

# REQUEST FOR PROPOSALS

**Artwork for The Nel**



100 W 13<sup>th</sup> Avenue  
Eugene, Oregon 97401

Issue Date: June 6<sup>th</sup>, 2022

Closing Date: June 27<sup>th</sup>, 2022

## Introduction

Homes for Good Housing Agency is the Public Housing Authority for Lane County, Oregon, based out of the city of Eugene. Since 1949, our primary work has been to help low-income residents with the logistics of affordable housing. We provide rental assistance vouchers for more than 3,000 Lane County residents to help pay their rent at Section 8-approved housing. We help veterans, seniors and people with disabilities find and secure affordable housing either through a Homes for Good unit, or through a specialized provider. We match low-income residents with public and assisted housing units. We own houses, duplexes, and apartment buildings where our residents pay affordable rents that are set based on a percentage of their income. We partner with other community organizations and non-profits to build, finance, and develop affordable housing. We connect residents with self-sufficiency programs and wellness supports. We work with the low-income community to provide help with weatherization improvements that lower utility bills and keep homes more comfortable. Further, we raise awareness about the need for low-income and affordable housing in Lane County.

## Background

### The Art Initiative

The Art Initiative is an ongoing effort by Homes for Good to make art accessible to the populations served by the agency. This is accomplished by providing opportunities for artists to display their artwork at our affordable housing developments. The mission of The Art Initiative is to provide community-driven art spaces that foster the mental wellbeing for our residents, as well utilizing art as a vehicle for social progress and equity.

The need for this program is indiscernible but substantial. According to a 2017 study from the School of Social Policy & Practice at the University of Pennsylvania, access to art and cultural resources improves key aspects of social well-being in under-resourced neighborhoods. Professors Mark J. Stern and Susan C. Seifert found that access to art and cultural resources lead to a 14% decrease in cases of child abuse and neglect, an 18% decrease in the serious crime rate, and an 18% increase in the number of students scoring at the highest level on standardized tests, compared to low-income communities without access to art.

Further, the mental impacts of art are immeasurable. Beauty and art can play a vital role in helping to support people coming from homelessness. A 2011 study by The Center for Health Design was conducted on the use of restorative visual images to reduce stress and anxiety. The study found that people who were in the presence of landscape art showed a significant reduction in restless behavior and an increase in socialization. These findings demonstrate the significant benefits of art to the populations that Homes for Good serves.

Unfortunately, not everyone has equal access to the opportunities that art provides. Although the 2017 study proved the valuable influence that art has, it also revealed a very real gap between cultural resources and accessibility. The researchers determined that art and cultural resources tend to be clustered in wealthier neighborhoods, following patterns of social and racial inequalities. Barriers for low-income populations to participate in the arts include the lack of finances, transportation, and childcare. Our goal is to address these barriers by bringing art directly to where our residents live, to provide meaningful opportunities to see art on a regular and ongoing basis.

The initiative started in 2020 with the Market District Commons, a 50-unit affordable housing development that serves veterans and low-income workforce. This process began with a Request for

Proposals (RFP) that was put out for art in the common areas of the building. The RFP was structured with preferences for local artists, members of the BIPOC community, former and/or current residents, and people with low-incomes as defined by HUD, as it is a priority for Homes for Good to ensure diversity and representation of the artists that were selected.

From the original RFP, four artists provided art for different common areas of the development, including the elevator lobby, the community room, and outside the leasing office. Some of the artwork displayed in the building include a forest landscape and custom-made fabric portraits using photographs submitted from current residents.

Coming from the success of this initial concept, in 2021 an RFP went out for art at The Commons on MLK, a 51-unit permanent supportive housing development dedicated to housing vulnerable homeless populations. The RFP at The Commons on MLK had similar preference points awarded for local artists, members of the BIPOC community, former and/or current residents, and people with low incomes as defined by HUD. A scoring criterion for Trauma Informed Design (TID) principles was included in this RFP. With The Commons on MLK being a Housing First development, TID was a very important element in the building's creation, and it was important to be reflected in the artwork chosen.

Both RFP searches proved to be very popular as multiple proposals were received, connecting Homes for Good with several artists both locally and regionally, many with an interest in resident engagement. The decision to go with an RFP instead of an RFQ or competitive bids allows Homes for Good to be transparent with the compensation for artists, making sure they are willing to work within the budget while taking adequate compensation for themselves, and not have artists undervalue their work feeling like they needed to be the lowest bidder to be competitive.

## The Nel

Homes for Good and Lane County collaborated in developing The Nel, a supportive housing development located at 222 W. 11<sup>th</sup> Ave Street in Eugene, Oregon. This partnership identifies, engages, 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 Nel is a 45-unit Permanent Supportive Housing development serving people experiencing chronic homelessness. The estimated completion and subsequent grand opening of the property is scheduled for late July 2022. There will be on-site property management and supportive services. Site amenities will include on-site laundry, community room, resident lounge, secure courtyard, and meeting rooms and offices for program and support delivery. As a Permanent Supportive Housing Development, The Nel will feature 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. Laurel Hill Center will provide support services to tenants to help them to stay in housing and achieve their goals related to self-sufficiency.

Preference to live at The Nel will be given to applicants who are chronically homeless and registered on the Lane County Coordinated Entry Wait List. "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.

## Scope of Work

### Overview

Homes for Good seeks to continue The Art Initiative and is searching for artists to provide artwork for various communal locations at The Nel. We intend to select artists (individuals or groups of artists) to create artwork for the following areas of the development:

- Community Room
- Mailbox Area
- Lounge
- Elevator Lobby

The artist may choose to submit for all or some of these 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 only certain rooms, they must indicate which areas in their proposal.

