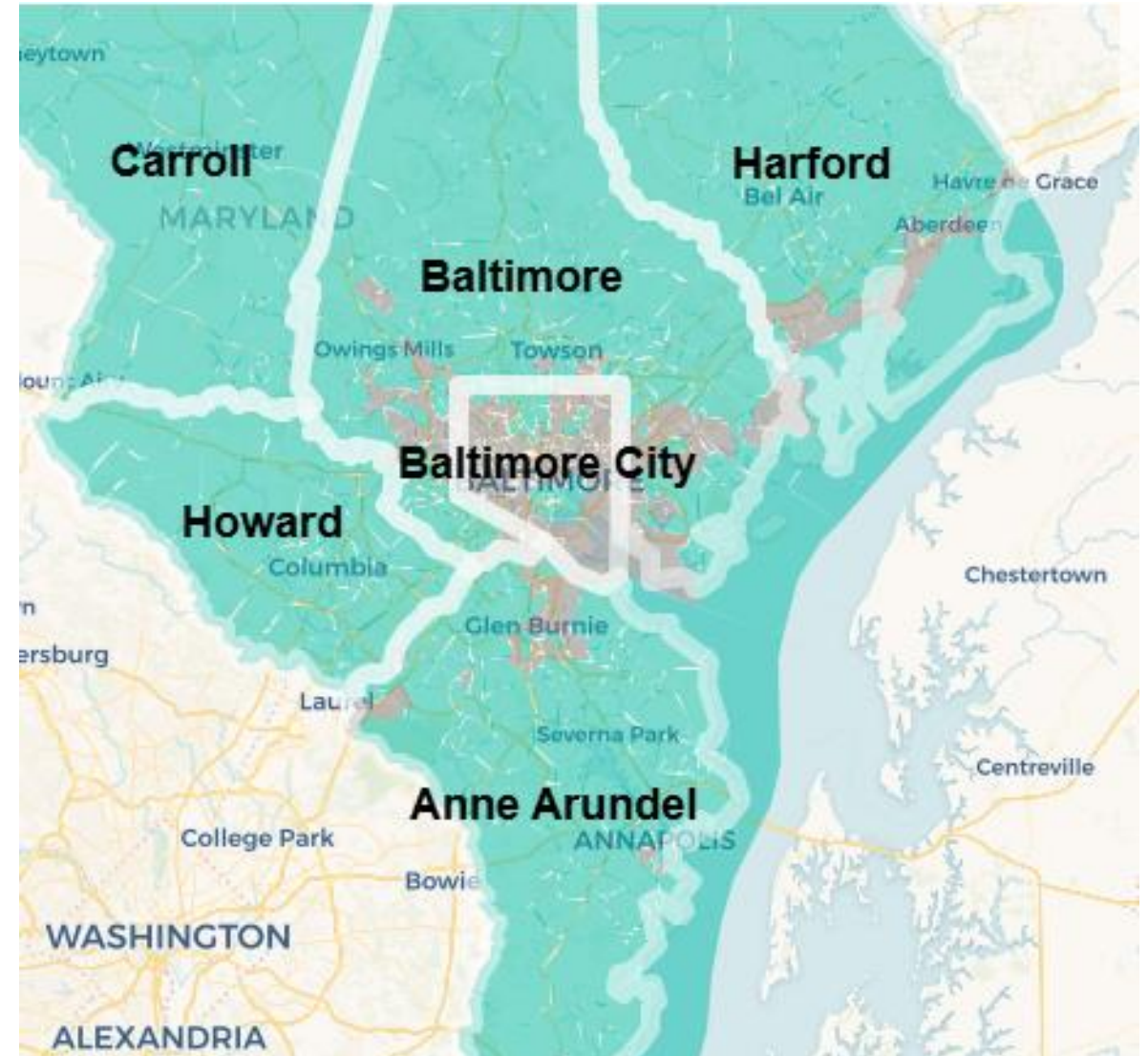
Tools to ID Opportunity Areas

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.)
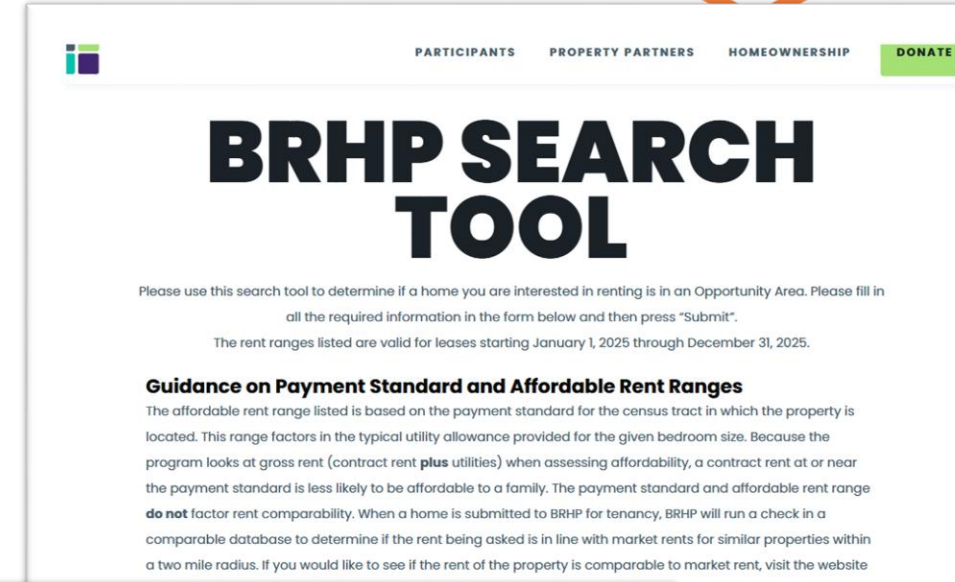
Scoring Rubric

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.

