



ISSUE DATE: May 18, 2021

**Providing tenancy supports for People with Disabilities: Transition Assistance for Section 811
PRA and Weinberg Apartments Program Participants**

Background

The Maryland Department of Disabilities (MDOD) and the Department of Health (MDH) have partnered to increase affordable housing for persons eligible for Maryland's Money Follows the Person Demonstration (MFP) Grant since 2012. This partnership is formalized through an MOU which will be renewed for FY 2018. MFP, a federal rebalancing initiative created by the Deficit Reduction Act of 2005 and reauthorized by the Affordable Care Act of 2010, was designed to encourage states to transition eligible and interested Medicaid recipients currently residing in nursing facilities back to homes in their communities. MFP is funded through a federal grant that allows states to collect an enhanced federal match on services provided to individuals who transition from an institution to the community. Each state is then obligated to spend the funds that were "saved" through the enhanced match on initiatives to support more people in the community.

In developing the protocol, it was determined that significant barriers exist in the availability of affordable rental units in the community for individuals in institutions who desire to transition to the community.

MDOD, MDH and DHCD work in partnership to develop and implement the Section 811, Weinberg Apartment and MFP Bridge Subsidy programs to increase the supply of affordable rental units in the community for individuals with disabilities who meet specified eligibility and priority criteria. The programs utilize separate Applicant Registry and Referral systems to maintain waitlists for the respective program units and to make timely and appropriate referrals to the units when they are available for leasing. Tenants moving into the community receive "tenant training" and other community support from their case management team. Our agencies have identified the need for wraparound services for these tenants to connect them with appropriate local service providers and community resources. Although MDOD and MDH provide services that help an individual be successful in the community, we seek to improve the level of engagement tenants experience upon moving into their new homes and help them with acclimating to this change. This Request for Proposal (RFP) is being issued to secure a service provider with case management acumen who will provide tailored housing transitional services, intended to see a tenant through the process of moving into their new communities.

It is anticipated that these services would be provided on a part-time basis, averaging 20-30 hours of work weekly.

Purpose

The transition from an institutional setting to independent renting can be jarring for individuals participating in these programs. Our team offers tenant training to new residents, which requires an in-person meeting with them and their case manager at the property after they have moved in.

During this process, tenants are educated on the terms and conditions of their lease, community rules, features and amenities of their apartment, how to create an emergency plan, and other resources that may benefit them. Among our tenant population, moving could change the type and level of services that they receive. Although case managers helping them with leasing the unit are expected to provide a “warm handoff” to new service systems and providers as needed, we find that this does not always occur in practice. Resident support services will help to fill in this needs gap and ensure that tenants, who may have changing circumstances over time, are aware of resources available to them within the community and beyond.

Resident support services may include, but are not limited to:

- Conducting tenant training one-on-one with new program residents
- Providing wraparound supports to individuals moving to a new location, which may include connecting them to new service providers, providing information on benefits programs unique to their communities that they may qualify for, and linking them to clinical services if needed
- Connecting tenants to social, community, and civic activities as appropriate and requested
- Intervening and mitigating tenant issues in partnership with MDOD and MDH to help program participants retain their housing and avoid eviction

Requirements

Prospective contractors applying to this solicitation will ideally demonstrate experience with providing direct services and case management to people with disabilities. Must reside in the Central Maryland area (Washington and Baltimore Metropolitan areas) or be willing to travel within them, with occasional travel to the Eastern Shore and Western Maryland. Familiarity working with the behavioral health population and the Behavioral Health Administration (BHA) service system is preferred. Ideal vendors or agencies possess a background in social work, human services administration, counseling psychology, or a similar field.

Training on the housing programs overseen by MDOD will be provided to the vendor.



Vendors interested in applying for this solicitation must provide the following in their RFP response:

- Current W-9
- Technical Proposal with the following:
 - Information on key staff involved in the project and their credentials;
 - Summary of a tenant support plan and details on what a possible tenant intervention may entail;
 - Discussion of past experience relevant to this project and how this will factor into anticipated work goals
- Detailed budget with line item breakdown of anticipated hours dedicated to different aspects of this project. Include your hourly rate and annual expenditures in your projected budget.

Contract Term

The contract duration will be for one year and is dated for the state fiscal year 2022. The contract term will be August 1, 2021 – July 30, 2022. Terms may be renewed contingent on contractor performance and availability of funding.

Questions?

Contact

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