



Behavioral Health Services Advisory Council
OMH Project Review Agenda
September 22, 2022

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HealthAlliance Hospital Mary’s Ave Campus				
CPAR #67	Capital Project – Renovate and Reduce Inpatient Beds	Inpatient	Amber Piejko	5

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MH-C-2869	Establish New – Clinic Treatment Program	Outpatient	Rudy Arias	10

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NYC-HHC Woodhull Medical and Mental Health Center				
CPAR #100	Reduce Inpatient Capacity	Inpatient	Bernadette Mueller	24

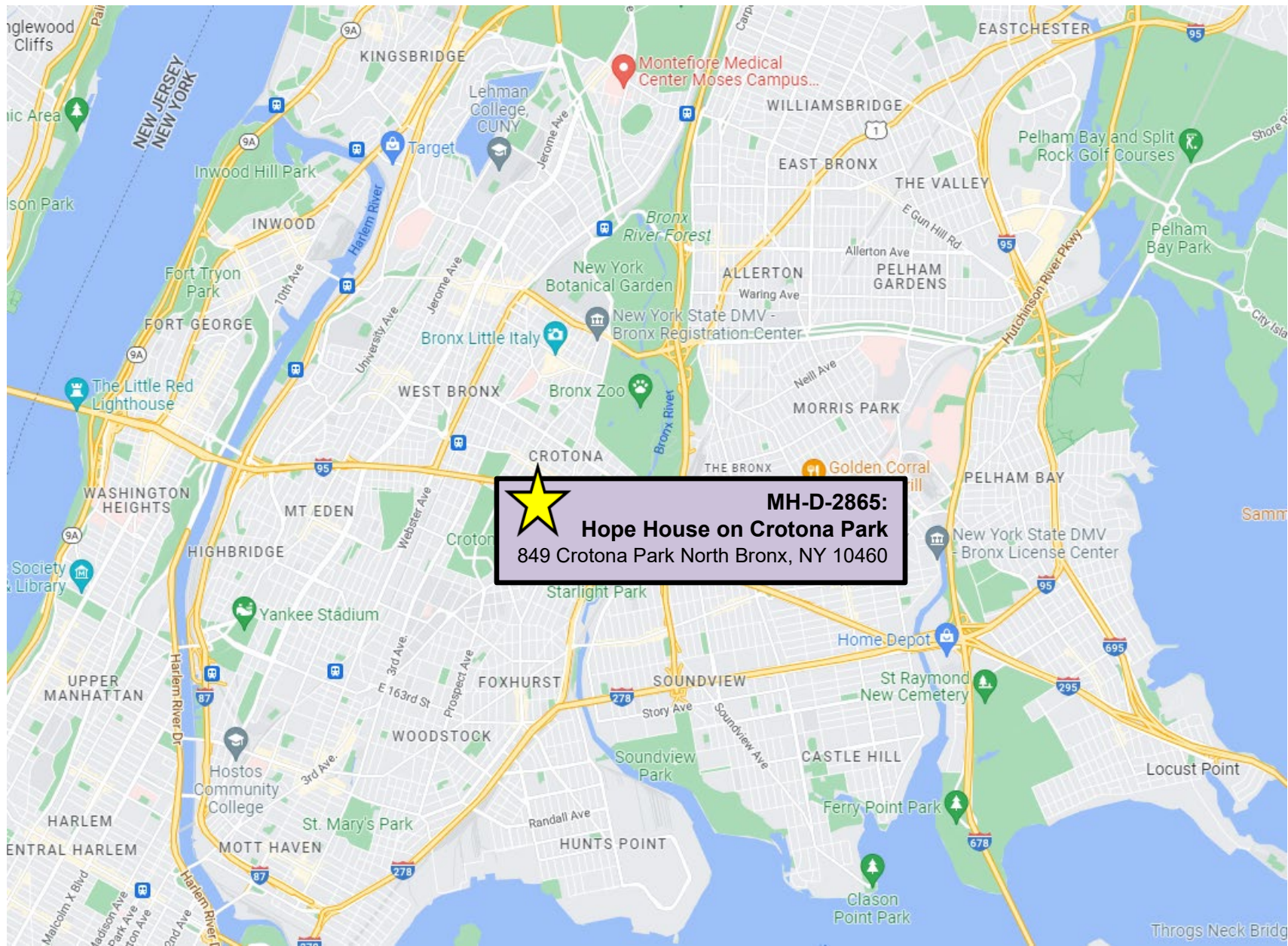
Northwell Healthcare, Inc./Northern Westchester Hospital Center				
CPAR #103	Capital Project - Renovation	Inpatient	Rudy Arias	28

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EZPAR #3391	Capital Project - Renovation	Residential	Rudy Arias	31

BHSAC – Project Summary Form			
Review Date:	9/22/2022	Agency:	Hope House on Crotona Park
Project #:	MH-D-2865	Project Type:	Establish a new program
Project Description			
Provider:	Hope House on Crotona Park, LLC		
Business Type:	Limited Liability Company		
Program Type:	Community Residence		
Address:	849 Crotona Park North Bronx, NY 10460		
Counties to be served:	Bronx, Kings, Richmond, New York, Queens		
Population to be served:	<input type="checkbox"/> Children	<input type="checkbox"/> Adolescents	<input checked="" type="checkbox"/> Adults
Proposed Effective Date:	1/31/2024		
Applicant's Request:	Hope House on Crotona Park (HHCP) is requesting to establish a 16 bed Community Residence that will serve as an alternative to incarceration for Adults in New York City.		
Background			
<p>HHCP is governed by The Greenburger Center for Social and Criminal Justice, Inc. (Greenburger Center). Greenburger Center is focused on reforming the criminal justice system particularly for individuals with behavioral health disorders whose involvement in the criminal justice system is often a barrier to recovery. Greenburger Center and HHCP do not currently operate any other programs, however two of the members of the Board of Directors, Ralph Aquila, MD, and Rebecca Ziff, LCSW, have extensive experience providing mental health services and operating Article 31 programs. Additionally, the Greenburger Center has a Board of Advisors, who have experience operating Article 31 programs, to provide guidance on policies and best practices.</p> <p>The proposed 16-bed Community Residence will serve as an alternative to incarceration for adults who have at least one felony level charge and a serious mental illness. To ensure that this population's unique needs are met, including the trauma associated with incarceration, HHCP has partnered with Argus Community, Inc. (Argus). Argus will establish a co-located Continuing Day Treatment Program (CDTP) to meet the clinical needs of the individuals admitted to HHCP.</p>			
Need			
<p>Based on the data from the VERA Institute of Justice and the Journal of American Medical Association a disproportionate number of individuals involved in the criminal justice system also have a behavioral health diagnosis. It has been shown that incarcerated individuals with a mental health diagnosis are often placed in solitary confinement. Individuals placed in solitary confinement are more likely than their peers to die or be re-incarcerated in the first year after their release from prison. VERA Institute of Justice found that with appropriate treatment and access to community-based services this population is less likely to be re-incarcerated and more likely to lead healthy and productive lives. Existing programs that serve this population are generally for adults with lower-level offenses and less serious mental health diagnosis.</p>			

HHCP is focused on supporting this population with a community-based integrated housing and treatment alternative to incarceration that promotes rehabilitation and prevents recidivism.			
Character and Competence			
Applicant operates programs licensed by OMH		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Explain items marked no, include sanctions imposed by governing agencies: Although Greenburger Center and HHCP do not currently operate licensed mental health programs they have ensured their Board of Directors and Board of Advisors have experience providing mental health services and operating Article 31 programs. This includes a psychiatrist, Ralph Acquila, MD and a Psychotherapist, Rebecca Ziff, LCSW, who have extensive experience working in and overseeing Article 31 residential and outpatient programs.			
Staffing			
Clinical Staff Titles		Credentials	FTE
Program Director/Clinical Supervisor		LCSW	1.0
Residence Supervisor		LMSW	1.0
Residence Counselor		LMHC	2.0
Certified Peer Specialist			1.0
Activity Coordinator		CASAC	1.0
After Hours Counselors		Bachelor's in Social Services	4.0
Entitlements Coordinator		Bachelor's	0.6
Food Manager		Licensed Food Handler	1.0
Cooks			2.0
Health Coordinator		Psychiatric RN	0.5
Facility Maintenance			2.0
Director of Security		Bachelor's	1.0
Security Staff		High School Diploma	5.0
Total FTEs:			22.10
Caseload Capacity			
Residential			
Proposed Bed Capacity: 16			
Fiscal Information			
First Full Year of Anticipated Program Revenue		First Full Year of Anticipated Program Expenses	
Medicaid:	894,467.00	Staff Salaries:	1,098,132.00
SSI:	190,675.00	Fringe Benefits:	307,830.00
NYS Legislature	200,000.00	Administrative Costs:	172,994.00
NYC ATI Coalition	550,000.00	Rent/Mortgage:	
Private Funding	75,000.00	OTPS:	323,979.00
Total Revenue:	1,910,142.00	Total Expenses:	\$1,902,935.00
Surplus:		7,207.00	
Reviewer Recommendations			
Reviewer		Recommendation	
County - DOHMH:		Approve with Conditions	
Office of Mental Health:		Approve with Conditions	
Reviewer's Comments and Conditions:			

1. Revise the policies and procedures related to discharge, incident management, visitation, and resident's rights based on feedback from OMH.
2. Provide a filing receipt from the Department of State once the Articles of Organization have been revised to include the OMH's operating language.
3. Confirm your understanding that staff cannot provide services unsupervised until all required background checks, including Criminal Background Checks (CBC), Staff Exclusion List (SEL), and State Central Register (SCR), have been completed.
4. Provide a revised floor plan that indicates the location and visual coverage of all security cameras.
5. Once construction is complete provide a current projected budget, letter of substantial completion, valid Certificate of Occupancy, and complete a pre-occupancy visit with the NYC Field Office.



