

## NYC Housing Opportunities

### OVERVIEW

Outlined below are brief summaries of the following housing program funding opportunities from New York City (NYC) agencies:

- DHS Safe Havens Open-Ended RFP;
- DHS Stabilization Beds Open-Ended RFP; and
- HASA Scatter-Site Supportive Housing RFPs for Individuals with HIV/AIDS.

The funding opportunities may be accessed on the NYC Passport website [here](#).

### DHS SAFE HAVENS OPEN-ENDED RFP

The NYC Department of Homeless Services (DHS) released an open-ended Request for Proposals (RFP) to expand the number of Safe Haven beds. Safe Havens are transitional housing options for unsheltered New Yorkers. Applicants may propose to develop and operate new stand-alone Safe Havens for street homeless single adults and/or adult couples without minor children.

### Funding

Contracts awarded through this RFP may include both capital and expense funding. The payment structure for contracts will be line-item reimbursement. Contracts will be comprised of the following two phases:

- Phase 1: Facility Development (rent, mortgage, taxes, insurance, construction/renovation, etc.)
- Phase 2: Facility Operations

Contracts will last for five years with an option to renew for four additional years.

### Eligibility

Applicants must be not-for-profit 501(c)(3) organizations with at least three years of experience working directly with the target population.

Greater consideration will be given to applicants who:

- Identify space that allows for clients' pets to be kept onsite; and
- Propose to specialize in handling clients with issues around violence, which should include increased security, monitoring plans, and working with clients to reduce violent behaviors.

### Application Review and Timeline

Proposals will be reviewed based on the following criteria:

- Target Population (5 points)
- Safe Haven Implementation and Approach (10 points)
- Supportive Services (15 points)
- Housing Placement Services (20 points)

- Staffing Plan (15 points)
- Facilities, Security, and Building Management (10 points)
- Data Monitoring and Reporting (15 points)
- Budget Management (10 points)

Applications will be accepted and reviewed on an ongoing basis until the units necessary for the program have been met. Questions may be submitted to Cinnamon Warner at [ACCOContractPlanning@dss.nyc.gov](mailto:ACCOContractPlanning@dss.nyc.gov).

## **DHS STABILIZATION BEDS OPEN-ENDED RFP**

The NYC DHS released an open-ended RFP to expand the number of short-term stabilization beds and support services citywide by procuring contractors to locate and secure beds throughout the city where clients can safely sleep. The target population for stabilization beds are street homeless adults and adult families with no minor children.

### **Funding**

The payment structure for contracts awarded through this RFP will be line-item budget reimbursement. Funding will be negotiated based on awarded applicants' proposed budgets, which should represent the annual cost to provide services for the proposed program. DHS anticipates making awards to at least five organizations through this RFP.

Contracts will last for five years with an option to renew for up to four additional years.

### **Eligible Applicants**

Applicants must be not-for-profit 501(c)(3) organizations with appropriate experience.

### **Application Review and Timeline**

Proposals will be reviewed based on the following criteria:

- Experience (5 points)
- Implementation of Essential Services and Approach (25 points)
- Housing Placement Services (20 points)
- Staffing Plan (15 points)
- Facilities, Security, and Building Management (15 points)
- Data Monitoring and Reporting (15 points)
- Budget Management (5 points)

Applications will be accepted and reviewed on an ongoing basis until the number of units necessary for the program have been met. Questions may be submitted to Cinnamon Warner at [ACCOContractPlanning@dss.nyc.gov](mailto:ACCOContractPlanning@dss.nyc.gov).

## **HASA SCATTER-SITE SUPPORTIVE HOUSING RFPS FOR INDIVIDUALS WITH HIV/AIDS**

The NYC HIV/AIDS Services Administration (HASA) released two RFPS for qualified applicants to operate and maintain scatter-site permanent supportive housing for individuals with HIV/AIDS and their families. This housing model provides case management and other related social service supports in

combination with rental assistance in either a congregate building or in scatter-site apartments. HASA will fund existing service areas where current clients reside, as noted in Attachment A of each RFP.

## Funding

The maximum cost per unit will be based on the rental rate and the service award rate. HASA will provide \$11,000-\$11,500 annually per unit for social services. Monthly rental costs may not exceed the following annual rates for fiscal year 2023:

- Studio: \$1,486
- 1 bedroom: \$1,559
- 2 bedroom: \$1,805
- 3 bedroom: \$2,322
- 4 bedroom: \$2,555
- 5 bedroom: \$2,608

Rent allowance will increase by 2 percent each year. The anticipated payment structure will be line item, which may be converted to a unit rate. Awarded applicants will be expected to achieve a 95 percent occupancy rate within six months and maintain this occupancy rate throughout the term of the contract.

Contracts will last for five years starting on July 1, 2022, with the option to renew for up to four additional years.

## Eligible Applicants

Eligible applicants are not-for-profit 501(c)(3) organizations with at least five years of experience providing case management and permanent supportive housing to individuals who are diagnosed with HIV or AIDS and who have a history of mental illness, substance use disorder, or mental illness with a co-occurring substance use disorder.

Applicants may apply to serve more than service area; however, a separate and complete application for each service area is required.

## Target Population

The target population for scatter-site supportive housing services are individuals with HIV/AIDS and their families who:

- Have documented clinical service needs, including substance use, mental illness, and behavioral disorders;
- Are currently homeless or in medically-inappropriate housing; and
- Need supportive services to gain self-sufficiency and independent living skills.

Clients who are current residents of emergency Single Room Occupancy (SRO) hotels and transitional congregate housing facilities will be given the highest priority consideration by HASA for referral into any one of the housing models.

## Application Review and Timeline

Proposals will be reviewed based on the following criteria:

- Case Management and Supportive Services (30 points)

- Site and Facility Requirements (20 points)
- Placement and Referrals (15 points)
- Assessment and Service Planning (10 points)
- Organizational Capacity and Staffing Plan (20 points)
- Budget Management (5 points)

Applications are due on September 15<sup>th</sup>. Questions may be submitted to Susan Jung at [HASAContractRFP@hra.nyc.gov](mailto:HASAContractRFP@hra.nyc.gov).