

Supportive Housing in Staten Island for Adults with Serious Mental Illness RFPs

OVERVIEW

On December 29, 2016, the New York State Office of Mental Health (OMH) released two Requests for Proposals (RFPs) for the development and operation of new Congregate Supportive Housing units in mixed-use settings for adults with a serious mental illness (SMI) in Staten Island. Both capital and operating funding will be available to organizations who receive awards through these RFPs.

The RFPs differ by region within Richmond County:

- **Community Board 1 or Community Board 2:** A total of 25 Supportive Housing (SH) units must be developed, alongside no more than 25 additional affordable housing units (RFP available [here](#)); and
- **Community Board 3:** A total of 25 SH units must be developed, alongside no more than 25 additional affordable housing units (RFP available [here](#)).

The following summary describes both RFPs.

Funding

Both capital and operating funding is available for Congregate Supportive Housing developed through these RFPs.

OMH capital funding is available for property acquisition, construction, and/or rehabilitation that is approved by the Division of Budget (DOB), with the current average capital cost per unit budgeted at \$275,000. The precise amount of the capital grants will be determined after awards are made. Agencies interested in OMH capital financing must also apply for Low Income Housing Tax Credits (LIHTC). Contracts for Capital Construction and Program Development costs will be developed upon identification of a viable site and approval of the capital costs by OMH and DOB.

Upon the capital project's completion, operating funds will be budgeted at a rate of \$17,466 per bed per year. Operating funding is provided through a combination of client rent payments (clients are required to pay 30 percent of their net income) and OMH operating funds. These funds may be used for on-site services/supports and property expenses. Operating contracts will last for five years.

Eligible Applicants

Applicants must be not-for-profit 501(c)(3) agencies who either:

- Have experience providing housing and supportive services for a special needs population contracted for and monitored by a city, state, or federal agency; or
- Provide mental health services to people with SMI through licensed OMH programs or a contract with OMH or a county local government unit.

Eligible Population

Congregate Supportive Housing under these RFPs is available to individuals with SMI who are:

- High users of Medicaid Services who were referred by Health Homes;

- Current residents of NYSD OMH Psychiatric Centers or OMH-operated residential programs;
- Being discharged from an Article 28 or Article 31 hospital and in need of housing;
- Transitioning from a more restrictive level of housing, with preference given to current Staten Island residents; or
- Veterans, who are a priority population under this RFP.

Application

OMH will review applications on the following criteria:

- Population (10 points)
- Housing Development (20 points)
- Housing Implementation (30 points)
- Agency Performance (20 points)
 - This will include the Bidder's Narrative and an internal OMH review of the bidder's past performance operating residential programs over the past two year period.
- Financial Assessment (20 points)

Applicants must receive a minimum average score of 65 to be considered for this RFP. In the case of a tie, the proposal with the highest score on the Housing Implementation section will be ranked higher.

Applicants that receive passing scores must begin to search for a viable housing site, if not already identified. Expansion of existing residential programs will be considered.

Timeline

Proposals are due on February 15th. Applicants are required to submit a non-binding letter of intent by January 6th to the OMH Issuing Officer, Carol Swiderski, by mail. OMH plans to notify awardees for the RFPs by March 17th. The projected start dates for both RFPs have not yet been decided.

Questions about the RFPs may be submitted by email at [this link](#) or by fax by January 13th. Responses will be posted on the OMH website by January 27th.