

Request for Proposals: To increase community capacity of provider managed housing for individuals with acute behavioral and/or medical needs

QUESTIONS & ANSWERS

1. *Would someone currently placed in a group home under CCP, who is aging and experiencing significant medical and/or behavioral issues, be eligible for the MFP RFP just issued? The definitions indicate that someone must be in an “institution.” Individuals moving to the new home can move from a preexisting agency setting. Individuals can but are not required to be currently living at a Developmental Center. The definitions do not indicate that someone must be in an “institution.”*
2. *Is the RFP available to mixed population, some individuals who will transfer from an existing, licensed community group home to a newly developed group home due to overpopulation, and some who will be transferring from an institutional setting? Individuals moving to the new home can move from a licensed community group home.*
3. *Is the RFP available to individuals who will transfer from an existing, licensed community apartment to a newly developed group home due to the lack of medical supports in the existing environment, meaning the new home will be modified to better suit their medical needs? Individuals moving to the new home can move from a licensed community apartment.*
4. *Do individuals identified need to be Olmstead placements? No.*
5. *Are homes required to be coed? No.*
6. *Does each home have to be equipped to serve both individuals with medical and behavioral needs in the same home, or can an agency write with intent to serve only medical or only behavioral individuals? Standard admission policies apply. Funding will not be released to a community-based provider unless the individuals seeking a community-based setting and provider have agreed to placement. Of the four single-occupancy bedrooms, at least two will be contractually reserved for individuals with medical levels 5 or 6, or behavioral levels 3 or 4, and/or individuals determined by the Division to have an acute need or a placement disposition challenge.*
7. *Can the provider identify admission criteria based on their area of expertise and within the parameters, and have the discretion to deny referrals that do not meet those admission criteria? Is there any type of no eject/no reject policy even though not mentioned in the RFP? Standard admission policies apply. Funding will not be released to a community-based provider unless the individuals seeking a community-based setting and provider have agreed to placement. Of the four single-occupancy bedrooms, at least two will be contractually reserved for individuals with medical levels 5 or 6, or behavioral levels 3 or 4, and/or individuals determined by the Division to have an acute need or a placement disposition challenge.*
8. *Under scope of work, the second bullet states, in part, “...individuals determined by the Division to have an acute need or a placement disposition challenge.” Does this mean that, if awarded, we must accept all referrals for the home from the Division? Standard admission policies apply. Funding will not be released to a community-based provider unless the individuals seeking a community-based setting and provider have agreed to placement. Of the four single-occupancy*

bedrooms, at least two will be contractually reserved for individuals with medical levels 5 or 6, or behavioral levels 3 or 4, and/or individuals determined by the Division to have an acute need or a placement disposition challenge.

9. *For behavioral homes or medical homes, will the division allow agencies to purchase homes in clusters (within at least a few blocks of one another) to allow for additional support for behavioral needs or medical needs? As with all development, contact Program Developer to conduct site search of proposed project.*
10. *We are interested in submitting a proposal for individuals with acute medical needs who specifically need Palliative Care. Is the division open to this kind of programming specific to this RFP? Homes are limited to four single-occupancy bedrooms, at least two of which will be contractually reserved for individuals with medical levels 5 or 6, or behavioral levels 3 or 4, and/or individuals determined by the Division to have an acute need or a placement disposition challenge.*
11. *Is the home limited to 4 persons, or is there flexibility to consider 5-person home, considering the medical complexity and cost of staffing? Homes are limited to four single-occupancy bedrooms, at least two of which will be contractually reserved for individuals with medical levels 5 or 6, or behavioral levels 3 or 4, and/or individuals determined by the Division to have an acute need or a placement disposition challenge.*
12. *If approved for a 6-person medical group home, would this home be considered for funding under this RFP? Homes are limited to four single-occupancy bedrooms, at least two of which will be contractually reserved for individuals with medical levels 5 or 6, or behavioral levels 3 or 4, and/or individuals determined by the Division to have an acute need or a placement disposition challenge.*
13. *Is the RFP applicable to the purchase/construction of a new home that is modified for a medical populate, that would accommodate less than 4? Yes. At least two bedrooms must be contractually reserved for individuals with medical levels 5 or 6, or behavioral levels 3 or 4, and/or individuals determined by the Division to have an acute need or a placement disposition challenge.*
14. *Is the home required to meet ADA standards if the program services an ambulatory population? New homes are not required to be ADA compliant. Other funding sources may require ADA compliance.*
15. *If the DDD architect has inspected the home, but we have not received formal report are we be eligible to apply for the RFP for this new location? Only new sites shall be considered. A new site is defined as: (a) a home or buildable lot that has not yet been purchased by a provider or by a housing entity/developer affiliated with a provider or (b) a home that is not licensed by DHS but is already owned and requires capital investment to meet licensing requirements.*
16. *Based on the qualifications for agencies, does this mean only agencies who currently have residential homes in New Jersey can submit a proposal? To be eligible for consideration, bidders must be a non-profit or for-profit entity or governmental entity, and be licensed by the Department of Human Services (DHS), Office of Licensing (OOL) prior to start of services.*
17. *Are new providers allowed to submit proposals? To be eligible for consideration, bidders must be a non-profit or for-profit entity or governmental entity, and be licensed by the Department of Human Services (DHS), Office of Licensing (OOL) prior to start of services.*

18. *If we are a new provider, what financial documents would be required? We would not have audits, since we are new provider. We can provide copies of available Lines of Credits and/or bank statements for proof of access to capital. To be eligible for consideration, bidders must prove to be financially viable.*
19. *Can the funds be used for purchase of property to build a new home? Yes.*
20. *Can the \$90,000 be used for the onboarding (hiring process, training, etc.)? Funds are to be used to offset costs incurred in the acquisition, development and renovation of group homes that serve newly placed individuals with acute behavioral and/or medical needs.*
21. *Can the \$90,000 be used to purchase household furnishing for common spaces, house goods, etc.? Funds are to be used to offset costs incurred in the acquisition, development and renovation of group homes that serve newly placed individuals with acute behavioral and/or medical needs.*
22. *Can the MFP RFP funds supplement municipal affordable housing trust funds? Bidders are required to identify all other sources of funding for each project, both in-kind and monetary, that will be used to fund the entire project cost.*
23. *Will a Table of Contents be counted as part of the 20-page narrative limit? No.*
24. *The RFP refers to an Excel Budget Template for housing development costs. Should we use an Annex B template or is another Excel template available for the purpose of this RFP? There is not a specified template. Use of any template is acceptable to supply information required.*
25. *Is G&A for managed development an allowed expense? G&A is an allowed expense.*
26. *Can you please advise if 11/01 is the final deadline or can a proposal be submitted the following month, 12/01? Pending availability of funds, November 1, 2020 is the last day proposals will be accepted.*
27. *Can you please clarify the following statement: "The bidder shall not employ a member of the Board of Directors in a consultant capacity." Does this apply for all projects or just this one? Applies to all projects receiving this funding.*
28. *Can DDD provide an estimated number of awards within the \$5 million allocation for this initiative? Pending availability of funds, The Division will provide up to \$5 million of state MFP rebalancing funds for this initiative, potentially over multiple allocation cycles, until all available funds have been paid out. The Division will allocate to the service provider funding in an amount up to \$90,000 per home.*