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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/
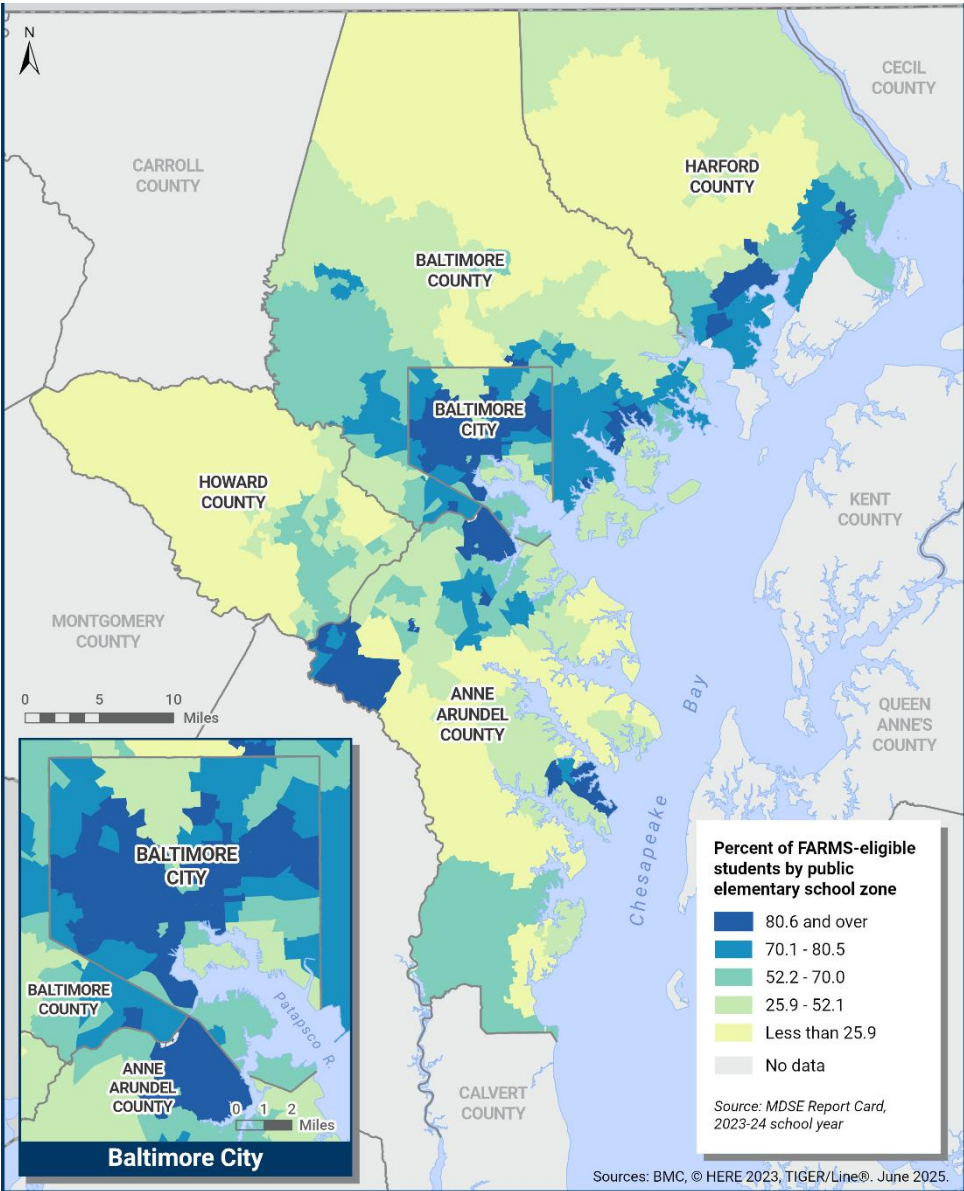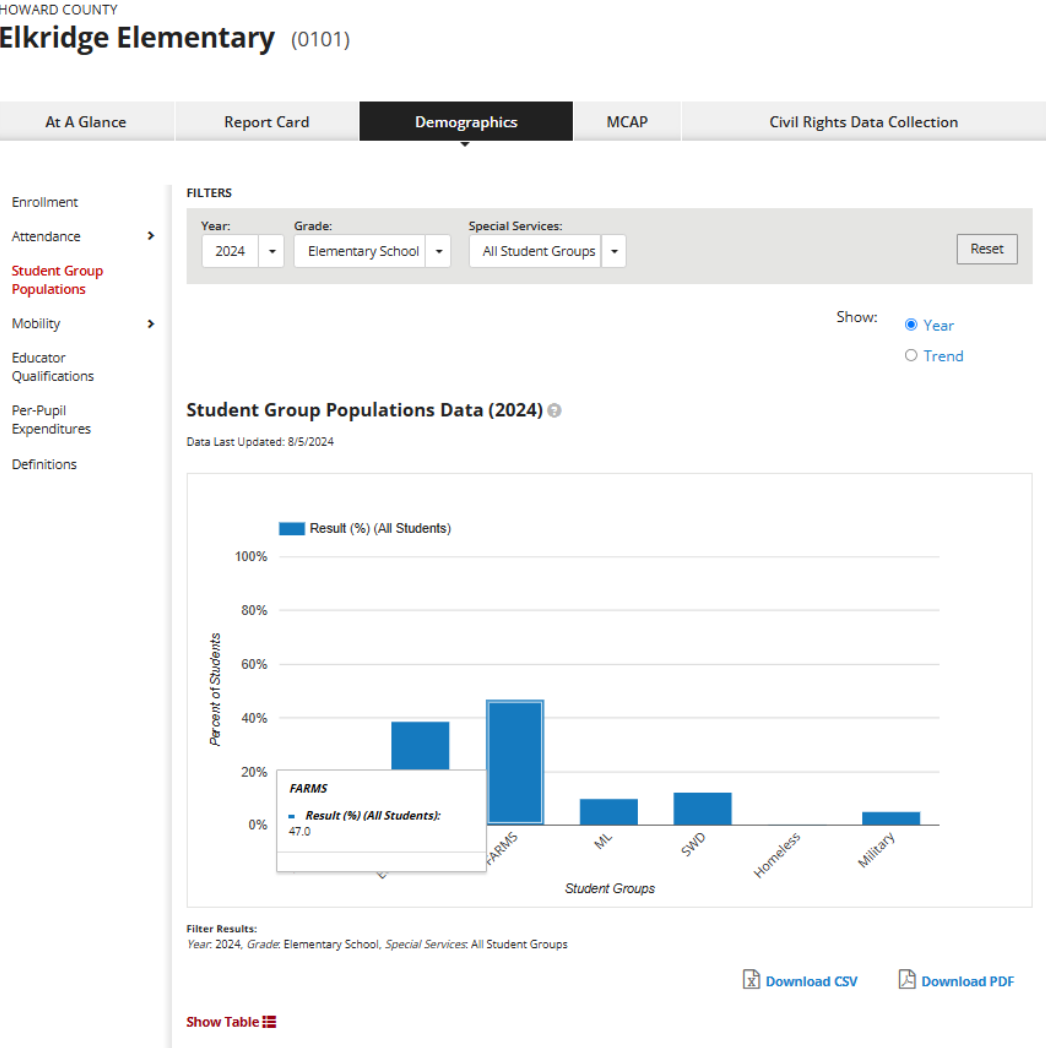
Jobs within 10 Miles: OnTheMap

