



**Community Residence Single Room Occupancy (CR-SRO)  
for Adults with a Serious Mental Illness Richmond County RFP OMH#151  
Questions & Answers**

**Q1. What will be the ownership structure for the project? (Will it be a 501C3 or an HDFC?)**

A1. The property will be transferred to the Voluntary (501C-3) Provider.

**Q2. Will this new building be exempt from real estate taxes?**

A2. After acquisition, the 501C-3 Provider will need to apply for a NYC Real Estate Tax Exemption.

**Q3. What will be the specific insurance requirements from OMH for the new building?**

A3 The renovation project will be permanently financed with an OMH construction loan and a DASNY bond permanent mortgage supported by OMH. The insurance requirement for those loans is that you demonstrate appropriate hazard and liability insurance coverage with amounts exceeding the mortgage amounts. Those policies should name DASNY and OMH as additional insureds.

**Q4. Will OMH permit the payment of an asset management fee out of the operating budget?**

A4. The operating funding is based on the CR-SRO funding model. Providers are expected to submit a services and operating budget that will be reviewed and approved by OMH Community Budget in which Building operations/asset management is a component.

**Q5. Would OMH consider a long-term lease on the project rather than a sale of the land?**

A5. No. The intent is to transfer the property.

**Q6. Has OMH reliably established that the proposed building can be accommodated on the proposed site in conformance with NYC Zoning Codes?**

A6. Yes. An architect did an analysis

**Q7. What provisions, if any, will be built into the agreement between OMH and the successful agency in event that changes in NYC Zoning or other law would render some or all aspects of the proposed project infeasible on the proposed site?**

A7. If the something changes where the project cannot be developed, the Provider will be released from the obligation.

**Q8. What agreement may exist between OMH and NYC related to the land transfer that would assuredly permit the proposed development regardless of any adverse changes in law that might be created between now and the time that the development is initiated?**

A8. There are no known agreements.

**Q9. Could unused Fair Area Ratio be transferred to this site from the rest of the campus?**

A9. This will not be allowed.

**Q10. What are the plans for the road on the campus that is parallel to Seaview Ave? Will this campus road remain in use as a generally accessible roadway for anyone or will it provide service access?**

A10. OMH will retain ownership of the road, but the provider would be responsible for installing a curb cut off Seaview, which would connect to this road, and provide access to the developed property.

**Q11. Are there any easements that would cross through or impede onto the property at any other location besides the road parallel to Seaview Avenue? Would the easements be sub-grade, above ground or on the surface? If there are easements, could the drawings documenting such easements be made available?**

A11. Attached is a utility map, which indicates where easements would be necessary. There will be easements for water, electric and storm sewer lines running there, including manholes.

**Q12. Are there other parcels of land that will be developed near the proposed building? If so, what will be built?**

A12. There are no current redevelopment plans for nearby land. However, this does not prevent future development through Surplus sale or OMH use.

**Q13. Although the RFP states the CR-SRO is to have 51 single rooms with a bathroom, would the State approve a plan for 17 suites with shared common spaces and three bedrooms?**

A13. No, the CR-SRO model is expected to be designed as 51 single units.

**Q14. What support, if any, would the South Beach Psychiatric Center's Facilities Department provide for the ongoing operation of the building?**

A14. There will be no support provided by the South Beach PC. This will be a privately owned parcel.

**Q15. Will OMH put the contract for the CR-SRO under its own contract within a provider's OMH portfolio or will it be incorporated into an existing master contract for an agency?**

A15. If the awarded provider has an existing operating contract containing standard OMH Residential programs, funding will be added to the existing contract. Otherwise, a new operating contract will be created. Program Development Grant (PDG) funding will be on a new standalone contract.

**Q16. Would OMH approve a CR-SRO building that provides additional office space to serve as a satellite office for Apartment Treatment Program staff?**

A16. The primary objective is to build a CR-SRO and office space for the CR-SRO staff, no additional capital funding will be provided to build office space for unrelated programs. Additionally, OMH does not anticipate this development will have the room to accommodate office space for an unrelated program.

**Q17. If OMH were to allow the CR-SRO to provide an office suite for another OMH program, would the provider be able to allocate proportional operational expenses at the CR-SRO to the other OMH program?**

A17. OMH does not anticipate this development will have the room to accommodate office space for an unrelated program.

**Q18. Will providers be given access to SPOA waitlist information for individuals awaiting housing on Staten Island?**

A18. Yes, the awarded applicant will receive eligible applicants through the NYC SPOA coordinated by CUCS.

**Q19. What is the specific staffing pattern OMH requires for the operation of a CR-SRO to serve the intended target population?**

A19. Although there is not a specific staffing pattern, a minimum of one full-time equivalent staff must always be on duty. Additionally, there must be an adequate number and appropriate mix of staff to meet the objectives and outcomes of the program and be consistent with the rehabilitative services outlined in 14 CRR-NY 595.4b. Review [14 CRR-NY 595](#).

**Q20. As there are currently two Community Residences operating on the campus, how will housing referrals be managed by the on-site inpatient units to help ensure the financial viability of all projects?**

A20. Housing referrals will be managed through the NYC SPOA coordinated by CUCS.

**Q21. Would the two currently operated Community Residences be permitted to move residents into the CR-SRO and vice versa to maximize client care without an HRA2010e?**

A21. As stated in section 1.3 Referrals, individuals will need an approved 2010E from HRA for Level II housing.

**Q22. What support, if any, would the South Beach Psychiatric Center's Campus Security provide for the ongoing operation of the building?**

A22. There will be no support provided by the South Beach PC.

**Q23. How will South Beach Psychiatric Center and Community Hospitals accommodate increased need for clinical care with the presence of an additional 51 CR-SRO beds on the campus?**

A23. OMH does not anticipate increased need for clinical care with the addition of this program. Individuals admitted to this program are already residing on Staten Island. If anything, individuals needs decrease when they have access to safe, stable housing with supports.

**Q24. Will OMH play a role in facilitating communication and relationship-building with the local hospital considering the increased needs/challenges that will be presented by the target population?**

A24. As noted in Q23, OMH does not anticipate increased needs/challenges. OMH expects the selected applicant will have relationships with local service providers and hospitals, but regardless will facilitate the strengthening of those relationships where needed.

**Q25. Can OMH please provide the updated contact information for the Local Government Units (LGUs) who should be notified of applicants' intent to apply under this RFP? Please note that the website linked in the RFP does not include contact information for Richmond County.**

A25. As stated in section 1.1, Notification of intent to apply should be made to the Local Governmental Unit for New York City. The CLMHD for NYC is H. Jean Wright II and their contact information is available on [the CLMHD Website](#).