



100 West 13th Avenue, Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411



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REQUEST FOR PROPOSALS

Artwork for The Commons on MLK
In Eugene Oregon

Issue Date: March 15th, 2021

Due Date: April 18th, 2021 at 11:59pm

RFP Contact: Jordyn Shaw
Communications Administrative Specialist
(541) 682-2593
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Homes for Good
100 West 13th Avenue
Eugene Oregon, 97401

Document Availability: Electronic copy of the RFP and all associated documents will be available on the Homes for Good web site (www.homesforgood.org) beginning March 15th, 2021.

THE RESPONSIBILITY FOR SUBMITTING A RESPONSE TO THIS RFP TO HOMES FOR GOOD ADDRESS NOTED ABOVE ON OR BEFORE THE STATED TIME AND DATE WILL BE SOLELY AND STRICTLY THE RESPONSIBILITY OF THE OFFEROR.



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Overview

Homes for Good is Lane County's housing agency and our primary work is to help low-income residents with the logistics of affordable housing. The shortage of affordable housing in Lane County is undisputable and our residents and those on waiting lists feel the urgency more intensely than anyone. Homes for Good aims to add 524 new housing units to the Lane County housing market by 2023.

Homes for Good and Lane County collaborated in developing the supportive housing apartment community on Martin Luther King Blvd. in Eugene, Oregon. This partnership identifies, engages, houses and supports those who have been homeless the longest, utilize the most resources, and who have traditionally been the hardest to serve because they often struggle with complex and overlapping health, mental health, and substance abuse disorders. The combination of housing and support services follows the Housing First/harm reduction model. Research has demonstrated that the Housing First model, which features wrap-around services and supportive programs, is more effective than shelters and transitional housing systems alone. Research also identifies that if not housed, the chronic homeless - those who will be served at this new community - otherwise utilize half of the shelter system resources, utilize a higher percentage of hospital emergency services and require longer care, and have higher rates of incarceration and recidivism.

The Commons on MLK is a Permanent Supportive Housing program with 51-unit studio apartment for people experiencing chronic homelessness. It is located at 2315 MLK Jr Blvd next door to Lane County Behavioral Health. There is on-site property management and supportive services. Amenities include private bathrooms and kitchenettes, common areas, on-site laundry, a 24/7 reception/help desk, and meeting rooms and offices for program and support delivery. As a Permanent Supportive Housing Program, The Commons on MLK features 24/7 on-site supportive services, case management, service coordination, social and recreational health services, connections to mainstream resources, health care, substance abuse treatment programs, mental health services, self-help groups, and peer resources, connections to employment and educational services as well as assistance with independent living skills, including money management. ShelterCare provides support services to tenants to help them to stay in housing and achieve their goals related to self-sufficiency.

Preference to live at The Commons on MLK is given to applicants who are chronically homeless or participating in the FUSE program. "Chronically homeless" is defined as people who are currently homeless and have been homeless for 12 or more months in the last three years AND have a disabling condition. Frequent Users Systems Engagement, or FUSE, is a coordinated effort, funded by the State of Oregon's Emergency Housing Assistance (EHA) funds, to break the cycle of housing instability for individuals with the most barriers to success and the highest use of Lane County's public services, such as law enforcement, jails, and emergency medical services.



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Homes for Good intends to select artists (individuals or groups of artists) to create artwork for two different rooms: (1) the ground floor lobby/hallway and (2) the ground floor common area. There are multiple prospective walls within the selected rooms that artists may propose artwork for, and the artist may choose to submit for all or some of those walls within their proposals. Awards for this proposal will be based on the whole room, and rooms will not be broken up between artists. If an artist would like to be considered for both rooms, they must submit two separate proposals.

