

2100 Block Vine Street Request for Qualifications

Pre-Submission Conference Questions and Answers

The City Department of Housing and Community Development is seeking one or more developers to rehabilitate 8 city-owned residential structures in the 2100 block of Vine Street for homeownership. A Pre-Submission Conference was held virtually on 10/29 from 6-7pm, but due to technical issues, the recording could not be posted.

Common questions and staff answers from the conference session are provided below:

Do I need to apply for all 8 properties?

The RFQ response should accurately reflect your capacity for work. DHCD reserves the right to award the properties to one or more developers and will award properties based on capacity in an effort to get all 8 properties rehabilitated in a timely fashion.

How will the Developer Subsidy be allocated?

Selected developer(s) will be allocated a minimum of \$15,000 per property as a development subsidy to help get the rehabilitation work done. A total of \$150,000 in subsidy is available to properties through this RFQ. The funding will be allocated as a part of the LDA with the chosen developer(s) and all properties receiving subsidy must be sold to homebuyers earning up to 120% of the Area Median Income.

How long will the developer have to complete the rehabilitation work?

Selected developer(s) will have 12 months to secure a Use and Occupancy Permit on the awarded properties from the time that the Land Disposition Agreement is executed.

Will DHCD assist with selling the properties?

DHCD will not assist with identifying homebuyers or selling the completed properties. The City does, however, have lots of [homebuyer resources](#) that development partners can take advantage of.

What is 120% AMI for the Vine Street area?

Area Median Income is calculated based on Census data and is regularly updated. You can find additional information on the Department of Housing and Urban Development (HUD) website here: [Income Limits | HUD USER](#). HUD calculates the 2024 Area Median Income for Baltimore as \$122,200, resulting in a threshold of \$146,640 for 120% AMI for this RFQ. However, this number may adjust in 2025.

Are the properties subject to historic preservation requirements?

The properties are not subject to CHAP review, but any selected developer will be required to coordinate on exterior material choices with DHCD's Housing and Homeownership Preservation (HHP) Division. HHO is providing rehabilitation grants to existing homeowners on the block to support a cohesive and complementary look on the block and improve the environment for legacy homeowners and new homeowners alike.

Will the City be expediting permit reviews

Applicants will be responsible for obtaining any entitlements and required building permits and should not anticipate any specific permit expediting services from the City.

How many bedrooms/bathrooms are required?

DHCD is not dictating any specific numbers of bedrooms or bathrooms for the renovation plans.

Will proposals which include additions to the property be considered?

The RFQ does not set specific requirement for the design of the properties, other than that exterior work must be coordinated with DHCD's Housing and Homeownership Preservation (HHP) Division. The properties are zoned R-8 and are subject to the bulk and yard requirements thereof. Any consideration of additions should also take particular note of the [Baltimore City Design Manual](#), as there are specific requirements for existing rowhome modifications. The Baltimore Department of Planning is a good resource for additional questions around the design restrictions pertinent to these properties.

Please direct any other questions and inquiries during all stages of the submission and selection process to developmentinfo@baltimorecity.gov (email subject line: Vine Street RFQ). November 15th, 2024 is the final day to submit questions for this RFQ.