BHSAC – Project Summary Form			
Review Date:	9/22/2022	Agency:	HealthAlliance Hospital Mary's Ave Campus
Project #:	CPAR # 67	Project Type:	Reduce inpatient beds
Project Description			
Provider:	HealthAlliance Hospital Mary's Ave Campus		
Business Type:	Not-For-Profit Corporation		
Program Type:	Inpatient		
Address:	105 Mary's Avenue Kingston NY 12401-5848		
Counties to be served:	Ulster		
Population to be served:	<input type="checkbox"/> Children	<input type="checkbox"/> Adolescents	<input checked="" type="checkbox"/> Adults
Proposed Effective Date:	3/1/2023		
Applicant's Request:	Reduce Mary's Avenue Campus Inpatient Unit from 40 to 20 beds. Includes required renovations to establish two inpatient psychiatric units. One unit will be a dedicated 15-bed psychiatric unit and the remaining 5 beds will be embedded within an adjacent medical/surgical unit and primarily reserved as psychiatric surge bed capacity.		
Background			
<p>HealthAlliance Hospital (HAMAC) Mary's Ave. Campus is a part of Westchester County Health Care Corporation (WCHCC.) WCHCC is currently licensed by OMH to operate a total of 181 inpatient psychiatric beds across its network of hospitals, with HAMAC hospital in Kingston representing 40 of those beds. In addition to its inpatient services, WCHCC provides various outpatient services, including 3 Mental Health Clinics, 1 ACT Program, and 1 Partial Hospitalization Program that serves Adults and Adolescents. Counties served by WCHCC includes Westchester, Putnam, Dutchess, Rockland, Orange, Ulster, Sullivan and Delaware</p>			
Need			
<p>This proposed bed reduction is directly related to the onset of the COVID-19 pandemic and action taken by Health Alliance to convert the entire Mary's Ave campus as a COVID-19 surge hospital. During this time, an additional 15 bed psychiatric unit was created at the Mid-Hudson Regional Hospital to ensure continued access of behavioral health services. From this experience, WCHCC realized the benefits of consolidating most inpatient psychiatric beds to the Mid-Hudson River Campus, including the opportunity to develop a Center of Excellence (COE) for both psychiatric and chemical dependency services and improved overall operational and financial performance for the agency.</p> <p>Benefits of developing a COE include the development of specialized behavioral health programs, creation of modernized patient care spaces to improve patient outcomes and experiences, consolidation of scarce resources and management to gain operational efficiencies and a greater chance to attract needed physicians and staff to a more comprehensive program. Although this application seeks approval to reduce inpatient bed capacity by 20 beds at the Mary's Ave. Campus, a second Comprehensive PAR</p>			

application will be submitted by Mid-Hudson Regional Hospital to expand their inpatient psychiatric bed capacity by 20. Resulting in 20 beds at the Mary's Ave Campus and 60 beds for the Mid-Hudson Regional Hospital. Therefore, the overall 80 psychiatric bed capacity will not be reduced in the Hudson Valley region.

HealthAlliance is currently comprised of two hospital campuses, Mary's Avenue and Broadway. The proposed renovations include merging the campuses to consolidate all medical and psychiatric inpatient beds into the Mary's Avenue location. The renovations will establish two inpatient psychiatric units and ensure both units meet psychiatric support space requirements and ADA compliance. One unit will be a dedicated 15-bed psychiatric unit and the remaining 5 beds will be embedded within an adjacent medical/surgical unit and primarily reserved for psychiatric surge bed capacity.

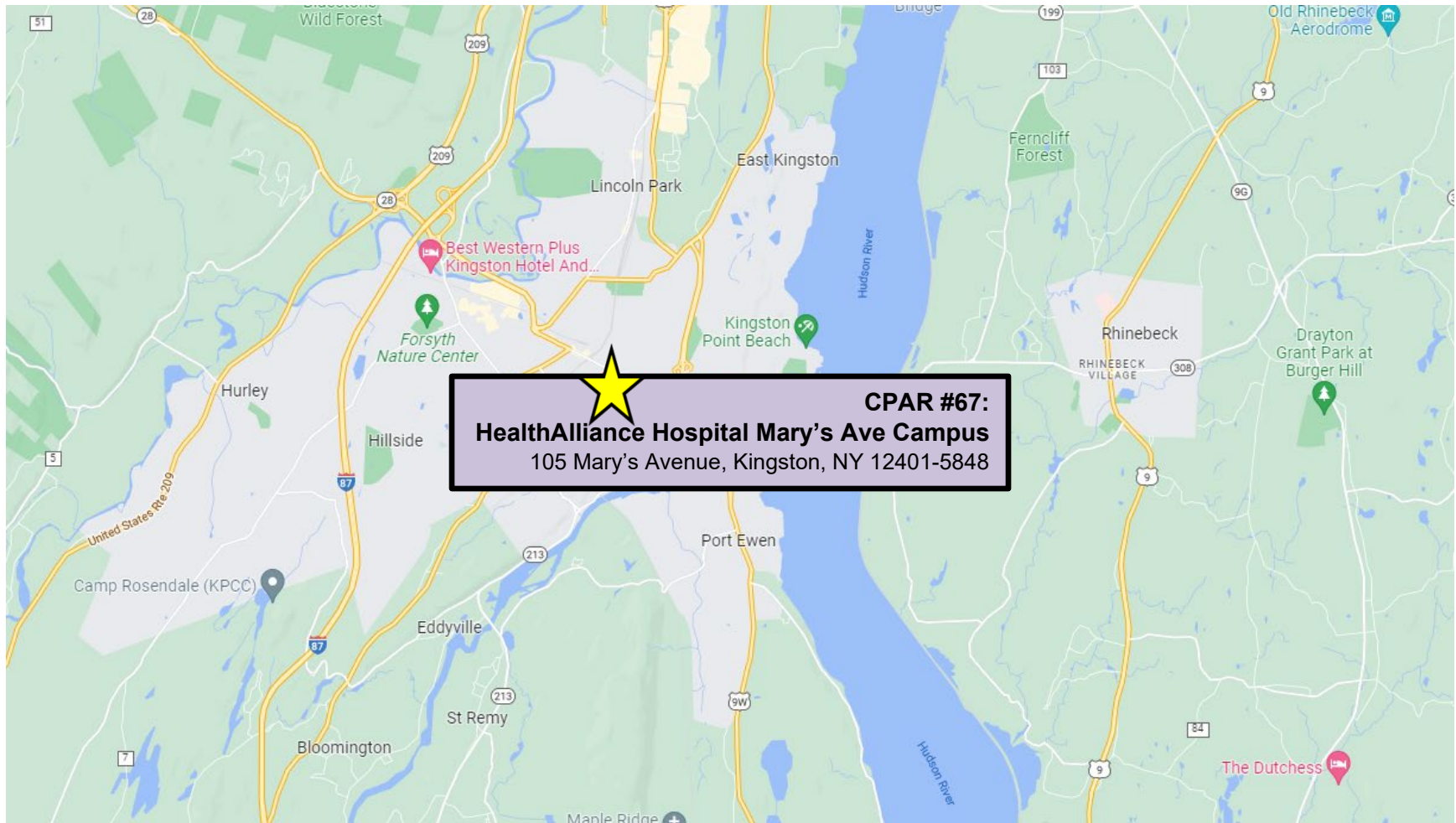
The surge capacity beds will become operational based upon the one-week rolling average daily census of adult patients hospitalized in all inpatient psychiatric beds under WCHCC's Behavioral Health Facilities licensed by OMH. These beds will mainly be utilized for low-risk, voluntary inpatients due its proximity to the medica/surgical unit. In the event the proposed 15-bed unit is full, and the 5 surge capacity beds are not activated based upon surge bed criteria, any psychiatric patients presenting to the Mary's Avenue Campus Emergency Department that require inpatient care will be transferred by ambulance to another inpatient unit within the WCHCC Network, most likely MHRH.

