

### Questions & Answers

Q	Bidder Question	DHS Answer	Section	Pg.
1.	<p>Providers sometimes partner with an external entity to purchase real estate that the provider manages. Are these partnerships allowable under this RFP, or is the provider required to be the bidder and be directly awarded the funding? If a partnership is allowable, should the provider be the bidder and indicate they will work with an external entity, or should the external entity be the bidder?</p>	<p>The bidder must meet the requirements of the RFP, including being licensed by the DHS Office of Licensing. Bidders that choose to enter into a partnership with an external entity may be eligible for this this RFP if they are able to meet the terms of the capital funding requirements.</p> <p>In arrangements when a bidder partners with an external entity, the bidder is responsible for ensuring that the terms of the capital funding agreement are upheld, including securing the capital funding for the required 20 year term.</p> <p>Capital funding will be secured by the Division’s standard capital agreement and promissory note, as well as a mortgage reflective of the Divison’s position in the financing structure.</p>	<p>III. Who Can Apply?  IV. Contract Scope of Work</p>	4, 6
2.	<p>In response to the proposed RFP, the following questions are presented:</p> <ul style="list-style-type: none"> <li>a. Can you clarify the wording “other institutions” noted in the RFP?</li> <li>b. Will approved agencies have the discretion or ability to decide who to admit or discharge for these homes?</li> </ul>	<ul style="list-style-type: none"> <li>a. The wording “other institutions” refers to psychiatric hospitals and developmental centers.</li> <li>b. Agencies must be properly qualified to serve the residents for whom they offer placement. In order to receive funding, the proposed residents must be offered placement by the agency and choose to reside in the home.</li> </ul> <p>Discharge must be in accordance with the <a href="#">Community Care Program Manual</a> requirements, <a href="#">Division Circular 36</a> and the terms of the lease or residency agreement for the home.</p>	IV. Contract Scope of Work	5, 7

	<p>c. Is there a proposed timeline/deadline to have these homes operable &amp; accepting admissions?</p> <p>d. Is there an option to open a behavioral home OR a medical home? Or is the expectation that each home will serve both types of individuals in the same home?</p>	<p>c. Funding conditions must be met no later than December 31, 2024. This means that the individuals leaving a nursing facility or other qualifying institution must have been offered and agreed to placement, the provider is able to serve all persons in accordance with licensing standards, and the provider has secured the financing required for the entire project.</p> <p>It is recognized that some projects, including new construction may exceed the December 31, 2024 deadline. So long as residents have confirmed intent to reside in the home and the project will open within a reasonable development timeline, the project will be eligible for funding consideration.</p> <p>d. It is expected that the provider offer the services (medical and/or behavioral) to meet the needs of the resident(s) who will reside in the home.</p>		
3.	<p>a. What is the time frame for this project, start to finish?</p>	<p>a. The time frame for this project may vary depending on the nature of the proposed development.</p> <p>Funding conditions must be met no later than December 31, 2024. This means that the individuals leaving a nursing facility or other qualifying institution must have been offered and agreed to placement, the provider is able to serve all persons in accordance with licensing standards, and the provider has secured the financing required for the entire project.</p>	IV. Contract Scope of Work	5,6,7

	<p>b. Is \$240,000 the maximum amount allowed under this RFP, which includes Capital and Non-Capital expenses?</p> <p>c. Can an agency serve 4 individuals from a Nursing facility and 2 more individuals from the community in the same home?</p>	<p>It is recognized that some projects, including new construction may exceed the December 31, 2024 deadline. So long as residents have confirmed intent to reside in the home and the project has a reasonable development timeline, the project will be eligible for funding consideration.</p> <p>b. \$240,000 is the maximum funding per site, including capital and non-capital costs.</p> <p>c. An agency could choose to serve two residents transitioning from nursing facilities and two others from non-eligible settings if they prefer. The maximum amount of funding in this scenario would be up to \$120,000 (\$60,000 per bed for SNF transition).</p>		
4.	<p>The following questions are submitted for the RFP to support the development of homes for people with intellectual and/or developmental disabilities transitioning from nursing facilities and other qualified institutions:</p> <p>a. Can you describe the timeline for allocation of funds and can you provide detail about when the provider will be able to draw down the funds?</p>	<p>a. Capital funding is allocated as a reimbursement once the funding conditions have been met.</p> <p>This means that the individuals leaving a nursing facility or other qualifying institution have been offered and agreed to placement, the provider is able to serve all persons in accordance with licensing standards, and the provider has secured the financing required for the entire project.</p> <p>Once the funding conditions are met, the provider will submit a capital</p>	IV. Contract Scope of Work	5,6

