



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

Homes. People. Partnerships. Good. www.homesforgood.org



HOMES FOR GOOD HOUSING AGENCY

REQUEST FOR QUOTES

**JANITORIAL TURN-OVER CLEANING
FOR RESIDENTIAL HOUSING UNITS**

QUOTE: 22-S-0008

QUOTE DUE:

**4:00 PM PST
Monday, March 7, 2022**

NON-MANDATORY PRE-QUOTE MEETING:

**Monday, February 14, 2022
4:00 PM PST**



INVITATION TO QUOTE

Quote: 22-S-0008

Homes for Good Housing Agency will be accepting Quotes from licensed, bonded and properly insured Janitorial/Cleaning Firms to provide Janitorial turn-over services to clean vacated Agency-Owned units in preparation for re-occupancy, on an "as needed" basis.

This project encompasses a total of 15 complexes. Contractors are encouraged to submit quotes for all sites or as few as desired. Contractor shall provide per Sq. Ft. cost for 1, 2, 3, and 4-bedroom units or, per hour per employee and all necessary fees and costs in the performance of the project work. Based on the selected contractors' production capacity, Homes for Good will commit to the number of contractors necessary to meet the incorporated Request for Quotes, federal, state, and local codes and regulations, and to the highest industry standards.

Homes for Good is an equal opportunity employer; Contractors, Sub-Contractors, Section 3 Certified Contractors, Women owned enterprises and all minority business enterprises are encouraged to participate in this solicitation.

QUOTES DUE

All quotes must be received at the Administrative Office of Homes for Good Housing Agency, located at **100 West 13th Avenue, Eugene, OR 97401** or by email to abishop@homesforgood.org, no later than **4:00 PM, Monday, March 7, 2022**

To be considered, each quote **must** be received at the Administrative Office or email address given above, prior to the time stated, and **must**:

1. Clearly identify in the subject line that the email is in response to this RFQ, or
2. Applicant's name, address, RFQ number on the **OUTSIDE** of the envelope
3. Proof of State of Oregon Licensing
4. Certificate of Commercial General Liability, Automobile, and Workers' Compensation Insurance
5. Include, in PDF form, a completed and signed:
 - a. Quoter's certifications and offers form
 - b. Reference Sheet
 - c. Independent Contractor Certification Statement
 - d. Drug Free Workplace Certification
 - e. Section 3 Certification Form



DESCRIPTION AND REQUIREMENTS

The purpose of this RFQ is to establish contracts between Lane County contractors for janitorial/cleaning services on an as-needed basis on Agency-Owned vacated units.

Contracts will be awarded based on price and other factors in the best interest of the Agency and will contain agreed rates for labor and fees to be charged for work under the contract. As the need for work arises, Homes for Good will issue a work order for specific unit/complex.

Each contract awarded will be for a **1** year term, or until expenditure on the contract meets the limit of **\$100,000.00**, at which point Homes for Good may re-issue this or a similar solicitation. General contract conditions and work specifications apply to all work done under this contract. Any contract awarded may be extended by mutual agreement of the parties for up to an additional two (2) one-year periods. Homes for Good may award multiple contracts for any trade area.

PRE-QUOTE MEETING

A Pre-quote Meeting will be held virtually via Zoom on Monday, February 14, 2022 at 4:00 PM PST for the purpose of answering questions regarding this RFQ. Attendance at the Pre-quote Meeting is not mandatory for quoters, but all interested persons are invited to attend. To join click on the following link. <https://us02web.zoom.us/j/83631504094?pwd=S3RmcU9sWTd3bGZ6S0FTYk51WU9qdz09>

Meeting ID: 836 3150 4094

Passcode: 748800

PUBLIC CONTRACTING REQUIREMENTS

Contracts awarded under this RFQ are required to provide insurance certificates as previously stated in the RFQ. All applicants are required to comply with applicable provisions of ORS 279.

No quote will be received or considered unless the quoter is licensed by the Construction Contractors Board (CCB) and, in addition, possesses all licenses required to perform the work of the specialty trade for which the offer is made.

Homes for Good may reject any application not in compliance with all prescribed public request for qualification procedures and requirements, and may, for good cause, reject any or all applicants upon a finding of the Agency that it is in the public interest to do so.