Character and Competence

Applicant operates programs licensed by OMH		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Indicate the number of licensed programs	2 Outpatient	1 Inpatient	0 Residential
The applicant is in substantial compliance with OMH regulations		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
The applicant is in substantial compliance with other Government agencies		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Staffing Impact:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Clinical Staff Titles		FTE	
Physicians		4.8	
Medical Director		.1	
Registered Nurses		13.7	
Nursing Director		.5	
Nursing Manger		1.8	
Nurse Practitioners- Psych		1.1	
Nurse Practitioners- Medical		1.1	
MHLS Coordinator		1.1	
Licensed Social Worker		2.2	
Recreation/ Activity Therapist		2.2	
Discharged Planner – Licensed		2.2	
Hospitalist Supervisor for Medical NP		.2	
Administrator		.3	

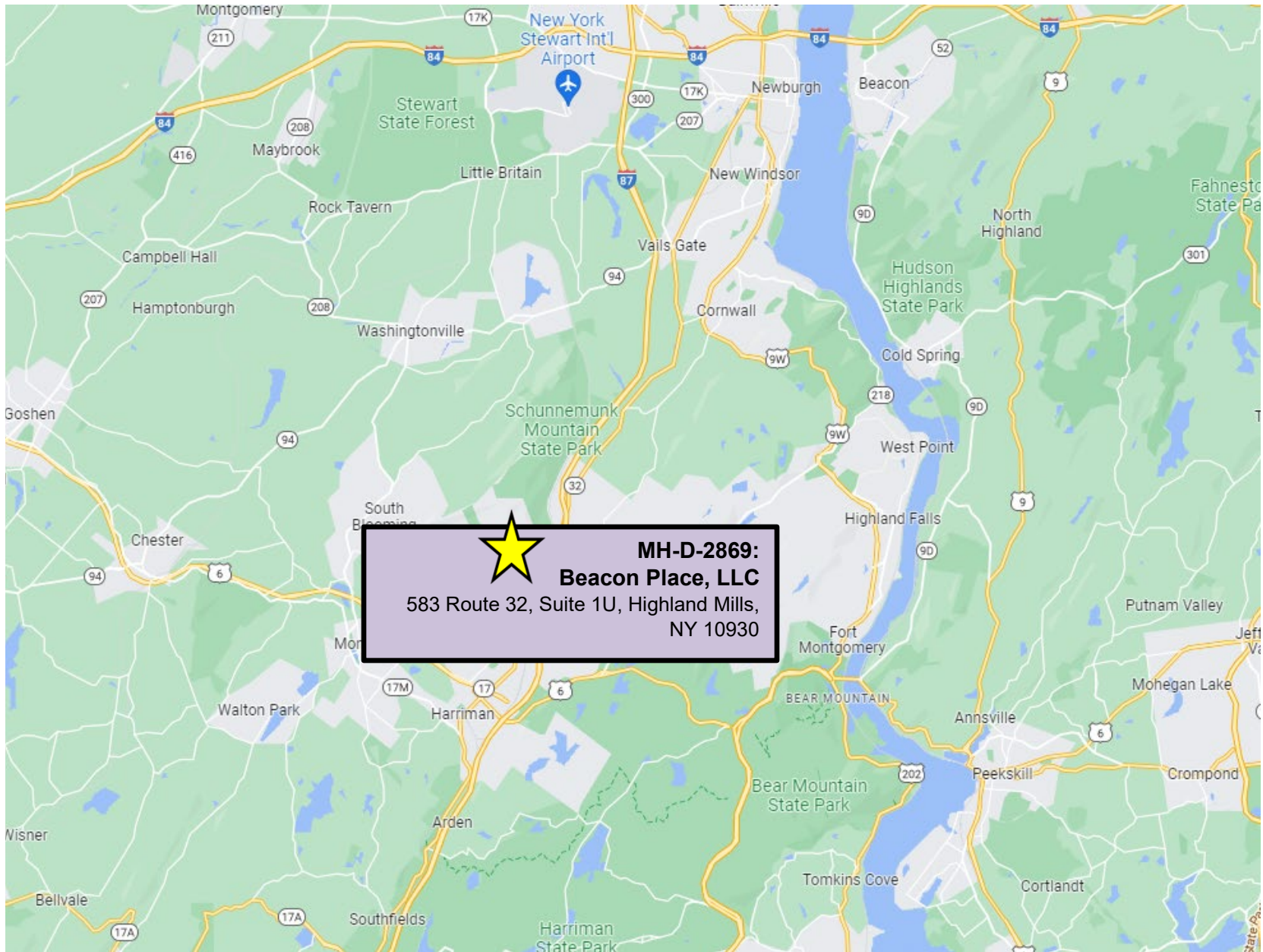
Patient Care Technicians (PCT)	19.4		
Unit Secretary	2.2		
Total FTEs:	52.9		
Staffing Comments:			
<p>The proposed staffing model for inpatient psychiatry beds at HAMAC assumes permanent clinical and support staffing to provide multi-disciplinary psychiatric, medical, therapeutic, and social services for treatment and discharge planning. The above staffing budget includes FTEs for the 15 beds and additional flex staffing that will be available 100% of the time.</p> <p>The additional 5 beds are estimated to be available 25% of the time based upon surge conditions. To facilitate rapid activation of the 20- bed program when needed, it is projected an RN and two Patient Care Technicians will be added to the staffing plan for a total of 56 FTEs.</p>			
Caseload Capacity			
Inpatient			
Current Bed Capacity: 40	Proposed Bed Capacity: 20	% Change: 50	
Fiscal Information			
First Full Year of Anticipated Program Revenue		First Full Year of Anticipated Program Expenses	
Medicaid:	\$1,853,600	Staff Salaries:	\$5,394,369
Medicare:	986,000	Fringe Benefits:	\$1,472,254
Commercial Insurance:	\$1,104,400	Administrative Costs:	\$26,718
Grants:		Rent/Mortgage:	\$150,000
Other: Specify:	State Aid: \$6,000,000	OTPS:	\$4,045,503
Total Revenue:	\$9,944,000	Total Expenses:	\$ 11,088,844
Surplus/Deficit:		(\$1,144,844)	
Fiscal Comments:			
<p>HAMAC is assuming an additional \$6 million in annual financial aid to help offset the projected revenue losses for this service. This will reduce the losses in Year 1 and Year 2 to \$1.14 million and \$1.33 million respectively. They will attempt to utilize other existing operating income to fund daily operations and services and address the remaining deficit.</p>			
Reviewer Recommendations			
Reviewer		Recommendation	
County – Ulster County:		Approve with Conditions	
Office of Mental Health:		Approve with Conditions	
Reviewer's Comments and Conditions:			
<ol style="list-style-type: none"> 1. The plan includes transportation of Ulster County residents to units across WCHCC's network of hospitals. Describe how utilization data of services across the network of hospitals for Ulster County residents will be provided to Ulster County. 2. DOH approval of corresponding CON application. 3. Submit a Certificate of Occupancy. 			

4. Submit the Architect's Letter of Substantial Completion.
5. Complete a successful pre-occupancy site visit with the NYS Office of Mental Health Hudson River Field Office upon completion of renovations.



BHSAC – Project Summary Form			
Review Date:	9/22/2022	Agency:	Beacon Place, LLC
Project #:	MH-C-2869	Project Type:	Establish a new program
Project Description			
Provider:	Beacon Place, LLC		
Business Type:	Limited Liability Company		
Program Type:	Clinic Treatment Program		
Address:	583 Route 32, Suite 1U, Highland Mills, New York 10930		
Counties to be served:	Orange		
Population to be served:	<input checked="" type="checkbox"/> Children	<input checked="" type="checkbox"/> Adolescents	<input checked="" type="checkbox"/> Adults
Proposed Effective Date:	12/1/2022		
Applicant's Request:	<p>Beacon Place seeks to establish an Article 31 clinic treatment program to serve residents of Orange County of all age groups and all cultural and language backgrounds. It will also be available to nearby communities located in Rockland County. Its hours of operation will be Monday - Friday, 9 am – 9 pm and Saturday and Sunday, 9 am – 1 pm.</p> <p>The program will admit recipients regardless of their ability to pay and will use a sliding scale fee for those recipients without health insurance. Beacon Place indicates its well experienced clinicians will provide person-centered, strength-based, and culturally competent care and will utilize evidence-based practices, including CBT, DBT, Functional Family Therapy, Trauma-Focused CBT, Columbia Suicide Severity Rating Scale, and CANS, to name a few.</p>		
Provider's Background			
<p>Beacon Place, LLC was established in 2014 to provide private practice mental health counseling and medication treatment services to children, adolescent and adult residents of Orange and Rockland counties. It currently has a single member/owner and founder, Solomon Lebovits. Although his professional background is in real estate, Mr. Lebovits' interest in mental health has grown over the past decade having served on the board of a mental health services organization that is also licensed by OMH. For its growth and potential, Beacon Place has relied on the expertise and knowledge of experienced staff, such as its Executive Director, Randolph Bleiwas, LCSW, with expertise in mental health, trauma, and traumatic brain injury, to name a few.</p>			
Need			
<p>Beacon Place has identified service gaps in the community, primarily by the increasing demand from the communities it serves for additional mental health services. On a regular basis, more than two hundred in the past year, Beacon Place refers out consumers and other service providers seeking mental health treatment services that can best be provided at an Article 31 Clinic. Its current list of clients will also benefit greatly from the wider array of services resulting from this project. Beacon Place is seeking to expand its services to include individuals with severe and persistent mental illness to close identified gaps in mental health services. As an established provider through private practice,</p>			

