REQUEST FOR PROPOSAL (RFP)

DATE: May 4, 2026

TO: All Interested Parties

FROM: Far Northern Regional Center (FNRC) Community Service Division

RE: Community Placement Plan (CPP) Project
Development of Enhanced Behavioral Support Home

The Far Northern Regional Center (FNRC) is a private nonprofit organization under contract with the California Department of Developmental Services (DDS). FNRC is part of a statewide network of 21 Regional Centers responsible for the coordination and development of service to meet the needs of people with developmental disabilities in Shasta, Butte, Tehama, Siskiyou, Modoc, Trinity, Glenn, Lassen and Plumas Counties.

FNRC is requesting individual and/or agency to establish and operate a 4-bed licensed Enhanced Behavioral Support Home (EBSH) to support FNRC adult consumers under the Community Placement Plan (CPP). The support home is in FNRC's service catchment area (Redding/Anderson, CA). The home will provide 24 hours residential support to clients with intensive behavioral needs. The successful applicant will be vendored with FNRC. **Please review California Code of Regulations Title 17 Health and Welfare Agency-Department of Developmental Services regulations Sections 59050 thru 59072 prior to submitting your proposal and address your understanding of the requirements for this type of development, including the type of qualified consultants and staffs.**

The home in which services will be provided will be owned and managed by a Housing Development Organization (HDO). The HDO will own the property for the restricted use of individuals served by FNRC. The prospective vendor/service provider will lease and license the facility as an Enhanced Behavioral Support Home through the Department of Social Services and Community Care Licensing. The HDO will perform landlord duties and have property management and maintenance responsibilities. The service provider will need to work closely with the HDO and FNRC to meet the requirements set forth by DDS and CCL in the development of this facility.

The primary reason for the development of EBSH is to provide intensive behavioral support services to adults with developmental disabilities in a licensed residential setting. The targeted population for EBSH are those with challenging behaviors, failed in previous placements, and at risk of institutionalization or placement in strict environments. Services and supports in an EBSH are beyond what is typically available in a community-based adult residential facility program. The EBSH residential facility will need to support up to four (4) individuals who will have psychiatric and behavioral challenges, engage in emotional outburst, yelling, biting, property destruction, self injury behaviors, other maladaptive behaviors, physical/verbal aggression, have extensive self care needs deficits, mental health/medical needs and/or non-ambulatory, history of

forensic involvement, substance abuse or nicotine addiction, potential fire starting tendency, and selected eating disorders. Individuals will require support in developing coping strategies for effective self-control, positive communication, skills development utilizing positive behavioral support systems, and day program development/supports. The residential facility may support individuals transitioning out of Mental Health Resource Centers (MHRC), Institution for Mental Disease (IMD) or are at risk of entering into a more restrictive environment. Individuals identified for this development may have unpredictable aggression and violent behaviors with psychiatric challenges. This development would allow individuals to reside in the least restrictive environment that promotes independence and provides a safe and nurturing environment while assuring the consumer's health and safety utilizing natural supports within the community. The facility may need to provide in-home day programming as appropriate, transportation, and a high level of staffing and consultation needs.

Start up funding is available, up to $250,000.00 dollars for the successful applicant to develop this new service. Start-up funding may include, but is not limited to the following: Deposits on utilities and rent, furniture, recruitment hiring, training of staff, etc. Actual cost to develop the Enhanced Behavioral Support Home may exceed the start up amount. FNRC and DDS will not be responsible for any additional cost.

Prospective applicants must have experience in operating a licensed residential facility, knowledgeable in Enhanced Behavioral Support Home (EBSH) requirements, and extensive experience directing and providing support services to individuals with developmental disabilities. The prospective vendor shall have a sufficient number of competent, qualified trained staff, identified in state regulations, who have experience working with individuals with developmental disabilities and who can also communicate clearly with consumers, professionals and members of the community. Staff must be experienced in and/or have regular consultation in the following areas: Board Certified Behavioral Analyst (BCBA), Professional Crisis Management Association (PCMA) Training, crisis intervention, positive behavioral support, conflict resolution, strong plan for activities of daily living supports, building and maintaining boundaries, strong skills in program development, leisure/recreation and access to the local community.

Preferences will be given to the most qualified applicant who intends to seek additional training and consultation, and has a willingness to collaborate with FNRC in meeting each individuals support needs. Applicant must have previous residential support care experience serving individuals from Developmental Centers.

All interested parties are required to submit a proposal to FNRC. The proposal must include:

1. A cover page listing the applicant's name, address, phone number, name of person preparing the proposal if other than the applicant.
2. A description of applicant's education, experience related to the field of developmental disabilities and similar projects, and ability to complete the project.
3. Description of applicant's purpose/intention in operating a facility and proposed service to be delivered, including the work plan/timelines.

4. Budget for start up and on-going cost, showing reasonable costs of operating facility as required by this proposal.
5. A statement of applicant's goals and expected outcomes in providing residential services.
6. A description of how applicant will assess the level of support required to meet lifestyle preferences of the people served.
7. A statement of how applicant will plan for staff stability and training.
8. Information on how applicant deems relevant to issues of equity and diversity.
9. Information on how the applicant will meet HCBS requirements.

Please submit a hardcopy proposal, **the original plus five (5) copies**, to Far Northern Regional Center. All proposals received by the deadline will be reviewed and scored by evaluators selected by FNRC. Applicants who meet the proposal criteria may be invited to participate in an interview process.

Please submit proposals to:

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Deadline for submission of proposal is…….. 5/29/2026 by 4pm.

If selected, the applicant will be required to develop a written program design which meets the requirements of Title 17 Health and Welfare Agency- Department of Developmental Services, Section 56013 and the expectation of FNRC residential facilities. Through the vendorization process, selected applicant is expected to meet all of the requirements and standards specified in regulations and statutes.

*FNRC reserves the right to withdraw this RFP at any time without prior notice. Furthermore, FNRC makes no representation that any agreement will be awarded to any applicant responding to this RFP. FNRC reserves the right to reject the proposal of any respondent who, in the opinion of FNRC, is no responsible or has previously failed to perform properly, or is not in a position to operation within the program design.