Accepted Media

Homes for Good is limiting the media to artwork that can be pre-made and brought into the space, which excludes murals created in the space. Mural-like pieces can be submitted as long as the work is able to be completed offsite and then installed in the space. This is due to the nature of the use of the building as residents will be living in and using the space for services as artwork is installed. The installation must be non-ephemeral (permanent). Submissions such as performance art, untreated organic materials, etc. will not be accepted. Submissions for work that is deemed too fragile or unsafe for display will also not be accepted.

Originality and Artist Credit

Artwork must be the artist's original creation. A direct copy of another person's artwork or photograph is not acceptable. Artwork entered in previous contests or created for prior purposes is allowed to be submitted as long as the artist still retains ownership rights of the pieces. Artwork is allowed to be signed by the artist(s).

Available Spaces

Room #1: Lobby + Hallway

Artwork could be placed on the wall to the left of the door into the residential area, or in the alcove above/behind the bench.



Room #2: Ground Floor Common Area

Artwork could be placed on the gray wall to the left of the cabinets, on the long white wall with the fire extinguisher, or on the white wall above the couch.



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Compensation

Each room has an individual stipend attached. Artists will receive stipends for each room they are selected for. Stipends are meant to compensate artists both for their time, supplies, and cost of installing the artwork. This includes frames or pedestals if required for the piece(s). The exception would be equipment rental such as a lift or a ladder for the installation of artwork. Requests for additional equipment and approximate cost should be noted in the proposal.

Stipends are estimated to be:

Room #1 Lobby/Hallway— \$4,000

Room #2 Ground Floor Common Area— \$4,000

Compensation will be issued in the form of a check made out to an individual, group (split between members) or business. Direct Deposit is available if the artist fills out a direct deposit form and supplies the correct documentation for direct Deposit set up. Homes for Good will issue a 1099 and the income is taxable. Compensation can also be requested in the form of a donation to a nonprofit (501c3 organization).

Preference Points

Homes for Good has established preference points within the scoring criteria to help provide opportunities to communities of color, low-income people, and members of our community.



Preference points are individually declared and are awarded based on the individual categorical criteria. Applicants may receive preference points for all categories, some categories, or no categories for a total of (25) preference points available.

Black, Indigenous, People of Color (BIPOC) Preference

In 2019 Homes for Good started significant agency wide work surrounding Diversity, Equity & Inclusion (DEI) work. Homes for Good has focused their DEI work on racial justice. Homes for Good, understanding the connection between systematic racism and oppression and housing/housing policy. Homes for Good, in turn is working to create opportunities for BIPOC community members through different agency projects.

Although there is a preference for BIPOC artists/groups of artists, the content of the work is not required to focus on racial justice, but racial justice content is welcome for submission.

The Homes for Good selection committee for this RFP will award (10) preference points to artists (or groups of artists) who identify as Black, Indigenous, or People of Color (BIPOC).

Resident/Program Participant Preference

Homes for Good is committed to providing opportunities for our residents and program participants to gain self-sufficiency and participates in HUD’s Section 3 program.

In order for Homes for Good Housing Agency to meet the requirements of Section 3 documentation, each contractor is requested to certify whether or not they are a Section 3 business concern. Section 3 is a provision of the Housing and Urban Development (HUD) Act of 1968 that helps foster local economic development, neighborhood economic improvement, and individual self-sufficiency. The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent feasible, provide job training, employment, and contracting opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods.

This preference is NOT limited to residents of Lane County and can be gained if the artist or group of artists participate in these programs in a different county.

The Homes for Good selection committee for this RFP will award (10) preference points to artists (or groups of artists) who are current residents of Public or Affordable Housing or the Section 8 Program—including Housing Choice vouchers, VASH vouchers, mainstream vouchers, etc. OR have an income below 80% AMI (see chart below).

| 1 Person | 2 Persons | 3 Persons | 4 Persons | 5 Persons | 6 Persons | 7 Persons | 8 Persons |
|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| \$39,200 | \$44,800 | \$50,400 | \$56,000 | \$60,500 | \$65,000 | \$69,450 | \$73,950 |

The Homes for Good selection committee for this RFP will award (5) preference points to artists (or groups of artists) who are past residents of Public or Affordable Housing or the Section 8 Program—including Housing Choice vouchers, VASH vouchers, mainstream vouchers, etc.