All work at this complex is subject to the [HUD Determined Minimum Wage Rate](#) payment requirements except for the five (5) complexes listed below:

1. Abbie Lane Courts
2. Firwood Apartments
3. Fourteen Pines Apartments
4. Village Oaks Apartments
5. Legion Cottages



SERVICE DESCRIPTION

This work is for Janitorial cleaning of vacated units that need to turn quickly and efficiently. Response time and performance periods are the same for all sites. Standards of cleaning are important. Each unit is inspected when a unit is vacated and following the cleaning service.

Contractors are expected to be familiar with the industry standards for janitorial cleaning of vacated units. This work requires a complete cleaning service of the entire vacated unit, including but not limited to cleaning and washing walls, laminate and wood flooring, doors, trim and casings, windows and channels, light fixtures, cabinets, shelving, bathroom & kitchen fixtures, appliances, carpeting, horizontal and vertical blinds, and stripping and waxing floors. channels, light fixtures, cabinets, shelving, bathroom & kitchen fixtures, appliances, carpeting, horizontal and vertical blinds, and stripping and waxing floors, outside sweeping of fixtures, doors and webs on siding and soffit areas.

CLEANING SPECIFICATIONS:

Homes for Good is looking for the highest standard in thoroughness and cleanliness. It is expected that any contractor awarded work for a Vacate Cleaning Contract will be a professional with knowledge and abilities to perform the work completely, thoroughly, and to the highest standards.

INTERIOR PRE-CLEANING:

Pre-Cleaning is an add-on service (fee) for the preliminary cleaning of excessive dirty and smoke stains on walls and floors. The awarded Contractor will enter the unit before the painters when surfaces need cleaned before painting. The fee and the service must be quoted separately for each site and each bedroom size of the units.

CARPET CLEANING:

During the vacate inspection it is sometimes hard to tell if a carpet will come clean enough for the next resident. When this occurs, the Agency will call to have the carpet cleaned to see if carpet replacement is necessary or not. This is considered an "add-on service fee" and will be paid as authorized.

If the carpet comes clean to our satisfaction, then the Contractor will be expected to do a light carpet cleaning when the notice to proceed is given to clean the unit since maintenance and painters will have been in the unit from the initial carpet cleaning.

PERFORMANCE STANDARDS:

Personnel employed or representing the contractor must be the only persons at the location or Agency's properties performing the work. Employees performing work under an Agency's contract must be legal residents of the United States or lawfully admitted for permanent residence as an immigrant.



INSURANCE COVERAGE REQUIREMENTS

At signing of contract, the awarded Contractor is required to provide the Agency with Certificates of Insurance showing the following Insurance is in force and will insure all operations under this contract: Contractors shall not cancel, materially change or not renew insurance coverage's during the period of this contract. Any insurance bearing any adequacy of performance shall be maintained after completion of the contract for the full warrant/guarantee period.

Nothing contained in the insurance requirements is to be construed as limiting the extent of the Contractor's responsibility for payment of damages resulting from the Contractor's operation under a contract with Homes for Good.

GENERAL CONTRACTOR

(1) **WORKERS' COMPENSATION**, in accordance with State Law. The general Contractor, its subcontractor, and all employers working under the contract are subject employers under the Oregon Workers' Compensation Law and shall comply with ORS 656.017, or otherwise be exempt under ORS 656.126.

(2) **AUTOMOBILE LIABILITY**, for owned and non-owned motor vehicles used on the site or in connections therewith for a combined single limit for bodily injury and property damage of not less than \$500,000 per occurrence.

(3) **COMMERCIAL GENERAL LIABILITY**, and Professional Liability: the minimum limit of liability shall be \$1,000,000 per occurrence written, with a combined single limit for bodily injury and property damage.

The General Contractor's General Liability policy shall name the Agency as "Additional Insured" for this project, with an attached Endorsement Page, showing the additional insured as;

Homes for Good Housing Agency
100 West 13th Avenue, Eugene, OR 97401

RESIDENT CONSIDERATIONS

Residents living in neighboring units are not to be disturbed by the noise of power equipment, radios, CD players, vacuums etc. during the restricted period of 9:00 pm to 8:00 am. No equipment or supplies are to be placed in the hallways or walkways unless barricades are placed surrounding the equipment with signs warning residents. Contractors and their workers are to be polite, and not allow other residents or guests to enter the unit being cleaned, or to interfere with or deter the work in progress. In such a situation where someone is agitated or complaining about the work being done, and cannot be satisfied, the Contractor may pull-off the site, and immediately notify (or leave message) with the proper Agency contact regarding the situation. The Agency will intercede, and the contractor may be granted extra time to complete the unit and will be instructed when it is again available for cleaning. (However, no additional time will be paid).