Beacon Place has developed relationships with local providers and will continue to integrate and coordinate services with providers in the local mental health system.			
Character and Competence			
Applicant operates programs licensed by OMH	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
The applicant is in substantial compliance with other Government agencies	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/> No
The most recent DOH monitoring report indicates no deficiencies were found DOH personnel indicates that "there were no enforcements identified for this Day Treatment Center".			
Staffing			
Clinical Staff Titles	Credentials		FTE
Medical Director/Psych	MD, BD certified Psychiatry		0.1
LCSW			1
Nurse Practitioner	RN, Psychiatry		1
LMHC			0.45
LMSW			1.5
Total			4.05
Caseload Capacity			
Proposed Caseload: 150		Caseload ratio: 1:41	
Fiscal Information			
Operating Revenue		Program Incremental Operating Expense	
Fees:	\$ 10,000	Staff Salaries:	\$ 433,500
Medicaid	\$ 399,045	Fringe Benefits:	\$ 102,375
Medicare	\$ 78,000	OTPS:	\$ 32,165
3 rd party	\$ 288,119	Rent	\$ 78,177
		Administrative	\$ 124,635
Total Revenue:	\$ 799,164	Total Expenses:	\$770,852
Surplus:	\$ 24,222		
Reviewer Recommendations			
Reviewer		Recommendation	
County – Orange:		Approve	
Field Office - Hudson River:		Approve with Conditions	
Reviewer's Comments and Condition:			
<ol style="list-style-type: none"> 1. Satisfactory Field Office pre-occupancy report. 2. Confirm your understanding that staff cannot provide services unsupervised until all required background checks, including CBC, SEL, SCR, have been completed. 			

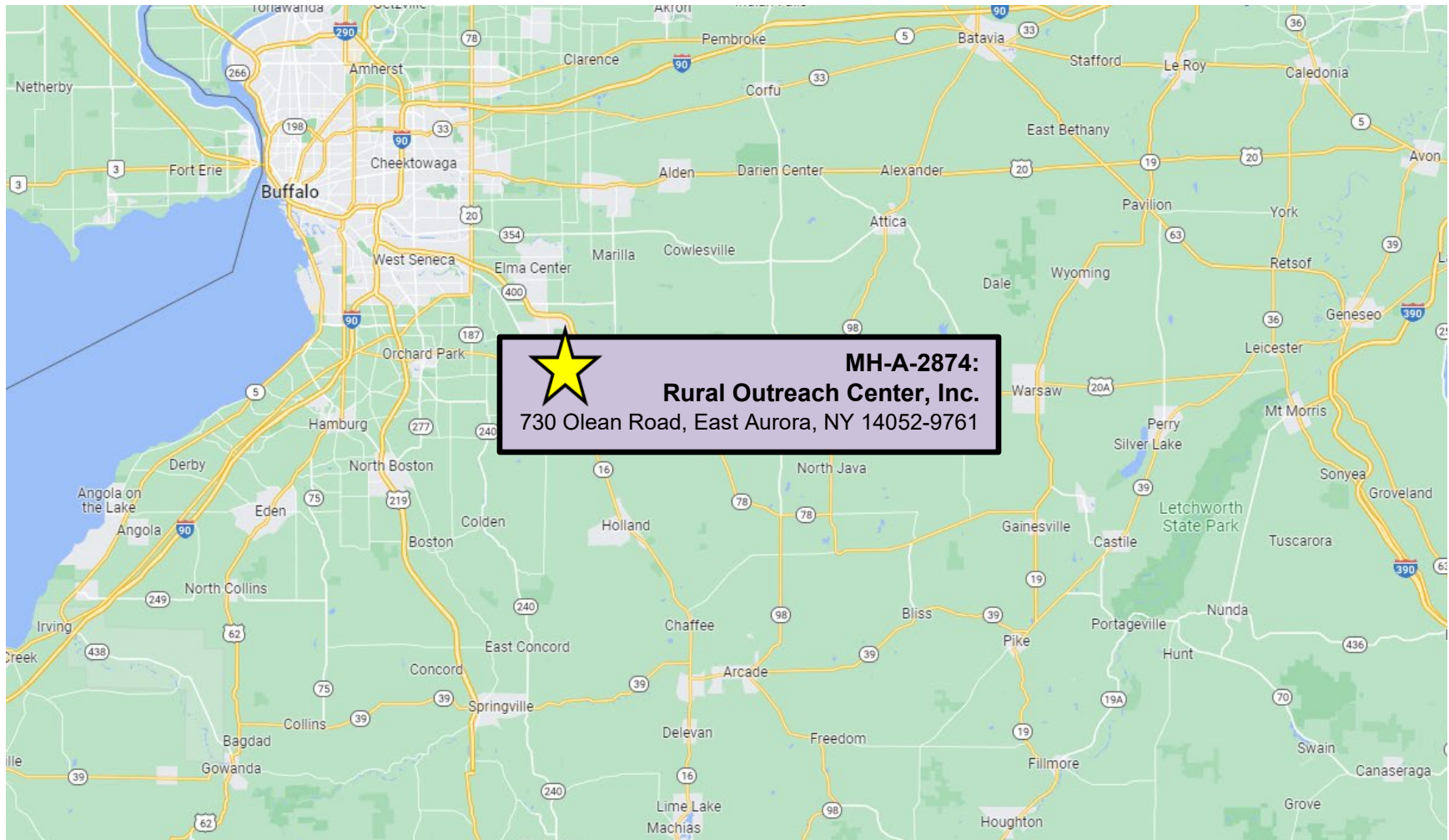


BHSAC – Project Summary Form			
Review Date:	9/22/2022	Agency:	Rural Outreach Center, Inc.
Project #:	MHA-2874	Project Type:	Establish a new program
Project Description			
Provider:	Rural Outreach Center, Inc.		
Business Type:	Not-For-Profit Corporation		
Program Type:	Clinic Treatment Program		
Address:	730 Olean Road, East Aurora, NY 14052-9761		
Counties to be served:	Erie		
Population to be served:	<input type="checkbox"/> Children	<input type="checkbox"/> Adolescents	<input checked="" type="checkbox"/> Adults
Proposed Effective Date:	10/31/2022		
Applicant's Request:	The Rural Outreach Center requests OMH approval to establish an Article 31 Clinic Treatment Program to serve children, adolescents, and adults in Erie county.		
Background			
<p>The Rural Outreach Center (ROC) grew out of the work of Pathways Christian Fellowship, founded in 2006 by the Reverend Frank Cerny. The group was committed to founding a community outreach program along with the church. After exploring urban poverty in Buffalo, the group turned to WNY's rural areas. A survey and consultation with an expert in rural poverty showed that this population was not just under-served, but not served at all. The group held free monthly community meals to listen to residents and better understand the issues. An evolution of programs and partnerships providing "wrap-around" services began. ROC became an independent 501(c)3 in 2013. Since then, the ROC has grown significantly and continues to offer important services to people living in rural poverty in the region.</p> <p>In any given month, the ROC has over 150 active participants. These participants engage with the ROC to attend counseling, play therapy, and care coordination sessions. They also engage in a variety of programs that help build their confidence and ability to be self-sufficient.</p> <p>The ROC focuses our work through 5 core actions:</p> <ol style="list-style-type: none"> 1. Minimizing charity and optimizing empowerment in everything we do 2. Breaking the cycle of rural poverty by emphasizing early intervention 3. Serving rural populations through wrap-around, centralized services 4. Collaborating with other agencies to avoid duplication of services 5. Measuring and monitoring outcomes based on the social determinants of health 			
Need			
<p>There has been an increase in the need for services in rural areas, but a significant decrease remains regarding the availability of services. This is particularly noticeable for children; with many demonstrating more mental, behavioral, and developmental disorders. Access to resources is a frequent challenge in rural communities, with a lack of transportation being one of the most difficult to access and provide individuals with the means to connect to any service. This in turn brings the recommendation that</p>			

rural communities develop and foster relationships with alternative settings to help bring essential services to the rural population.

While the ROC focuses on eradicating rural poverty, the reality is that all participants, and children of those participants, deal with significant traumas in their lives. Being poor presents its own trauma through social isolations, depression, anxiety, etc.; and most participants will have additional traumas such as PTSD, personality disorders, low self-esteem, acute stress disorders, and others.