	<p>b. What is the process for receiving referrals? Will the provider have these referrals in advance of the funding?</p> <p>c. Is there a geographic preference for where the home(s) are located?</p>	<p>request package to their assigned program developer. If funding is for renovations, three bids are required.</p> <p>Non-capital funding including furniture, vehicle, and development costs will also be submitted to the assigned program developer to process. These submissions must include the RFP award letter, vehicle bids, and development costs as outlined in the RFP budget.</p> <p>The total amount allocated for the project may not exceed \$240,000. The deadline for meeting payment conditions is December 31, 2024.</p> <p>b. Referrals for this program may be secured through DDD referral.</p> <p>c. Homes are needed throughout the state. If a person referred has a geographic preference, that will be included in the referral information.</p>		
5.	<p>a. If awarded, what is the turnaround time for use of the funds?</p>	<p>a. The time frame for this project may vary depending on the nature of the proposed development.</p> <p>Funding conditions must be met no later than December 31, 2024. This means that the individuals leaving a nursing facility or other qualifying institution must have been offered and agreed to placement, the provider is able to serve all persons in accordance with licensing standards, and the provider has secured the financing required for the entire project.</p>	IV.Contract Scope of Work	5,6,7

	<p>b. What are the administration/compliance requirements of this funding?</p> <p>c. Are there any annual reporting or compliance requirements, including program audits?</p> <p>d. What is DDD’s involvement in the selection of who is being admitted to the home, or is it up to the provider’s policy?</p> <p>e. Will DDD be circulating all questions asked with their responses?</p>	<p>It is recognized that some projects, including new construction may exceed the December 31, 2024 deadline. So long as residents have confirmed intent to reside in the home and the project will open within two years, the project will be eligible for funding consideration.</p> <p>b. Administrative and compliance requirements include maintaining the home as a licensed residence for people with developmental disabilities for a twenty year term.</p> <p>c. Compliance and program audits will be as required by licensing standards and the Community Care Program requirements.</p> <p>d. DDD will refer individuals in nursing facilities to the awarded providers. The provider will determine who will be offered placement, and the person will choose whether they accept the placement. There will be an opportunity for meet and greets, based on the preference of the people referred.</p> <p>e. Yes, DDD is circulating all questions and responses.</p>		
6.	<p>a. We have a vacancy that we would be interested in utilizing the attached DDD RFP for the Development of Homes to Support People with IDD Transitioning From Nursing Facilities. This home is accessible and has nursing on site. The bathrooms in this home are original to when the home was built in the early 80s. Will we be</p>	<p>a. Renovations to create or improve accessibility for an existing site are an appropriate proposal for funding so long as it is needed to meet the needs of the resident who is transitioning from the nursing facility.</p>	IV. Contract Scope of Work	5,6,7

	<p>able to use the funds to help offset the cost of bathroom renovation and bring these bathrooms up to code, to current accessibility standards, since the standards used in the 1980's are much different than current accessibility standards?</p> <p>b. Also, we have a question about the individual referral process for this vacancy based on the RFP</p> <p>c. Could we apply this RFP to an individual who was attending our day program before being placed in a nursing home?</p> <p>d. Let me know if there's specific criteria based on the individual considered that would need to be considered before applying for this RFP.</p>	<p>b. Individuals will be referred to these programs by DDD. Providers will determine whether they are able to support the person, and the person will choose whether they would like to live and be supported in the home.</p> <p>c. The Division will refer people for these opportunities. Eligible persons must be moving from a qualifying institution (i.e., Nursing Home, Developmental Center, Psychiatric Hospital). If a provider is aware of a person they would like to support, that can be communicated to DDD.</p> <p>d. Providers applying for this RFP must be prepared to meet the support needs of people being discharged from a nursing facility. Funding will only be released if the provider offers placement and the person confirms that they'd like to reside in the proposed home. If a person who is confirmed for placement determines that they would like to reside in an alternate setting, the provider must offer the placement to another person transitioning from a qualified institution.</p>		
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7.	<p>a. I just read through the recent RFP, and am wondering if this would be suitable for the use in a licensed Residential Health Care Facility. I noticed that one of the requirements is to be licensed by DHS, would a RHCF listened from DCA be permissible?</p> <p>b. We would be serving the same population just in an RHCF setting. If this is not the appropriate use of funds, could you please help shed some light on any funding that may be more appropriate for the RHCF model. I feel like this is a forgotten population, there are very limited resources for these RHCF programs.</p>	<p>a. This RFP requires that the housing opportunity is provided in a setting licensed by DHS Office of Licensing under N.J.A.C. 10:44A. A RHCF licensed by DCA is not eligible for this opportunity.</p> <p>b. The <a href="#">Department of Community Affairs</a> and/or the <a href="#">Division of Mental Health and Addiction Services</a> may be able to provide more information on opportunities available for the RHCF model.</p>	III. Who Can Apply	4
8	<p>Question/Clarification for the RFP noted in the subject line: If we own a site for which we have already received approval to develop as a medical home through DDD Program Development, but home construction has not started on the site, would the site be eligible for funding through this RFP?</p>	<p>Sites may be newly acquired single family homes or existing homes that require modifications to support people who are moving from nursing facilities. Homes that are already owned and require capital investment to meet licensing standards are eligible for this RFP.</p>	IV. Contract Scope of Work	5, 6
9.	<p>I'm curious if our agency would be eligible to apply with a particular new project? The estimated time of the CO is February 2025. And we are still in the OOL/PPMU proces</p>	<p>Bidders must be a licensed by the DHS Office of Program Integrity and Accountability, Office of Licensing at the time of the application.</p> <p>The Division will consider proposals from bidders who have completed licensing requirements.</p>	III. Who Can Apply	4