PREPARATION AND SUBMISSION OF QUOTE

Quoters are responsible to read and understand all portion of the solicitation documents, including attachments and addenda, if any, and to include all requirements in their quotes. To be responsive, quotes must be made in writing, and address the background, information, questions, criteria, and requests for information contained in the RFQ. Quotes must be submitted in the required form and containing all required documents and responses, be signed by the quoter or its authorized representative, and submitted in the manner and number described in the Invitation to Submit quotes.

Each quoter must be an "equal opportunity employer" willing to comply with all applicable provisions of the Civil Rights Act of 1964, as amended by the Equal Opportunity Act of 1972 (see 42 USCA 2000), all regulations there under (see 41 CFR Parts 60 and 60-1), Executive Orders 11246 and 11375 and all Oregon statutes and regulations regarding employment

Quotes must be received by the time and date stated for receipt in the RFQ. To be considered, quotes must be submitted in the form and manner stated in the RFQ, complete with a quoter's Certification Form signed by the quoter or its authorized representative, responses to all criteria and requirements included in the RFQ, other documents required to be submitted, if any, and contain the number of copies required.

By submitting a quote, quoter acknowledges that the quoter has read and understands the terms and conditions applicable to this RFQ and accepts and agrees to be bound by the terms and conditions of the contract, including the obligation to perform the scope of work and meet the performance standards.

AWARD OF CONTRACT

Contracts will be awarded to the lowest most beneficial bid submitted for each complex by a qualified bidder, based upon the cost, ability to perform the listed services and the ability of the bidder's company to supply trained and experienced personnel and appropriate equipment for performing the required work.

AWARDS TO MORE THAN ONE CONTRACTOR

Contractors are encouraged to submit quotes for all complexes but can bid on as many or as few complexes as desired. We would prefer to award a minimum of 3 contractors for this work as it encompasses at least 15 complexes.

References submitted during the RFQ process may be interviewed and the sites reviewed/inspected for quality of service. Homes for Good reserves the right to not award to the lowest bidder based upon the results of reference checks and a review of the quality of work of the bidding Contractor.



The Agency may review any the following prior to selection of the Contractor:

- A job cost breakdown, work force availability, work history
- Previous contract performance with this Agency
- Site review/inspection of Contractors current work
- An evaluation of references and other non-Agency work history
- Applicable experience

Contracts awarded under this RFQ are required to review the following documents:

- [Cleaning Specifications](#)
- [Interior Pre-Clean](#)
- [Carpet Cleaning](#)
- [Performance Standards](#)
- [Site Information](#)
- [HUD Determined Wage Rate](#)
- [Current Wage Rate](#)
- [Square Feet Information of Agency Units](#)
- [HUD-5369-B Instructions to Offerors for Non-Construction](#)
- [HUD-5370-C General Condition for Non-Construction](#)
- [Section 3 Compliance Information](#)

All questions should be directed to the Portfolio Manager, Andrea Bishop. They may be contacted by Ph: (541) 682-2596 or by Email: abishop@homesforgood.org



APPLICATION SUBMITTAL REQUIREMENTS

22-S-0008

(TO BE SUBMITTED WITH APPLICATION)

Part 1 of 8

Business Name of Bidder: _____

Please complete and submit with application all the following documents including this page:

- Quote Form
- Bid Agreement
- Independent Contractor Certification Statement
- Drug Free Workplace Certification
- Reference Sheet
- Section 3 Certification Form

CERTIFICATION OF ATTACHMENTS

I certify that I have received and reviewed all the following attachments in this RFQ and agreed to the terms:

- Cleaning Specifications
- Interior Pre-Clean
- Carpet Cleaning
- Performance Standards
- Site Information
- HUD Determined Wage Rate
- Current Wage Rate
- Square Feet Information of Agency Units
- HUD-5369-B Instructions to Offerors for Non-Construction
- HUD-5370-C General Condition for Non-Construction
- Section 3 Compliance Information

Submitted by (Print Name): _____ Title: _____

Signature: _____ Date: _____



QUOTES FORM

22-S-0008

(TO BE SUBMITTED WITH APPLICATION)

Part 2 of 8

Business Name of Bidder: _____

The first choice for Homes for Good is a per Sq. Ft. price, but we would also like to consider those who charge only an hourly rate per employee if it is in the best interest of the Agency to do so. Please provide below a per hour, per person hourly wage rate.