Character and Competence			
Applicant operates programs licensed by OMH		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Staffing			
Clinical Staff Titles			FTE
LCSW-R, RPT-S			1.0
LCSW			1.0
LMSW			2.0
Psychiatrist			0.1
Total FTEs:			4.10
Caseload Capacity			
Clinic			
Units of Service: 4144		Annual Caseload: 100	
Clinical Staff/Caseload Ratio:1:25			
Fiscal Information			
First Full Year of Anticipated Program Revenue		First Full Year of Anticipated Program Expenses	
Medicaid:	388,960	Staff Salaries:	257,000
Medicare:	-0-	Fringe Benefits:	7,933
Commercial Insurance:	-0-	Administrative Costs:	98,059
Grants:	257,043	Rent/Mortgage:	16,687
Other: Specify:	158,153	OTPS:	68,329
Total Revenue:	\$ 842,316.00	Total Expenses:	\$ 448,008.00
Surplus/Deficit:			394,208
Reviewer Recommendations			
Reviewer		Recommendation	
County - Erie:		Approve	
Office of Mental Health:		Approve with Conditions	
Reviewer's Comments and Conditions:			
<ol style="list-style-type: none"> 1. Provide a filing receipt from the Department of State for the amended Articles of Incorporation. 2. Confirm your understanding that staff cannot provide services unsupervised until all required background checks, including CBC, SEL, SCR, have been completed. 3. Successfully complete a preoccupation visit with the Western New York Field Office. 			



BHSAC – Project Summary Form			
Review Date:	9/22/2022	Agency:	Hands on Health Associates, LLC
Project #:	MH-D-2873	Project Type:	Establish a new program
Project Description			
Provider:	Hands on Health Associates, LLC		
Business Type:	Limited Liability Company		
Program Type:	Clinic Treatment Program		
Address:	249 Pennsylvania Avenue, Brooklyn, NY 11207		
Counties to be served:	Kings		
Population to be served:	<input type="checkbox"/> Children	<input type="checkbox"/> Adolescents	<input checked="" type="checkbox"/> Adults
Proposed Effective Date:	10/31/2022		
Applicant's Request:	Hands on Health Associates, LLC is requesting OMH approval to establish an Article 31 Clinic to serve adults in Kings County.		
Background			
<p>Hands on Health Associates, LLC (HoHA) operates an Article 32 Part 822 outpatient program that was established in 2016 and serves adults with substance use disorders by providing treatments focused on individuals achieving recovery. Many of the individuals receiving services at HoHA have a dual diagnosis of substance use disorder (SUD) and mental illness. Services in the program include Medication Assisted Treatment (MAT), Medical Assessments, Psychiatric Assessments, Individual, Group, and Family Counseling as well as care management.</p> <p>Dr. Rogelio Thomas and Marcia Allen-Booker, LMSW, CASAC; Co-Founders of HoHA; bring over thirty years of combined experience in the fields of SUD and mental health treatment. Dr. Thomas currently in the position of Medical Director, and Mrs. Booker remains a member of the agency, having retired from the role of CEO.</p> <p>Mrs. Booker obtained her CASAC in 1994, an MSW from Stony Brook University in 2007, and her LMSW in 2009. As the Executive Clinical Director for Interline Counseling Center she worked collaboratively with the Medical Director to supervise the day to day operations and ensure that appropriate services were provided to those receiving services. She also has OMH residential management experience</p> <p>Dr. Thomas received his Doctor of Medicine from Harvard Medical School in 1983, and Master in Public Policy from the John F. Kennedy School of Government. He completed his internship at Brigham and Women's Hospital in 1984 and residencies in Preventive Medicine and Internal Medicine at Mount Sinai Medical Center in 1986 and 1987 respectively. He worked as the Medical Director's Consultant at Care for the Homeless, Samaritan Daytop Village, Inc., and Medical Director of their Harlem Outpatient program.</p>			
Need			
<p>While services for the mental health and SUD populations are provided in Kings county, there remains the need for additional services. The 2018 Community Board 5 Health Profile (a report that considers neighborhood health), indicated East New York and Starret City have a 65% higher rate of adult psychiatric hospitalizations than the</p>			

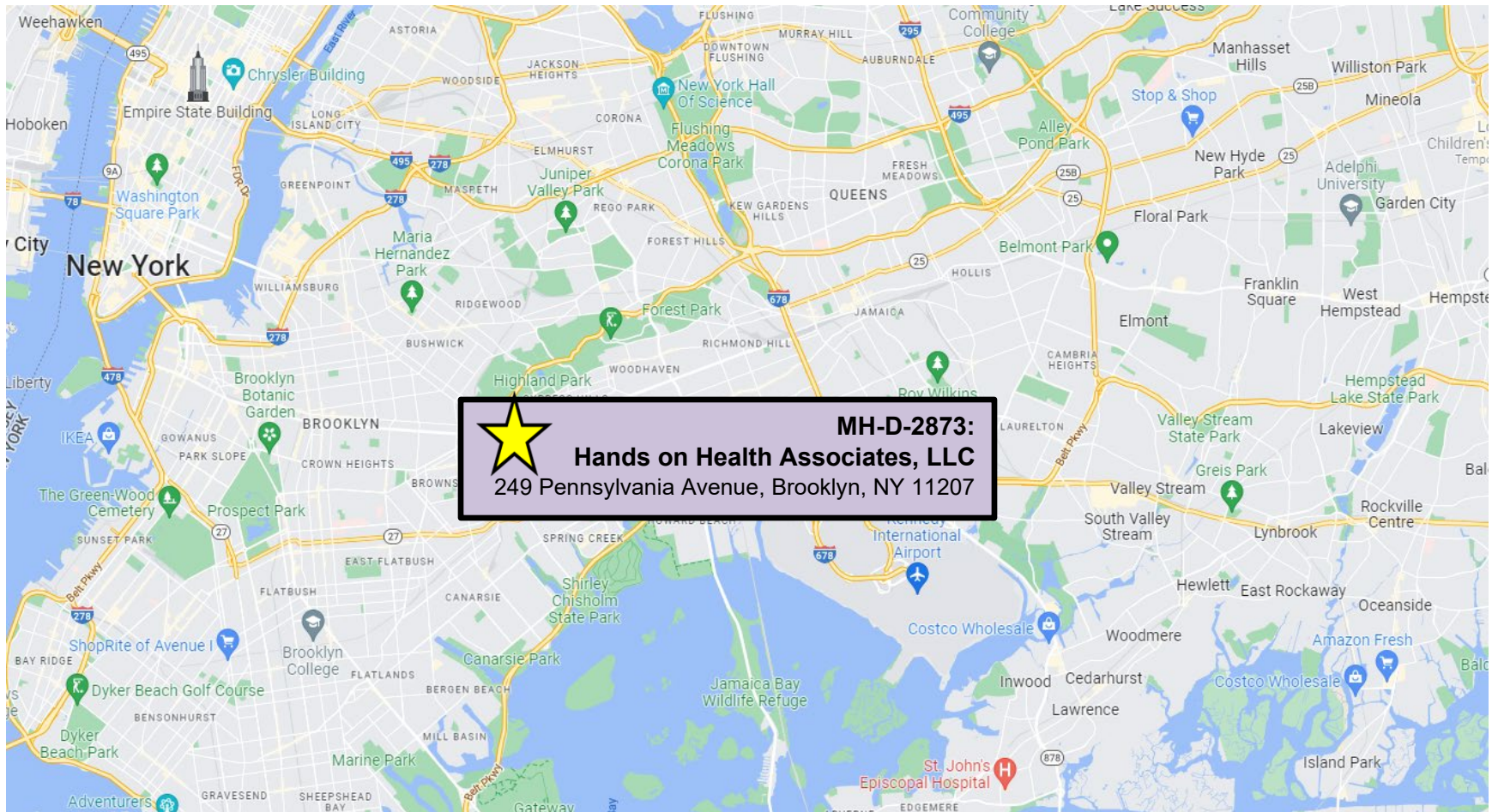
rest of New York City. It also points to the challenges that residents in the community have more difficulty accessing preventative services and early care, while having more stressors and interruptions in their health insurance coverage. It also indicates that people with severe mental health disorders have a higher incidence of hospitalizations and premature deaths. The COVID-19 Pandemic has created an even larger increase in the unmet need for mental health services.

The proposed Article 31 clinic will be located in the same building as the Article 32 Clinic, but each will operate as separate and distinct units. Each clinic will have its own floor in the building as well as its own staff, policies and procedures, admission criteria, consents, and clinical documentation.

The target population for these services will be residents in Community Board 5 (CB-5), that are primarily African American (55%) and Hispanic/Latino (35%) and have a median household income of \$45,991. This works out to 23.4% of residents living in poverty. The rates of avoidable hospitalization and suicide rates are more than twice the NYC average.

