

RFP: Bronx Psychiatric Center Campus Transitional Housing

OVERVIEW

On October 2nd, the New York State Office of Mental Health (OMH) released two Requests for Proposals (RFPs) for not-for-profit organizations to operate transitional residences in the Bronx. The first RFP seeks an appropriate organization to operate a 20-bed Intensive Transitional Living Residence (ITLR) for individuals with a serious mental illness (SMI) in an existing facility located on the Bronx Psychiatric Center (BPC) campus. The second RFP seeks a qualified organization to assume operational responsibility for an existing 48-unit transitional Single Room Occupancy (SRO) apartment building, also on the grounds of the BPC. Organizations may apply to operate both programs or each program individually. Construction of new facilities is not a part of these RFPs.

The ITLR RFP is available [here](#). The transitional SRO RFP is [here](#). Applications are due November 28th.

FUNDING

ITLR

Organizations applying to operate the 20-bed ITLR must develop a proposed budget that includes a minimum of three staff members who are available 24 hours per day as a safety measure. The awarded organization will be expected to enter into a long-term lease for the 9,700-square foot property with New York State, and the budget should account for anticipated costs based on the lease terms, such as telephone/IT equipment, utilities, insurance, and repairs. OMH estimates the operational costs, not including staffing or food, to be about \$29 per square foot for this program (about \$280,000 per year). Funding will be provided by direct State contract and will not involve Medicaid billing.

Contracts will last for five years beginning on June 1, 2019.

Transitional SRO Housing

OMH will provide annual operating funding for the transitional SRO housing program at a gross program level of \$26,412 per bed. Of this total, about \$20,000 should be used for on-site services and supports, while the remainder can be used for property expenses. This funding is a combination of consumer fees (\$6,469 per person, assuming a 90% collection rate) and OMH net deficit funding (\$19,943 per person). There is no capital funding associated with this RFP; however, Program Development Grant funds are available to assist with development of the SRO facility.

Contracts will last for five years beginning on June 1, 2019.

ELIGIBLE APPLICANTS

Eligible applicants for both programs include not-for-profit 501(c)(3) agencies with experience in:

- Providing housing and supportive services for any special needs group that is contracted for and monitored by a city, state, or federal government agency;
- Operating licensed mental health housing programs; and
- Working with individuals who have been involved in the criminal justice system.

Organizations applying for the ITLR program should also have experience providing mental health services to individuals with SMI through programs that are licensed by OMH or are under contract with OMH or a county Local Government Unit.

APPLICATION

ITLR

Proposals for the 20-bed ITLR will be scored based on the following criteria:

- Population (20 points)
- Housing Implementation (30 points)
- Agency Performance (30 points)
 - This will include the Applicant's Narrative and an internal OMH review of the applicant'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.

Transitional SRO Housing

Proposals for the 48-unit transitional SRO housing will be scored based on the following criteria:

- Population (15 points)
- Implementation and Timeline (15 points)
- Agency Experience (15 points)
- Staffing and Program Plan (25 points)
- Agency Performance (10 points)
 - This will include the Applicant's Narrative and an internal OMH review of the applicant'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 Staffing and Program Plan section will be ranked higher.

Timeline

Proposals for both RFPs must be submitted by November 28th. Awards are expected to be announced on December 28th. There will be a mandatory applicant conference and tour of both sites on October 23rd at 1500 Waters Place, Bronx, NY 10461 with the following schedule:

- 10am-11am: ITLR site tour (Building #34)
- 11am-12pm: Transitional SRO site tour (Building #36)

Questions regarding these RFPs should be submitted by October 31st to Carol.Swidorski@omh.ny.gov. Questions and answers will be posted on the OMH website on November 7th.