HOURLY WAGE PER PERSON: \$_____

QUOTE INSTRUCTIONS:

Provide a quote for each 1 through 4-bedroom sizes organized by square feet and by one and two-story units. Please refer to "Square Foot Information above and the quote sheet below.

1-Story Units Quote			
Bedroom Size	1-Bedroom	2-Bedroom	3-Bedroom
Sq. Ft.	0 to 546	702 to 750	1016 to 1047
Base Price	\$	\$	\$
Sq. Ft.	568 to 642	773 to 810	935 to 948
Base Price	\$	\$	\$

2-Story Units Quote			
Bedroom Size	2-Bedroom	3-Bedroom	4-Bedroom
Sq. Ft.	1142	990 to 1018	1140 to 1250
Base Price	\$	\$	\$
Sq. Ft.	N/A	1135 to 1200	N/A
Base Price		\$	

Florence, OR				
Bedroom Size	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Sq. Ft.	725	1007	1455	1125
Base Price	\$	\$	\$	\$
Round Trip Travel Charge	\$			



QUOTES FORM

22-S-0008

(TO BE SUBMITTED WITH APPLICATION)

Part 3 of 8

EXTRA CLEANING CHARGE

In addition, provide a cost per square foot for an Extra Cleaning Charge for “add-on services” which include an Interior Pre-Clean of either excessive dirt or nicotine, Stripping and Waxing floors, or a separate Carpet Cleaning charge. This quote would include all rooms that need the requested service, e.g.

Extra Cleaning Charge				
Unit Size Any other “like” room is included.	(S/W Floors) Charge	(Extra Dirty) Pre-Clean Charge	(Nicotine Removal) Pre-Clean Charge	Separate (Carpet Cleaning) Charge
1-Bedroom	\$	\$	\$	\$
2-Bedroom	\$	\$	\$	\$
3-Bedroom	\$	\$	\$	\$
4-Bedroom	\$	\$	\$	\$

BIDDERS SIGNATURE

ATTESTING QUOTE AMOUNTS AND OTHER CERTIFICATIONS

Business Name of Bidder: _____

Submitted by (Print Name): _____ Title: _____

Signature: _____ Date: _____



BID AGREEMENT

22-S-0008

(TO BE SUBMITTED WITH APPLICATION)

Part 4 of 8

Business Name of Bidder: _____ Phase No: 22-S-0008

1. The undersigned agrees, if awarded the contract, to execute and deliver to Homes for Good Housing agency, within ten (10) calendar days after receipt of a formal letter of award, two (2) signed copies of the Contract.
2. It is understood that the undersigned bidder may withdraw this bid at any time prior to the day of opening, but that all bids shall be irrevocable for a period of sixty (60) days from the day of opening.
3. Bidders must satisfy themselves by personal examination of the specifications and provisions, and by such other means as they prefer as to the actual conditions and requirements of the specifications and provisions and shall not at any time after submission of the bid, dispute, complain, or assert that there was any misunderstanding regarding the nature, quality or description of the materials and services to be supplied.
4. The undersigned as bidder declares that the only person or parties interested in this proposal, as principals, are those named herein; that their proposal is made without collusion with any other person, firm, or corporation; that they have carefully examined the contract documents, including the specifications and special provisions; and that they will contract with Agency to furnish the services and materials as specified, in the manner and the time therein prescribed and according to all the requirements set forth therein; and that the contents of this bid have not been communicated by the bidder, their employees or agents to any person not an employee or agent of the bidder.
5. The Homes for Good Housing agency reserves the right to reject any or all bids and waive informality or irregularity.
6. Drug Free Environment Certification: By signing this bid, the bidder certifies that they will, or will continue to, provide a drug-free workplace while performing work at the contracted location, and will adhere and perform to the directions stipulated in the Special Conditions, item 18, Drug Free Work Place Requirement. Note: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.
7. Certification of Non-segregated Facilities. By signing this quote, the quoting firm certifies that they **currently do not** and **will not** maintain or provide for their employees any segregated facilities at any of their establishments, and that they **currently do not** and **will not** permit their employees to perform their services at any location, under their control, where segregated facilities are maintained. The quoted firm agrees that a breach of this certification is a violation of the Equal Opportunity clause in this contract.