Character and Competence			
Applicant operates programs licensed by OMH	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
The applicant is in substantial compliance with OASAS	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Staffing			
Clinical Staff Titles			FTE
LCSW – Clinical Director			1
LCSW			1
LMSW			1
LMHC			1
Psychiatric Nurse Practitioner			0.3
Medical Director			0.2
Total FTEs:			4.5
Staffing Comments:			
Front desk 1.2 FTE, Billing Staff 0.2 FTE			
Caseload Capacity			
Clinic			
Units of Service: 4810		Annual Caseload: 203	
Clinical Staff/Caseload Ratio:4/203			
Fiscal Information			
First Full Year of Anticipated Program Revenue		First Full Year of Anticipated Program Expenses	
Medicaid:	547,224	Staff Salaries:	412,000
Medicare:	9,240	Fringe Benefits:	61,800
Commercial Insurance:	13,861	Administrative Costs:	29,420
Grants:	-0-	Rent/Mortgage:	24,003
Other:	18,085	OTPS:	408,736

Specify: Patient Fees			
Total Revenue:	\$ 588,410.00	Total Expenses:	\$ 565,159.00
Surplus/Deficit:			(23,251)
Fiscal Comments: Any deficit would be addressed by forgiving rent charges as the space to be used for the proposed Article 31 clinic is part of HoHA's current lease. Administrative expenses, utilities, and other charges would also be forgiven as the rent and utility costs are accounted for; and the agency has savings in reserve to support the startup of the proposed program.			
Reviewer Recommendations			
Reviewer		Recommendation	
County - NYCDOHMH:		Approve	
Office of Mental Health:		Approve with Conditions	
Reviewer's Comments and Conditions:			
<ol style="list-style-type: none"> 1. Provide a filing receipt from the Department of State for the amended Articles of Incorporation. 2. Submit confirmation and identification of at least three (3) new members to the Governing Body. 3. Confirm your understanding that staff cannot provide services unsupervised until all required background checks, including CBC, SEL, SCR, have been completed. 4. Successfully complete a preoccupancy visit with the NYC Field Office. 			



BHSAC – Project Summary Form			
Review Date:	9/22/2022	Agency:	The Door, A Center of Alternatives, Inc.
Project #:	MH-D-2875	Project Type:	Establish a new program
Project Description			
Provider:	The Door, A Center of Alternatives, Inc.		
Business Type:	Not-For-Profit Corporation		
Program Type:	Clinic Treatment Program		
Address:	555 Broome Street, New York, NY 10013		
Counties to be served:	New York		
Population to be served:	<input type="checkbox"/> Children	<input checked="" type="checkbox"/> Adolescents	<input checked="" type="checkbox"/> Adults 18-25
Proposed Effective Date:	12/1/2022		
Applicant's Request:	<p>The Door seeks to establish an Article 31 clinic treatment program to serve young adults ranging in age from 12 to 25 and who reside in any of New York City's 5 boroughs, with hours of operation of Monday - Friday, 10am - 6pm. Services would be available to individuals from all cultural backgrounds and ethnicities. The program will admit recipients regardless of their ability to pay and will use a sliding scale fee for those recipients without health insurance. 75% of recipients are expected to be enrolled in Medicaid and 10% will be uninsured or indigent. The Door frequently provides free care to roughly 10% of young people served at its programs.</p>		
Provider's Background			
<p>The Door has been providing services to young people in New York City since 1972, when a group of young professionals in the fields of medicine, psychiatry, law, education, social work and the arts determined that alternative and innovative methods were necessary to address the issues affecting New York City's young adults, specifically those in the 12-24 age range. Today The Door is a not-for-profit corporation with a staff of about 200.</p> <p>The Door's mission is to empower young people to reach their potential by providing comprehensive youth development services in a diverse and caring environment. The applicant indicates The Door has received recognition in New York City and throughout the nation for its work with young adults. In the 1990s, the World Economic Forum recognized The Door as one of six premier models for successful youth service delivery, and the United States Department of Education and the United States Department of Health and Human services chose The Door as a model program dealing with the Pressing needs of children and families in impoverished communities.</p> <p>It operates The Door Health Center, a NYS DOH licensed Article 28 Diagnostic and Treatment Center (D&TC), a Federally Qualified Health Center (FQHC), that provides primary health care services, sexual and reproductive care, contraception, eyecare, dental, dermatology, nutrition, and mental health services. The Health Center is said to be recognized by the National Committee for Quality Assurance as a Level-III Patient-</p>			



Centered-Specialty-Practice, the highest level of recognition. Current mental health service delivery is supported by staff which include 4 full-time and 1 part-time licensed mental health clinicians, 1 part-time psychiatrist as well as 1 part-time psychiatry fellow who has specialized training in child and adolescent psychiatry.

Other services provided, to name a few, include employment, internships, education and vocational counseling and placement services; college advisement and tutoring; counseling for anger management, crisis intervention, gender identity and many other issues facing this age group. It also provides regularly scheduled, free creative arts classes, including a range of performing and visual arts, music, and dance. Free food and nutrition services are offered every evening Monday through Friday, as well as sessions with a nutritionist, cooking lessons and tips on healthy grocery shopping on a budget.

Need

Through its services and involvement in the community, The Door has identified 400-500 individuals in need of outpatient mental health services. A number of these are served at its Article 28 D&TC, which has reached the 30% threshold limit for providing mental health services at a D&TC. Article 31 certification would allow The Door to continue to provide mental health services to its participants and allow it to provide a wider array of mental health treatment services.

The projections are also based on a 2018 NYC DOHMH Community Health Survey, which indicated 8% of the people in Manhattan Community District 3 are without needed medical care and 11% have no health insurance.

The Door also indicates that during the covid19 pandemic of 2020-2021, it provided Telehealth services to deliver mental health services and was very useful in reaching individuals in need of mental health services which The Door hopes to continue to provide.

Character and Competence

Applicant operates programs licensed by OMH	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
The applicant is in substantial compliance with other Government agencies	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

DOH has also made a favorable recommendation regarding the facility's current compliance pursuant to 2802-(3)(e) of the New York State Public Health Law.

Staffing

Clinical Staff Titles	Credentials	FTE
Program Director	LCSW	.24
Medical Director/Psych	MD, Bd certified Psychiatry	.30
Psych Nurse Practitioner	RN, Psychiatry	1
Therapist	LCSW	10.7
Total		12.24

Caseload Capacity

Proposed Caseload: 500	Caseload ratio: 1:41
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Fiscal Information

Operating Revenue		Program Incremental Operating Expense	
Medicaid:	\$ 2,822,088	Staff Salaries:	\$1,102,000

Fees/sliding scale:	\$ 36,000	Fringe Benefits:	\$ 392,000
Third party:	\$ 52,168	OTPS:	\$ 295,000
		Rent	\$ 120,000
		Administrative	\$ 286,350
Total Revenue:	\$2,910,256	Total Expenses:	\$2,245,350
Surplus:			\$ 664,906
Reviewer Recommendations			
Reviewer		Recommendation	
County – New York:		Approve	
Field Office - New York City:		Approve with Conditions	
Reviewer's Comments and Condition:			
1. A satisfactory field office pre-occupancy site visit review.			





BHSAC – Project Summary Form			
Review Date:	9/22/2022	Agency:	NYC-HHC Woodhull Medical and Mental Health Center
Project #:	CPAR #100	Project Type:	Reduce inpatient beds
Project Description			
Provider:	NYC-HHC Woodhull Medical & Mental Health Center		
Business Type:	Not-For-Profit Corporation		
Program Type:	Inpatient		
Address:	760 Broadway, 5 th Floor, Units 2-6, Brooklyn, NY 11206-5317		
Counties to be served:	Kings		
Population to be served:	<input type="checkbox"/> Children	<input type="checkbox"/> Adolescents	<input checked="" type="checkbox"/> Adults
Proposed Effective Date:	11/1/2022		
Applicant's Request:	NYC Health + Hospitals Corporation Woodhull Medical and Mental Health Center (Woodhull) seeks approval to reduce the certified operating capacity of its New York State Office of Mental Health inpatient psychiatric program by 23 general adult psychiatric beds, resulting in a total operating capacity of 89 general adult psychiatric beds.		
Background			
<p>NYC Health + Hospitals Corporation is the nation's largest municipal health care delivery system in the United States with an integrated network of hospitals, community-based health centers, long-term care and rehabilitation facilities, home care services, correctional health services and a health plan, with a mission dedicated to providing comprehensive personalized care.</p> <p>In 1967, the NYC Mayor and NY Governor envisioned a hospital for North Brooklyn to replace an older public hospital in Greenpoint that wasn't meeting the needs of the community. That vision included several levels of care, single bedded rooms, and the same amenities for the public hospital as those found in private hospitals. This vision was realized in 1982, after the City's financial crisis in the 1970s. Since then, Woodhull has provided outstanding health care for residents of North Brooklyn including Bushwick, Williamsburg, Greenpoint, Bedford-Stuyvesant and Fort Greene.</p>			
Need			
<p>Woodhull is requesting a 23-bed reduction of adult inpatient psychiatric beds as a result of its analysis of the utilization rate of inpatient units in Kings County and New York City overall. Woodhull is committed to embracing clinical practice as a way to prevent avoidable inpatient psychiatric admission through enhanced access to outpatient services that meet the clinical needs of adult patients. Since 2016 the hospital has been operating and staffing 89 general adult psychiatric beds on four of the five inpatient psychiatric units. There has not been a negative impact on patient care, and the 89 operationalized beds have been able to meet the need for adult inpatient psychiatric services. The need for adult inpatient beds has declined significantly between 2016 and 2021. Admissions and discharges have gone down by 39%, and patient days have declined by 23% for an overall occupancy of 61% based</p>			

on 112 certified beds and an occupancy rate of 77% based on the 89 staffed/operational beds. Over this six-year period, the average length of stay has been consistent at 17.5 days.