Lane County Resident Preference

Homes for Good serves Lane County, Oregon and is committed to serving our community, and want to foster opportunities for residents within their own community. A “resident” is defined as someone who has a permanent residence within the county limits.



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The Homes for Good selection committee for this RFP will award (5) preference points to artists (or groups of artists) who are current residents of Lane County.

Trauma-Informed Design

Within the scoring criteria (listed below), submissions will be scored on their use and approach to trauma-informed design. This is a priority due to the nature of the residents who will be served at The Commons on MLK. With all of the residents being previously homeless, creating an atmosphere of healing is important to the mission of the development. Trauma-informed design and trauma-informed care principles have been woven into The Commons on MLK through the architectural design, the furniture selection, and into program design for residents, and should be reflected in the artwork selected.

Being Trauma-Informed means that a program or agency realizes the widespread impact that trauma can have while also recognizing the potential for recovery. From practices, policies, and procedures to the design of a space and art chosen for space the goal is to resist re-traumatization. With regard to space, Trauma-Informed Design means that everything from the furniture to the color of the paint to the use of natural light is all to serve that goal.

Art chosen for space should be informed by guidelines from <https://homelessstrategy.com/the-increasing-need-for-trauma-informed-care-shelters/> or other trauma-informed design resources:

- Creates visual interest or provides a distraction that alleviates stress, improves mood, and comfort.
- Art should not convey meaning or symbology that would cause negative feelings.
- Landscape paintings are all associated with increased positive affect and comfort, and doubles as a natural view
- Regularity, detail, similarity, an appropriate quantity of objects, the symmetry and regularity of their arrangement, and coherent variations in color and contrast.
- Too much visual complexity can increase stress and anxiety.

Some additional links about Trauma-Informed Design:

- <https://e4harchitecture.com/empathy-in-architecture-using-trauma-informed-design-to-promote-healing/>
- <https://youtu.be/5hauwKR-KIM>

Selection Criteria

Proposals will be evaluated based on the following criteria:

Preference Points **(25 points)**
Trauma Informed Design Approach **(20 points)**
Quality of proposed work **(15 points)**
Use of Space/Composition **(10 points)**
Creativity and Originality **(10 points)**
Overall Impression **(15 points)**
Capacity to complete installation/proposed timeline **(5 points)**

Total points available: **100 points**

Proposal Content

Agency reserves the right to reject all proposals or to request clarification of proposals during analysis, selection, and award proceedings.



All proposals should include

- 1) Coversheet (Attachment I to this RFP)
- 2) Artist Statement including:
 - a personal statement—could include a brief description of the artist’s background, experience and previous artistic accomplishments.
 - description of proposed installation—could include information on theme or concept.
 - proposed schedule of installation after selection/ statement of capacity to complete installation.
- 3) Sketch(s), rendering(s), or photo(s) of proposed installation for the space
- 4) Portfolio or examples of past work
 - A minimum of (5) examples of prior work to show quality. Could include-- a link to online artist portfolio or photos/scans of completed artwork.

Submission and Selection Process

- A. A copy of the entire proposal must be received by Agency no later than **11:59 p.m. April 18th, 2021.** Late proposals will not be accepted. Please minimize file size to allow for a single electronic submission.

Email proposals to:

Jordyn Shaw, Communications Administrative Specialist

jshaw@homesforgood.org

Only emailed proposals will be accepted. A confirmation receipt will be emailed within one business day. If you do not receive an email confirmation within one business, please reach out to ensure your submission was accepted and received.