Bid Agreement

Part 4 of 8 Continue

As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, or national origin, because of habit, local custom, or otherwise. They further agree that (except where they have obtained identical certifications from proposed subcontractors for specific time periods) they will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$10,000 which are not exempt from the provisions of the Equal Opportunity clause; that they will retain such certifications in their files; and that they will forward a notice to their proposed subcontractors as provided in the instruction to bidders.

- 8. Notice of Acceptance of this bid or requests for additional information should be addressed to the undersigned at the address stated on the next page:

Based on Homes for Good’s requirements:

Business Name of Bidder: _____

Commits to have the capacity to furnish all labor, equipment, and materials for the janitorial services to perform vacate cleaning of the specified Agency-owned or managed residential units, per the fees listed on this RFQ.

Address: _____

City, State, Zip Code: _____ Phone: _____

Submitted by (Print Name): _____ Title: _____

Signature: _____ Date: _____

Company Federal ID #: _____



INDEPENDENT CONTRACTOR CERTIFICATION STATEMENT

22-S-0008

(TO BE SUBMITTED WITH APPLICATION)

Part 5 of 8

NOTE: Oregon law, ORS 701 075, requires your business to qualify as an independent contractor (demonstrate that you are in business for yourself and not an employee) in order to be registered with the Construction Contractors Board (formerly called the Builders Board).

You can qualify as an independent contractor by certifying that you meet the following standards as required by ORS chapter 316, 656, 657 and 701;

- (1) You provide labor and services free from direction and control, subject only to the accomplishment of specified results
- (2) You are responsible for obtaining all assumed business registrations or professional occupation licenses required by state or local law
- (3) You furnish the tools or equipment necessary to do the work
- (4) You have the authority to hire and fire employees who perform the work
- (5) You are paid on completion of the project or on the basis of a periodic retainer
- (6) You are registered with the Construction Contractors Board (Builders Board)
- (7) You filed Federal and state income tax returns for the business for the previous year if you performed labor or services as an independent contractor in the previous year
- (8) You represent to the public that you are an independently established business, as follows:

YOU MUST INDICATE THAT YOU MEET FOUR (4) OR MORE OF THE FOLLOWING

- ___ A) You work primarily at a location separate from your residence
- ___ B) You have purchased commercial advertising, business cards, or have trade association membership
- ___ C) You use a telephone listing and service separate from your personal residence listing and service
- ___ D) You perform labor or services only pursuant to written contracts
- ___ E) You perform labor or services for two or more different persons within a period of one year
- ___ F) You assume financial responsibility for defective workmanship and breach of contract, as evidenced by performance bonds or liability insurance coverage

I hereby certify that the above information is correct.

Signature: _____ Date: _____
(owner, partner or corporate officer)

Business name of Bidder: _____



DRUG FREE WORKPLACE CERTIFICATION

22-S-0008

(TO BE SUBMITTED WITH APPLICATION)

Part 6 of 8

To meet the requirements of the Drug Free Workplace Act, each contractor must certify and agree to the following provisions before contract award:

1. Publish, post, and provide a hard copy statement to each employee stipulating that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace, and specify the actions that will be taken against employees for violation of such prohibition.
2. Establish a drug-free awareness program to inform employees of the following:
 - a. The dangers of drug abuse in the workplace
 - b. Company policy for maintaining a drug-free workplace
 - c. Available drug counseling, rehabilitation, and employee assistance programs
 - d. Penalties imposed for drug abuse violations occurring in the workplace
3. Require as a condition for employment that each employee:
 - a. Abide by the terms of Item 1 above, and
 - b. Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five days after such conviction
4. Notify Homes for Good Housing Agency within ten days after receiving notice (as referenced in Item 3b) from an employee or after receiving actual notice of such conviction. Employers must identify the position title of the employee and the grant number of each affected grant.
5. The employer must respond within 30-days of receiving notice of conviction by:
 - a. Taking appropriate personnel action against the convicted employee, up to and including termination; consistent with the requirements of the Rehabilitation Act of 1973, as amended, or
 - b. Require the employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency
6. Continue to make a good faith effort to promote and maintain a drug-free workplace by consistently implementing steps 1 – 5.

I hereby certify I will maintain a Drug Free Workplace and fulfill all requirements stated above.