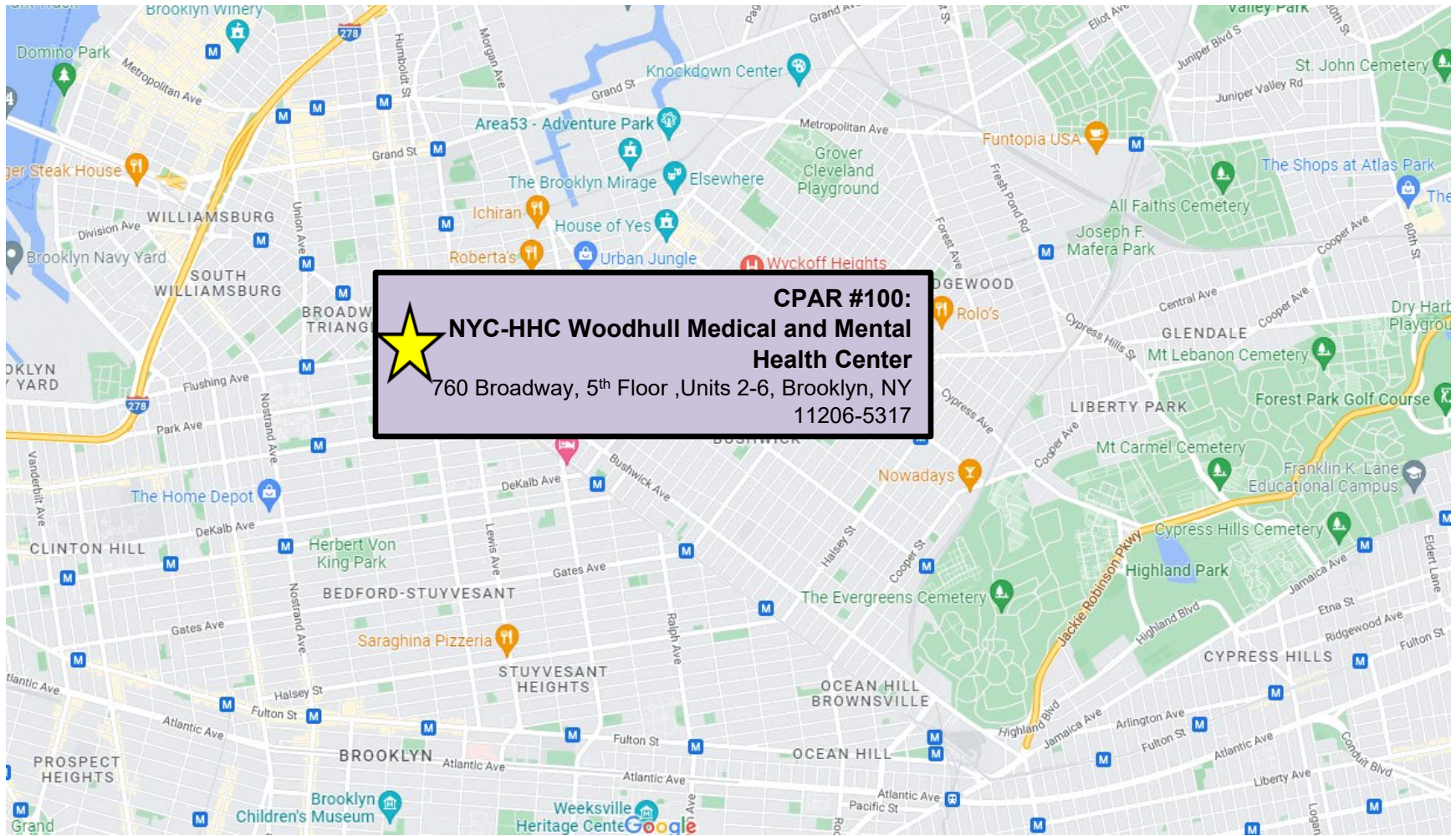
The decertification of 23 adult psychiatric beds, will not negatively impact the provision of inpatient psychiatric services. There will be adequate bed (and patient day) capacity to meet the needs of individuals requiring inpatient psychiatric care.

Woodhull is committed to providing outpatient adult services in order to better meet the treatment needs of patients, as well as to complement Woodhull's efforts to avoid preventable hospital admissions for psychiatric services. The services provided include mobile crisis teams for children, adolescents, and adults, an Assertive Community Treatment (ACT) team for adults, and a comprehensive psychiatric emergency program (CPEP) with six (6) adult extended observation beds. This array of services is integrated with patient centered primary care services for adults with chronic conditions such as diabetes, hypertension, cardiovascular disease, respiratory disease, and infectious diseases, including Hepatitis B, Hepatitis C, and HIV/AIDS.

Additionally, Woodhull had concurrently submitted a Limited Review Application (LRA) number 221168 with the NY State Department of Health (DOH) for the decrease in the number of beds. At this time, the LRA is waiting for the OMH recommendation to complete the DOH review process.

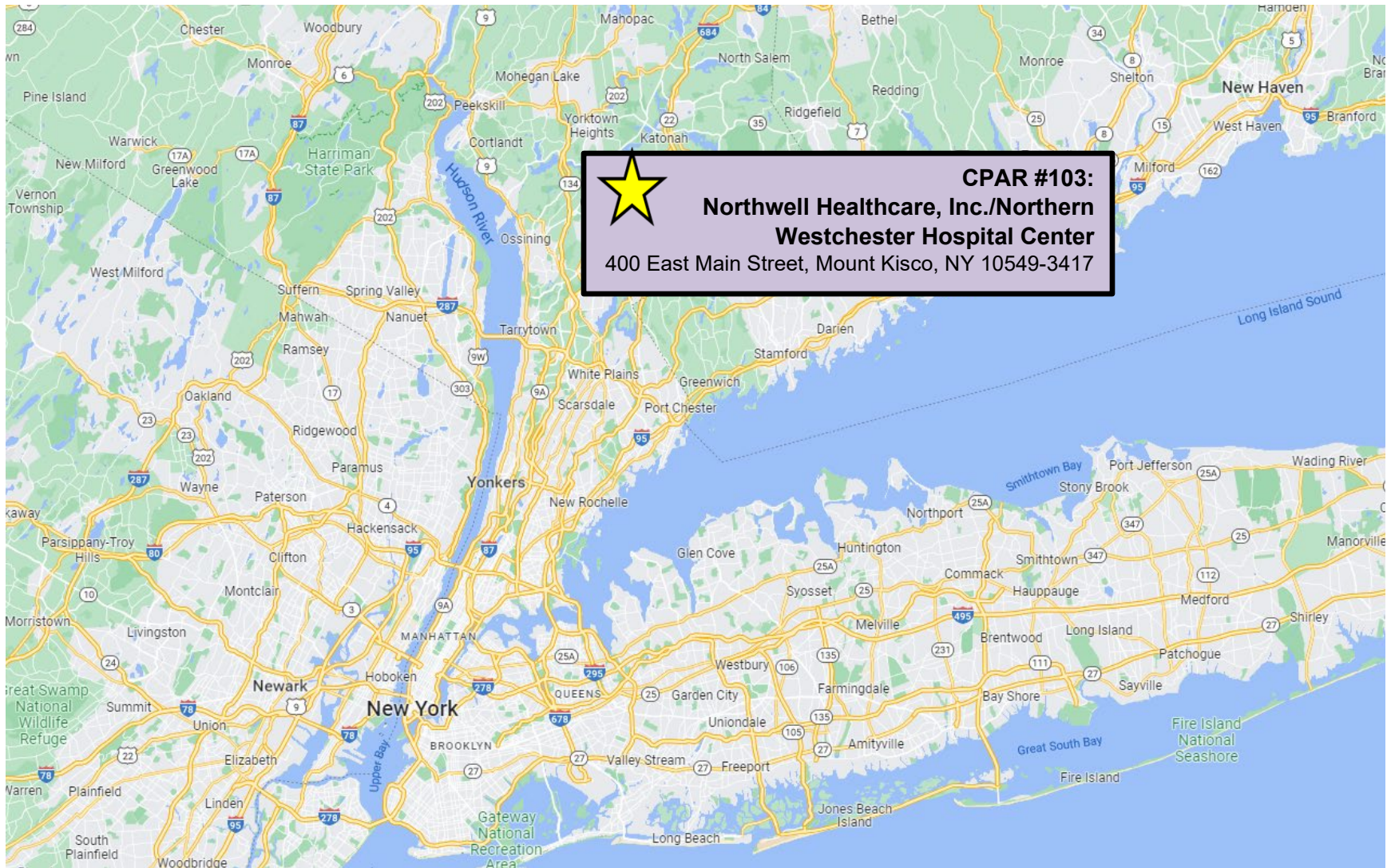
Character and Competence			
Applicant operates programs licensed by OMH		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Indicate the number of licensed programs	3 Outpatient	2 Inpatient	0 Residential
The applicant is in substantial compliance with OMH regulations		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
The applicant is in substantial compliance with other Government agencies		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Staffing			
Staffing Impact:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/>	No
Clinical Staff Titles		FTE	
Director (MD)		1	
Attending (MD/DO)		9	
Psychiatric Nurse Practitioner		5	
Psychologist Level 3		1	
Assistant Director Nursing		3	
Head Nurse		4	
Nursing Supervisor		1	
Nurse		1	
LPN		15	
PCA		36	
MHA		31	