- B. To be considered for multiple rooms, artists must submit multiple proposals. Each proposal will be considered separately.
- C. Homes for Good employees are allowed to submit RFPs as long as they are not on the selection committee. Names of artists will be removed on proposals before they are given to the selection committee to evaluate to limit bias.
- D. All Electronic submittals should be labeled to match the requirements of the "Proposal Content" section. All materials shall be in 8.5" x 11" format. A single PDF is preferred, although multiple files will be accepted.
- E. Agency may at its sole and absolute discretion, reject any and all, or parts of any and all, proposals; postpone or cancel, at any time, this RFP process; or waive any irregularities in this RFP or in the proposals received as a result of this RFP. Also, the determination of the criteria and process whereby proposals are evaluated, the decision as to who shall receive a contract award, or whether or not an award shall ever be made, shall be at the sole and absolute discretion of Agency. Agency may at any time request clarifications and supplemental information from any respondent after receipt of proposals. Additionally, Agency may enter into a contract for all or a portion of the planned developments, at the discretion of Agency.
- F. No Pre-Proposal conference will be held. Requests for additional information or clarification should be directed towards Jordyn Shaw at jshaw@homesforgood.org or (541) 682-2593. Do not contact any other Agency Board Member or staff member, or the property owner, or current tenants, to discuss this project in any way during the RFP selection process.
- G. All documents submitted to Homes for Good shall become public records, subject to disclosure, unless otherwise protected pursuant to the Oregon Public Records Law. Because only emailed submissions will be accepted for this RFP, there will be no physical artwork accepted nor returned. For artwork that is not selected, artists will retain rights to their designs. Selected artists will be asked to sign a contract granting Homes for Good the rights to your work.
- H. The artist(s) will be selected based on several factors, including, but not limited to those outlined above in the "Selection Criteria" Section. Agency will carry out the following process to rate proposals and negotiate an agreement for professional services:



- Written proposals submitted in accordance with this RFP will be evaluated by a committee of Agency staff and/or project consultants.
 - Names of artists will be removed from proposals and be assigned numbers that the selection committee will use to identify submissions.
- The committee will rate the proposals according to the selection criteria outlined and select top artists. Interviews may be held, if necessary, to make a final selection and recommendation.
- Based on the ratings of the written proposals and interviews, the committee will recommend to the Agency Real Estate Development Team a ranked list that meets the qualifications described in this RFP.
- The Agency will negotiate a contract, including a final stipend amount, with the top ranked artist(s). If an agreement cannot be reached with the top ranked artist(s), Agency will then negotiate with the second ranked artist(s).

I. Projected Schedule

| Task | *Date |
|---|--|
| RFP Issue Date | March 15 th , 2021 |
| Proposals Due | April 18 th , 2021 at 11:59pm |
| Committee Evaluation | April 19 th -23 rd , 2021 |
| Interviews (If Necessary) | April 29 th and 30 th , 2021 |
| Final Selection of Artists and Notification | April 30 th , 2021 |

*All above dates are subject to change at Agency's discretion.

- J. Within 10 business days of Homes for Good making the selection, Homes for Good will notify the selected artist(s) in writing via email. Homes for Good will also notify in writing all artists that submitted proposals that were not selected. Homes for Good will post the notice of selection on its electronic web site and/or social media platforms after the majority of the artwork is completed and installed.



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Attachment I: Coversheet

Artist Info

Artists Name(s): _____

Phone Number: _____ Email: _____

Address: _____

Room Applying For

(Select One- If you would like to apply for multiple rooms, please submit two proposals)

- Room #1 Lobby/Hallway
- Room #2 Ground Floor Commons Area

Requirement of Equipment Rental

- Yes; Explanation: _____
- No

Preference Points Self Identification

Please check the following boxes for which (if any) preference point you identify as. Definitions are included in the "Preference Points" section of the RFP.

- Black, Indigenous, or Person of Color (BIPOC)
- Lane County Resident
- Current Program Participant/Resident
- Past Program Participant/Resident
- Section 3 Business