

Questions and Answers
Scattered-Site Supportive Housing for Adults with Serious Mental Illness
(Re-allocation of Units)-Brooklyn

1. What agency is giving up the units and why?

The agency is a Brooklyn based agency whose primary mission is to serve children and families. The agency, in consultation with its Board, decided to terminate the OMH housing contract because the supported housing program did not fit this mission. OMH is withholding the name of the organization at this stage in the process, because we do not want any consumer, staff or landlord that will be impacted by the change to be unnecessarily alarmed. Once the new sponsor is selected, the NYC Field Office will facilitate a meeting with the current agency and the new agency and develop a transition plan with time frames. This plan will include notification of staff, consumers, landlords, treatment providers and other collaterals.

2. Will you provide rental cost amounts for each unit?

For the 16-bed forensic program, there are 10 current apartments. This includes 3 singles and 7 two-bedrooms. The rents for the single apartments range from \$1,050 to \$1,600 per month. The rents for the two-bedrooms range from \$1,650 to \$1,900 per month. For the 40 bed NY/NY III Program, there are 17 current apartments. This includes 7 singles and 10 two-bedrooms. The rents for the singles range from \$1,089 to \$1600 per month. The rents for the two-bedrooms range from \$1,550 to \$2,000 per month. Please note this rent information represents a point in time.

Presumably most, if not all, landlords will enter into new leases with the new agency at the current rent. However, that cannot be guaranteed.

Detailed information about the apartments and rents will be shared with the new provider during the transition.

3. Are leases in the agency or individuals' name?

Leases are in the agency's name.

4. Is there start-up funding allocated?

There is no start-up funding allocated per se. For the existing apartments, the security deposits and all furniture will remain with the units. For the undeveloped or vacant units, OMH will work with the new sponsor to develop a plan with timeframes for development. Currently, the existing sponsor has 16 vacant slots and has plans to fill two vacancies in existing apartments. These are vacant units that exist within two-bedroom apartments.

5. What is the unit type breakdown, how many studios, 1-bedrooms, 2-bedrooms and 3-bedrooms?

See the answer to question 2 for a breakdown of single and two-bedrooms. There are no three-bedroom units.

6. Are there shared units? What is the breakdown?

See the answers to question 2.

7. Are all client's up to date with their rent payments? If not, how much is owed in arrears?

For the most part, clients are up to date with their rent payments. In the forensic program, there is one client in arrears of \$1,720 and this may lead to a housing court case due to a squatter living in the apartment. The current agency is working to resolve this matter. In the NY/NY III program, there are 2 consumers in arrears who each owe \$968 and \$2,785 respectively. The consumer who owes \$968 is not addressing the arrears, the one who owes \$2,785 is being responsive.

8. Are any tenants currently going through eviction proceedings with the operating agency or the landlord?

Yes, there is one consumer in housing court due to a holdover. The agency is working to resolve this matter prior to the transition.

9. Our firm is certified M/WBE. Are we able to provide insurance services for this RFP?

The resulting contract from this RFP will consist of funding to provide rent subsidies and services to individuals in scattered-site apartments. Insurance will not be directly funded, nor will OMH require the winning bidder to secure insurance.

10. What are the unit configurations?

See the answers to question 2.

11. How many current unit vacancies?

See the answer to question 4.

12. What are the level of arrears at the consumer level?

See the answers to questions 7 and 8.

13. In order to provide OMH with an accurate budget, can we receive the lease amounts for the units, either individual or total, rental expenses?

The current rent roll is \$47,964 per month which is offset by \$9,209, the consumers' portion of the rents. This is point in time information that OMH received from the current provider. Rents for vacant or undeveloped units are not included in these figures. See the answer to question 2 for additional information.

14. What is the reason for transferring the contract from one provider to another?

See the answer to question 1.

15. What is the average occupancy within the last three years?

The average occupancy rate over the last three years for the forensic units has been 78.3% in 2015, 87.5% in 2016 and 99% in 2017. The average occupancy rate over the last three years for the NY NY 3 units has been 75% in 2015, 75% in 2016 and 62% in 2017.

16. What is the average lease term?

The current leases expire in 2018, 2019 or 2020. The new provider will be expected to enter into new leases with landlords.

17. What is the average rent?

See the answer to question 2.

18. Is the lease held by tenant or provider organization?

See the answer to question 3.

19. Are the dwellings single occupancy or double? (if both, then in what percent)

See the answers to question 2,

20. Are there clusters of apartments in a single building?

The apartments are rented in the Bedford-Stuyvesant, Crown Heights and Brownsville sections of Brooklyn. Yes, some apartments are in the same building and/or located on the same block in the same neighborhood.

21. Is there flexibility with respect to the borough of residence (given the rising cost of rent?)

The current apartments are rented in Brooklyn and OMH expects the vacant units would be developed in Brooklyn.

22. What is the current agency?

See the answer to question 1.

23. Are these 56 beds shared or single units?

See the answer to question 2.

24. Are the rents current? Arrears? Severity?

See the answers to questions 2, 7 and 8.

25. When was the last audit of these units?

The last audit was conducted on April 6 and 7, 2017.

26. Is there a rent payment and/or arrears procedure system in place?

Yes, also see the answer to questions 7 and 8.

27. As we are a recovery focused agency, we would like to know what tools such as the eight dimensions of wellness or recovery model are familiar to the tenants?

OMH has no way of knowing if the consumers are familiar with the Eight Dimensions of Wellness and Recovery or other recovery tools.

28. What is the category of offenses of the forensic tenants?

Information on the criminal offenses of the consumers currently housed will not be made available. The agency selected to take over the housing will receive historical information on each consumer, including but not limited to, the approved HRA housing application, support plan, progress notes, collateral contact notes, sublease, and rent calculation worksheet.

29. Were there improprieties with the current agency/staff or can our agency consider working with either to assure a smooth transition with minimal disruption of service to the tenants?

The agency is in good standing with OMH. The current agency will work with the new agency and OMH to ensure a smooth transition. See answer to question 1.

30. Our agency currently oversees 6 supportive housing residences, 3 in Brooklyn and 3 in the Bronx. We are single site and serve NYNY 1 & 2 residents. Does this experience allow us to be a candidate for the scattered site housing RFP or are we ineligible because we have not worked with scattered site/NYNY 3? We do have lots of experience in housing and working with individuals with serious mental illness (we have contracts with DOHMH).

The RFP states that eligible applicants must: 1) currently have a contract with New York City or New York State to operate scattered site supportive housing in NYC for persons with serious mental illness; and, 2) are in good standing with the Office of Mental Health or

the Department of Health and Mental Hygiene (DOHMH). Since your agency does not operate scattered site housing, it is not eligible to apply.