Associate Director Nursing			1
Unit Clerk (Nursing)			4
Social Worker Level 5			2
Social Worker Level 4			1
Social Worker Level 2			6
Case Worker			2
Community Liaison Worker			1
Licensed Creative Arts Therapist Level 3			2
Licensed Creative Arts Therapist Level 2			6
Licensed Creative Arts Therapist Level 1			4
Total FTEs:			136
Caseload Capacity			
Inpatient			
Current Bed Capacity: 112	Proposed Bed Capacity: 89	% Change: 20.5	
Fiscal Information			
First Full Year of Anticipated Program Revenue		First Full Year of Anticipated Program Expenses	
Medicaid:	16,895,348	Staff Salaries:	16,638,783
Medicare:	12,017,648	Fringe Benefits:	9,913,387
Commercial Insurance:	2,836,774	Administrative Costs:	1,254,954
Grants:	-0-	Rent/Mortgage:	-0-
Other: Specify:	-0-	OTPS:	258,884,726
Total Revenue:	\$ 31,749,770	Total Expenses:	\$ 28,136,455
Surplus/Deficit:			3,613,315
Reviewer Recommendations			
Reviewer		Recommendation	
County - Kings:		Approve	
Office of Mental Health:		Approve	



BHSAC – Project Summary Form			
Review Date:	9/22/2022	Agency:	Northwell Healthcare, Inc./ Northern Westchester Hospital Center
Project #:	CPAR #: 103 CON #: 221258	Project Type:	Capital Project Renovation
Project Description			
Provider:	Northern Westchester Hospital Center		
Business Type:	Not-For-Profit Corporation		
Program Type:	Inpatient Psychiatric Unit of a General Hospital		
Address:	400 East Main Street, Mount Kisco, NY 10549-3417		
Counties to be served:	Westchester		
Population to be served:	<input type="checkbox"/> Children	<input type="checkbox"/> Adolescents	<input checked="" type="checkbox"/> Adults
Proposed Effective Date:	10/31/2022		
Applicant's Request:	<p>Northern Westchester Hospital (NWH) seeks approval to renovate and convert the space of the OMH certified 15-bed inpatient psychiatric unit. The scope of the renovations include reconfiguration of the space to provide a new patient comfort room, a new pantry, two new interview rooms, a new staff locker room, add a doorway for an examining room, add a new Sally Port, upgrade the nurse station which includes eliminating blind spots for better monitoring, adding a doorway, add an emergency egress, enlargement of the medication room to improve flow for med dispensing, new flooring for the main corridor, and Mechanical modifications to the HVAC system to bring it in compliance with building codes.</p> <p>The project will require the closure of the unit for a period of 4 weeks while renovations are completed. During this period, NWH has arranged with Phelps hospital, which also operates an adult inpatient psychiatric unit, as well as with other local hospitals as back up, that will be able admit patients from NWH.</p> <p>The renovations cover an area of 3,710 square feet on the 3rd of 4 floors of the hospital.</p> <p>For hardware and materials, the hospital will rely, when applicable, on the most up to date publishing of the OMH Patient Safety Standards Materials and Systems Guidelines.</p> <p>There will be no change to existing bed Capacity.</p> <p>The building inventory will not change.</p>		

The architectural review for this project is currently being conducted by DASNY.			
Provider's Background			
Northern Westchester Hospital (NWH) is an existing 245-bed not-for-profit acute care hospital. The inpatient psychiatric unit has been in operation since 1978 and has consistently maintained its certification status in good standing.			
Need			
The proposed renovations will help modernize and update important functions of the inpatient unit and includes safety improvements with the elimination of blind spots for monitoring of unit activities, adding means of egress and bringing systems up to date to ensure code compliance.			
Character and Competence			
Applicant operates programs licensed by OMH		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Indicate the number of licensed programs	0 Outpatient	1 Inpatient	0 Residential
The applicant is in substantial compliance with OMH regulations		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
The applicant is in substantial compliance with other Government agencies		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Project Funding			
Funding		Project Cost	
Provider Capital Funds	1,454,907.00	Total Expenses:	1,454,907.00
Reviewer Recommendations			
Reviewer		Recommendation	
County – Westchester:		Approve	
Field Office - Hudson River:		Approve with Conditions	
Reviewer's Comments and Condition:			
<ol style="list-style-type: none"> 1. Architect's attestation of completion 2. Satisfactory pre-occupancy report from the Hudson River Field Office. 			



BHSAC – Project Summary Form			
Review Date:	9/22/2022	Agency:	DePaul Community Services, Inc.
Project #:	EZ PAR #: 3391	Project Type:	Capital Project Renovation greater than 600,000
Project Description			
Provider:	DePaul Community Services, Inc.		
Business Type:	Not-For-Profit Corporation		
Program Type:	Community Residential Program		
Address:	435 Dewey Avenue, Rochester 14613-2500		
Counties to be served:	Monroe		
Population to be served:	<input type="checkbox"/> Children	<input type="checkbox"/> Adolescents	<input checked="" type="checkbox"/> Adults
Proposed Completion:	10/31/2022 through 10/2024		
Applicant's Request:	<p>The applicant seeks approval to renovate an existing OMH certified 85 bed SRO Community Residence program for adults. The program, known as Edgerton Square, is in a building in need of significant repairs. The scope of the project includes the following:</p> <ol style="list-style-type: none"> 1. Replace twenty (20) existing residents shower units. 2. Inspect for mold and water deterioration and remediation. 3. Replace FACP and FAAP and all related devices. 4. Add carbon monoxide detection to comply with code requirements. 5. Replace single station smoke detectors with combination smoke/CO detector. 6. Upgrade fire alarm system components and infrastructure with more technologically appropriate equipment. 7. Roof replacement 8. Replace sheet vinyl flooring in 20 resident bathrooms. 9. Replace packaged/DX rooftop of 5 units. 10. Replace heating water boilers. 11. Replace boiler pumps 12. Replace heating water loop pumps 13. Replace existing chemical feed tank system. 14. Replace existing balance valves, isolation valves, and air separator expansion tank. 15. Replace Onan power generator. 16. Re-seal floor drains, shower drains, and can light fixtures in resident unit bathrooms to prevent water infiltration in all 85 units. 17. Replace all bathroom exhaust fans and associated timer switch. 18. Repair walk-in cooler floor and door 		

The project will take place over a period of two years. There will not be any displacement of staff or residents while work is completed. Work will be conducted around residents' schedules to minimize disruptions. There will be no change to existing bed Capacity or building inventory.

Provider's Background

DePaul Community Services, Inc. is a not-for-profit organization founded in 1958 that currently provides services in the areas of addiction prevention, affordable housing, senior living, vocational, and mental health services. DePaul has been in operation of OMH certified programs since 1992 and over the years has operated residential and outpatient services for children, adults, and family care. More recently DePaul has primarily been serving adults at 2 Congregate CR, 5 Apartment Treatment, and 4 SRO CR programs.

Need

The proposed renovations will help modernize and update important functions of the facility, some of which had not been upgraded since the year 2000.

Character and Competence

Applicant operates programs licensed by OMH	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
Indicate the number of licensed programs	0 Outpatient	0 Inpatient	11 Residential	

Project Funding

Funding		Project Cost	
OMH/DASNY Grant	\$1,795,761	Total Expenses:	\$1,795,761

Reviewer Recommendations

Reviewer	Recommendation
County – Westchester:	Approve
Field Office - Western New York :	Approve with Conditions

Reviewer's Comments and Condition:

1. Architect's attestation of completion and valid Certificate of Occupancy.
2. Satisfactory pre-occupancy report from the Western NY Field Office.