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

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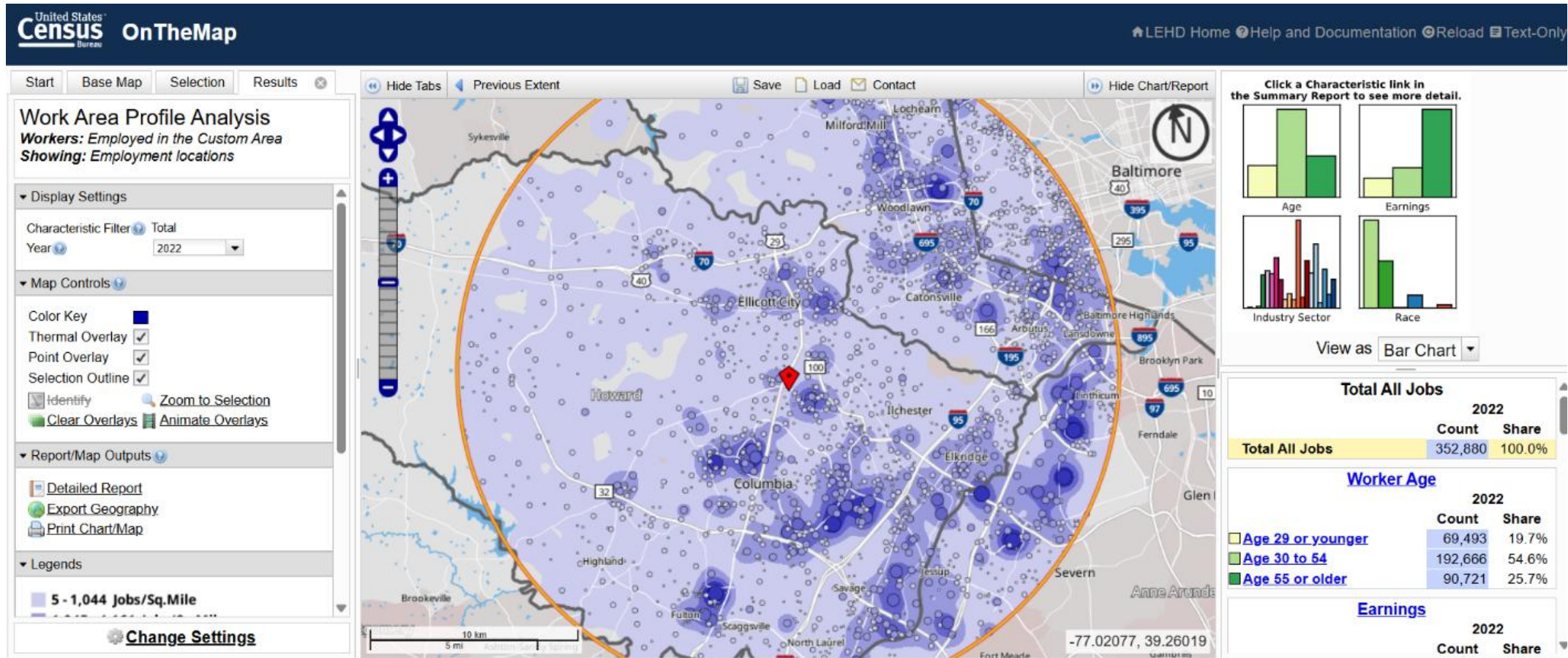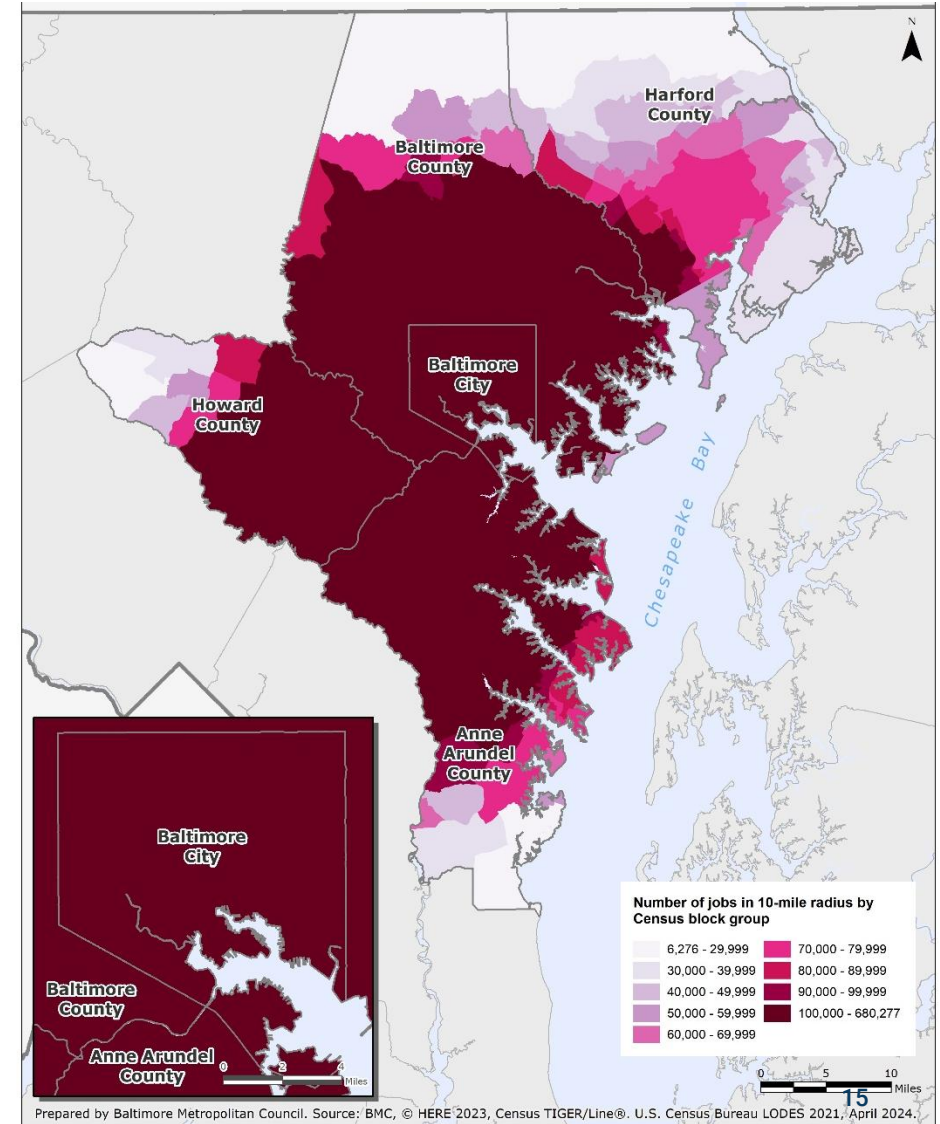
- Each Development/home must have at least 70,000 jobs within 10 miles, according to the U.S. Census OnTheMap online tool. (See previous slide.)
- 2024 map at right is just illustrative. Use OnTheMap to determine the figure for your site.
- https://onthemap.ces.census.gov/
- See RFP Appendix C for details

Number of jobs in 10-mile radius by Census block group

6,276 - 29,999	70,000 - 79,999
30,000 - 39,999	80,000 - 89,999
40,000 - 49,999	90,000 - 99,999
50,000 - 59,999	100,000 - 680,277
60,000 - 69,999	

Prepared by Baltimore Metropolitan Council. Source: BMC, © HERE 2023, Census TIGER/Line®. U.S. Census Bureau LODES 2021, April 2024.

