

Questions & Answers

Q	Bidder Question	DHS Answer	Section	Pg.
1.	If a provider agency is partnering with a developer or housing provider (i.e., is renting the property) is the capital funding able to be used for necessary renovations to the property?	<p>Provider agencies may choose to partner with a developer or housing provider and access capital funding to develop the home so long as they are able to enter into a capital funding agreement for the property. A capital agreement requires the ability to enter into a property lien that secures the capital funding for a 20 year term.</p> <p>This RFP permits use of funding for both capital and non-capital expenses. Bidders are encouraged to review the project needs to determine what is needed and include details in the project description, facilities/equipment, and budget sections of the RFP submission.</p>	IV VI VI	6 9 11,12
2.	What is the target date to be operational?	The funding conditions must be met no later than February 6, 2026. This means that the individuals leaving a qualified institution and the provider have agreed to placement, the provider is able to serve all persons in accordance with licensing standards, and the provider has secured 100% financing required to fund the entire project.	IV	7
3.	Can an agency submit a response to the RFP if they are in the midst of the licensing process?	A bidder must be licensed by the DHS Office of Program Integrity and Accountability, Office of Licensure to meet the eligibility requirements. Providers that are not yet a licensed provider are ineligible.	III	4

4.	Do you have preferred geographic areas for this housing?	As the Division continues to expand the network of home and community based services (HCBS) throughout New Jersey, there is need to create housing opportunities throughout the state. There is no preferred geographic area required for this RFP.	I	3
5.	<p>Our agency is working with a local developer on 4 – 4BR apartments in a multi-use building at the Village at Hawk Pointe in Washington NJ (Warren County).</p> <p>We recently completed the OOL P&P process and expect the apartments to be licensed by early 2025.</p> <p>We will be signing a <u>20-year lease</u> with the developer/owner which will include a stipulation that these apartments are solely to be rented to NJ DDD eligible persons with I/DD during the term of the lease.</p> <p>We currently have <u>two potential referrals from nursing facilities who wish to reside in this beautiful community setting</u>. There may be more.</p> <p>Four of the 8 bedrooms on the ground floor are being specifically designed to accommodate those with medical needs. Along with many amenities the community provides, we are exceeding expectations for potential residents by providing the following:</p> <ul style="list-style-type: none"> - Exits directly from the bedroom to outside for quick emergency evacuation. - Specialized medical equipment to include advanced hospital beds with pressure point technology. 	<p>An application for funding in a multifamily development may be considered, so long as the capital requirements can be met. This includes adherence to the Division’s standard capital agreement and promissory note, as well as a mortgage reflective of the Divisions position in the financing structure. Bidders are encouraged to clearly outline the items requested in the proposal submission.</p>	IV IV	5 7

	<ul style="list-style-type: none"> - SMART home technology to support independence. - Hoyer lift tracking from bed to bathroom. - Generators exclusively for these four licensed apartments, so residents may stay at home utilizing technology supports uninterrupted. <p>All of these items above are being paid for by our agency fundraising efforts. This includes a \$90k lift equipped vehicle recently purchased in preparation for our opening. But that is only 1 vehicle of many in need.</p> <p>On page 5, the RFP, references "single family community homes."</p> <p>Will our application be considered for approval based on the information I've outlined above?</p>			
6.	<p>What is the Division's standard capital agreement and promissory note, and is the Division's position the \$240,000 we seek to use toward the purchase of the property? If we are financing the purchase, how would you want the bank to position these funds?</p>	<p>Copies of the Division's standard capital agreement and promissory note can be obtained through your assigned program developer. If you are unsure of who your program developer is, please email DDD.RFP@dhs.nj.gov for their contact information.</p> <p>Funds used for acquisition should also include a mortgage reflective of the Division's position in the financing structure.</p>	IV	7
7.	<p>Does this mean that the state may run out of money before everyone who has been notified of an award actually gets it?</p>	<p>As with other funding available through the State of New Jersey, reimbursement is subject to the availability of state appropriations.</p>	IV	7

8	On page 9, Q 8 – What is meant by “bringing the initiative to a conclusion at the end of the contract”?	The bidder should explain how this one time disbursement of a funding award will be utilized within the respective deadlines set forth in the RFP.	VI	9
9.	First, can you confirm whether the awarded agencies will be able to choose between supporting people with high medical needs and high behavioral needs, since those will warrant different types of physical plant modifications, staffing and supports. If the latter, how will the agency receive approval to support people from psychiatric hospitals and developmental centers? And will the agency be required to accept people referred, or will they be able to screen and determine a good cohort for the home?	<p>Providers will receive referrals from the Division and will also have the ability to secure referrals through independent outreach. The needs of the people transitioning will vary. Prior to issuing an acceptance, the provider will need to ensure that they are prepared to provide the appropriate services and supports based on the needs of the person.</p> <p>Upon receipt of a placement offer, the person transitioning from a nursing facility (or other qualified setting) will choose whether they are interested in living in the home that is offered, or if they would like to consider other opportunities.</p>	IV	5
10.	Second, one of the barriers to developing a residence is that the DDD threshold for rent is out of proportion with actual rental costs. Can any of the awarded funds be used to offset the rent threshold? Since no requests for extensions will be considered, we are concerned about meeting a February 6, 2026 deadline in the case of acquisition of financing, as that is a lengthy process.	<p>Awarded funds may not be used to offset the published rent standards used in the Housing Subsidy Program..</p> <p>The deadline to meet the funding requirements for this opportunity is February 6, 2026.</p>	IV	7