Business Name of Bidder: _____

Printed Name: _____ Title: _____

Signature: _____ Date: _____



REFERENCES

22-S-0008

(TO BE SUBMITTED WITH APPLICATION)

Part 7 of 8

Business Name of Bidder: _____

REFERENCE #1

Name of company: _____

Contact person: _____ phone: _____

Period of performance: from: _____ to: _____

Description of work: _____

REFERENCE #2

Name of company: _____

Contact person: _____ phone: _____

Period of performance: from: _____ to: _____

Description of work: _____

REFERENCE #3

Name of company: _____

Contact person: _____ phone: _____

Period of performance: from: _____ to: _____

Description of work: _____

I attest that the information presented is true and accurate. I authorize Homes for Good to contact each of the references listed above.

Printed Name: _____ Title: _____

Signature: _____ Date: _____



SECTION 3 CERTIFICATION FORM

22-S-0008

(TO BE SUBMITTED WITH APPLICATION)

Part 8 of 8

INSTRUCTIONS: In order for Homes for Good to meet the requirements of Section 3, each contractor is asked to certify whether or not they are a Section 3 business concern. The following information will assist in making that determination. After reviewing the information, please complete the certification at the bottom of the page which states that you are or are not a Section 3 Contractor.

Section 3 of the Housing and Urban Development Act of 1968 states that, to the greatest extent feasible, opportunities for training and employment should be given to very low/low income residents of the HUD- assisted project area. In the case of a Section 3 Certified business, should a job opening occur as a result of this contract, "a good faith effort" must be made to hire and/or train lower-income persons.

A SECTION 3 WORKER IS DEFINED AS:

Any worker who currently fits or when hired within the past five years fit at least one of the following:

- The worker's income for the previous or annualized year is below the income limit established by HUD. (see attachment)
- The worker is employed by a Section 3 Business Concern
- The worker is a YouthBuild participant

A TARGETED SECTION WORKER IS DEFINED AS:

- A worker employed by a Section 3 Business Concern OR
- A worker who currently fits or when hired fit at least one of the following categories within the past five years:
 - A resident of public housing or HCV;
 - A resident of other public housing projects or Section 8 assisted housing managed by the PHA providing assistance; OR
 - A YouthBuild worker

A SECTION 3 BUSINESS CONCERN MEANS:

HUD has recently changed the definition of a Section 3 Business:

- At least 51% owned by a Homes for Good resident(s) or HCV participant(s)
- At least 51% owned by a low-income person(s)
- A business where low-income persons make up a minimum of 75% of the labor hours

HAVING READ THE SECTION 3 CLAUSE, I HEREBY CERTIFY THAT I AM [] OR AM NOT [] A SECTION 3 BUSINESS CONCERN. I HEREBY CERTIFY THAT I WILL TAKE STEPS TO THE GREATEST EXTENT FEASIBLE TO OFFER TRAINING AND EMPLOYMENT OPPORTUNITIES THAT MAY ARISE FROM THIS PROJECT TO SECTION 3 WORKERS.

Submitted by (Print Name): _____ Title: _____

Signature: _____ Date: _____

COMPLETE AND SUBMIT THIS FORM WITH DOCUMENTS



FY 2021 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov](#) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2021 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2021 Income Limit Area	Median Family Income Explanation	FY 2021 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Eugene-Springfield, OR MSA	\$71,200	Very Low (50%) Income Limits (\$) Explanation	24,950	28,500	32,050	35,600	38,450	41,300	44,150	47,000
		Extremely Low Income Limits (\$)* Explanation	14,950	17,420	21,960	26,500	31,040	35,580	40,120	44,660
		Low (80%) Income Limits (\$) Explanation	39,900	45,600	51,300	56,950	61,550	66,100	70,650	75,200

NOTE: Lane County is part of the **Eugene-Springfield, OR MSA**, so all information presented here applies to all of the **Eugene-Springfield, OR MSA**.

The **Eugene-Springfield, OR MSA** contains the following areas: Lane County, OR;

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2021 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2021 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here:

FY2020 Median Family Income and Income Limits for Eugene-Springfield, OR MSA

Select a different county or county equivalent in Oregon:

- Jackson County
- Jefferson County
- Josephine County
- Klamath County
- Lake County
- Lane County

Select county or county equivalent

Select any FY2021 HUD Metropolitan FMR Area's Income Limits:

Eugene-Springfield, OR MSA

Select HMFA Income Limits Area

Or press below to start over and select a different state:

Select a new state

Update URL For bookmarking or E-Mailing

Prepared by the [Program Parameters and Research Division](#), HUD.