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Alternative Transportation

Up to 5 points for availability of alternative transportation, including public transportation:
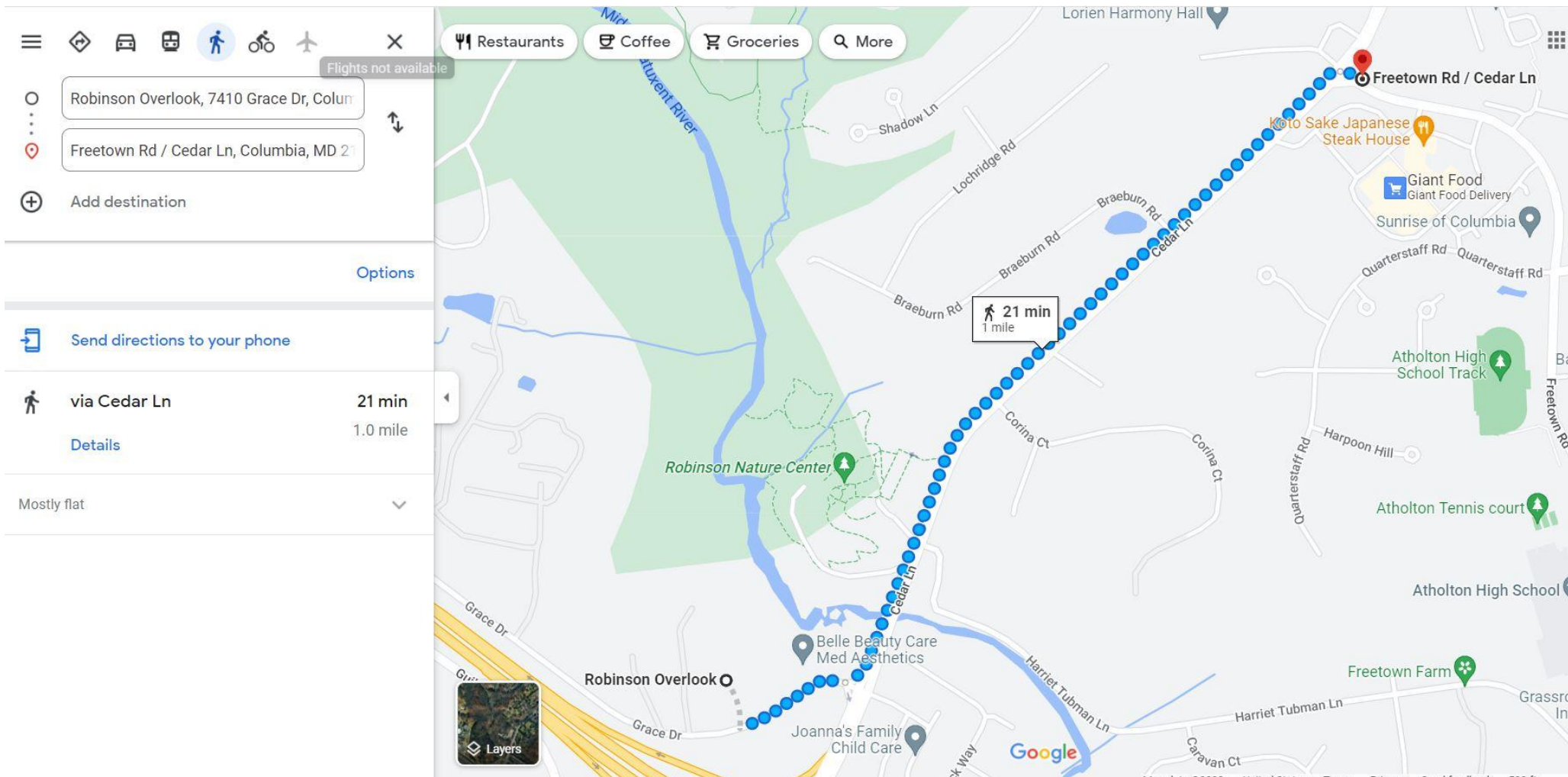
- 5 points if:
  - Transit stop is at the site.
  - Transit stops for two lines are within a ½-mile walk, or
  - Site includes wheelchair accessible shuttle service.
- 4 points if:
  - Transit stop for one line is ½-mile walk from site or
  - Transit stops for two lines are within a 1-mile walk.
- 3 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.

