

MFP Home Mods RFP – Q&A for posting

1. Can a partner choose to only perform repairs on owner-occupied homes, or would they have to work on both owner-occupied and rental properties?

Home modifications will need to be completed on both private residences as well as rentals depending on where the client is living. However, home modifications can only be performed in rentals with owner agreement.

2. Would the ARC-provided referrals be pre-approved, or would the partner be required to confirm all eligibility qualifications after receiving each referral?

All individuals referred for home modifications through ARC's MFP program have already been screened for and enrolled in the program. The awardee would not be required to confirm any eligibility for program participation.

3. Would a partner be required to serve all counties listed on page 1 of the RFP, or just the current count(y/ies) in their service area?

The awardee would be required to serve all 10 counties covered by the Atlanta Regional Commission's planning and service area for the area agency on aging. These counties are Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry, and Rockdale.

4. Would a single partner be required to complete all 15-20 projects per fiscal year, or are the total amount of projects split between multiple partners?

Yes, this grant will be awarded to one entity who will be responsible for completing all MFP home modification projects as part of ARC's MFP program.

5. How much say would the homeowner/landlord of a rental property get in the final scope of work? Would final determinations be up to the CAPS certified inspector, or to ARC staff?

ARC's MFP Transition Coordinators work with individuals to determine the type of home modification project to be completed within their established budget and consistent with MFP program requirements prior to the scope being completed. Once the scope is completed, any technical recommendations are determined by a CAPS certified contractor but any changes to the scope must be approved by ARC's Transition Coordinators to ensure the project stays within the client's established budget and consistent with MFP program requirements.

6. Is there any type of forgivable loan agreement with the homeowner, or any security deed filed against the property for an MFP project?

No, there is no type of forgivable loan agreement with the homeowner, or any security deed filed against the property for an MFP project.

7. Are partners allowed to make any requirement or timeline modifications in order to better flow with our existing home repair program?

No. In order to support the health and well-being of transitioning clients who may have significant health needs and functional impairments, contractors and all workers must agree to complete all work within 90 days of referral from the ARC Transition Coordinator.

8. Is subcontracting accepted to provide Home Modifications services?

Yes, however all subcontractors must comply with all applicable Atlanta Regional Commission, Georgia Department of Human Services Division of Aging Services, Department of Community Health, the Centers for Medicare and Medicaid Services, and other relevant federal and state standards, guidelines, policies, and procedures.

9. How many clients are anticipated to require services offered in the request? How many clients were served last year?

We anticipate serving approximately 8 to 10 clients through the end of FY 24. 17 MFP clients received home modification services through MFP in FY 23, however some jobs were smaller and only involved installation of grab bars.

10. If our agency subcontracts services for Home Modifications, is there a conflict of interest if we provide Waiver services for NOW or COMP or if we are participating in ICWP, CCSP or SOURCE Waivers?

There is no conflict of interest in serving other Medicaid waiver recipients as the entity would only receive referrals for home modifications from ARC. All screening, program enrollment, and referral is done at ARC.

11. What are the expected reportables? What is the frequency?

Each home modification project requires certain documentation be submitted to ARC's Transition Coordinators including a written, detailed scope of work and pre-inspection within 30 days of referral; 3 written, competitive bids from CAPS certified general contractors; completed "Quote Form for Environmental Modifications"; notarized agreement between the homeowner/landlord and the contractor authorizing the work identified in the scope of work; written post-modification inspection with homeowner/landlord and contractor approval.

12. Can the awardee advertise for the service, or will ARC refer clients requiring services to the awardee?

No, the awardee cannot advertise this service. This service is for individuals already enrolled in ARC's Money Follows the Person Program and all referrals will be made by ARC.