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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 < 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.

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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

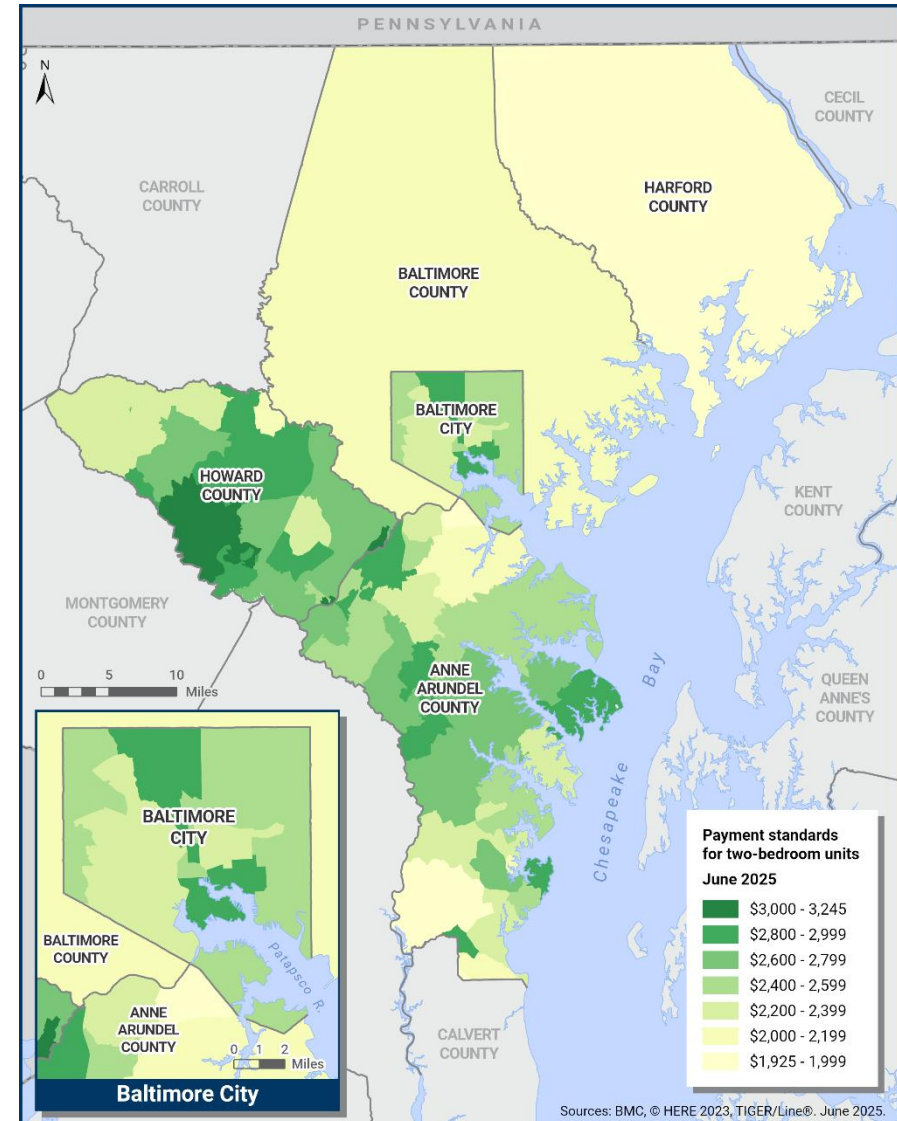**BMC**

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

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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

Payment standards for two-bedroom units June 2025

- $3,000 - 3,245
- $2,800 - 2,999
- $2,600 - 2,799
- $2,400 - 2,599
- $2,200 - 2,399
- $2,000 - 2,199
- $1,925 - 1,999

Sources: BMC, © HERE 2023, TIGER/Line®. June 2025.

NEW Required Element of Financial Plan

- Must include reserve capitalized by is 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 <u>8 PBVs</u> requested for a <u>20 year HAP</u>:
  - 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

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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.

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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.

- 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.

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Thank You

For More Information

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