### Art Location

The dimensions of the wall spaces available for art are listed below. Photos of the available spaces are located in Exhibit A.

Location	Dimension
Community Room	3x3
Mailbox Area	5x5
Lounge	8x4
Elevator Lobby	4x4

### Accepted Media

Homes for Good will accept art in digital file format only. 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. Submissions such as performance art, untreated organic materials, work that is deemed too fragile, or work that is unsafe for display will not be accepted.

### Display

The art that is selected will be showcased in a Point Support hardware system and a single Varia Ecroresin panel.

### 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 Nel. With all 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 Nel 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. These include but are not limited to the following:

- 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

## **Desired Outcomes**

Homes for Good desires artwork that enhance the development with a distinctive aesthetic experience both highly visible and welcoming. Key themes, visual elements, and requirements for the artwork include but are not limited to:

- Nature-based themes
- An original art piece appropriate for indoor installation
- Able to be adequately and safely displayed and secured
- Work that is appropriate in scale to the building and to the site
- Artwork made of quality materials and is free of defect
- Other ideas relating to the history and context described in this RFP

## **Proposal Requirements**

### **Cover Sheet**

The proposal must include a completed cover sheet provided in Attachment B to this RFP. The completed cover sheet must be signed by the applicant submitting the proposal.

### **Letter of Interest**

Interested parties are to submit a letter of interest that include the background, experience, and previous artistic accomplishments of the artist. The letter must explain how the proposed art would benefit the community at The Nel. Please include any other general information that the respondent believes may be appropriate to assist Homes for Good in its evaluation.

### **Sketches and Renderings**

Provide a detailed description of the proposed installation. This could include information on theme or concept, as well as a proposed schedule of installation after selection/ statement of capacity to complete installation. Sketch(s), rendering(s), or photo(s) of proposed installation for the space must be included in this section.

## Portfolio

A minimum of 5 examples of previous artwork must be included with the RFP to show quality. This may include a link to online artist portfolio or photos/scans of completed artwork.

## Timeline and Maintenance

Provide an estimated schedule for fabrication, installation, and proposed maintenance plan in word format.

## Considerations

Each proposal will be considered separately. Homes for Good employees are allowed to submit RFPs so 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 limit bias.

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.

## Submission of Proposals

To facilitate evaluation, a copy of the entire proposal must be received at the email address below no later than 11:59PM PST on Monday, June 27<sup>th</sup>, 2022. Late submittals will not be accepted.

Celia Wright, Executive Assistant  
[cwright@homesforgood.org](mailto:cwright@homesforgood.org)

Please minimize file size to allow for a single electronic submission. 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 day, please reach out to ensure your submission was accepted and received.

## Criteria

Proposals will be evaluated based on the following criteria:

Category	Points
Preference Points	25
Trauma Informed Design Approach	20
Quality of Proposal	15
Use of Space and Composition	15
Overall Impression	15
Creativity and Originality	10
Capacity to Complete Installation in Timeframe	5
<b>Total points available:</b>	<b>100 points</b>

## **Selection Process**

All responses to this RFP that are received on or before the stated deadline will be initially screened for eligibility. A selection panel will rate eligible responses, according to the criteria listed above, and may conduct reference checks as part of the process. At the discretion of the selection panel, follow up interviews may be conducted.

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 Homes for Good. Homes for Good may at any time request clarifications and supplemental information from any respondent after receipt of proposals. Additionally, Homes for Good may enter into a contract for all or a portion of the planned developments, at the discretion of the agency.

## **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, some, or no categories. There is a total of 25 preference points available.

### **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.

For Homes for Good to meet the requirements of Section 3 documentation, each contractor is requested to certify whether or not they are a Section 3 business. 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.

### Residency 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.

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.

### Schedule

Task	Date
RFP Issue Date	June 6 <sup>th</sup> , 2022
Proposals Due	June 27 <sup>th</sup> , 2022
Committee Evaluation	June 28 <sup>th</sup> , 2022
Interviews (If Necessary)	July 5 <sup>th</sup> -8 <sup>th</sup> , 2022
Final Selection of Artists and Notification	July 11 <sup>th</sup> , 2022
Artwork Installation Completion	August 1, 2022

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

### Notifications

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.

### 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	Stipend
Community Room	\$550
Mailbox Area	\$700
Lounge	\$1000
Elevator Lobby	\$750

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).

### Contact Information

Homes for Good's website is [www.homesforgood.org](http://www.homesforgood.org). Questions pertaining to this document should be submitted via email with "Questions about The Nel Artwork RFP" in the subject line, at least two days prior to the due date, to the following individual:

Celia Wright, Executive Assistant

Telephone: 541-682-2609

Email: [cwright@homesforgood.org](mailto:cwright@homesforgood.org)

No preproposal conference will be held. 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.

### Updates to the RFP

In the event there are changes or clarifications to this RFP, Homes for Good will issue an addendum. Addenda will only be sent to those parties who have specifically requested in writing to be notified of addenda. It is the responsibility of respondents to ensure that all addenda issued by Homes for Good have been received. Addenda will be published to interested parties who send an email request to Celia Wright at [cwright@homesforgood.org](mailto:cwright@homesforgood.org) with the subject line: The Nel Artwork RFP Updates.

### Proposal Costs

This request for proposal does not, under any circumstance, commit Homes for Good to pay any costs incurred by any proposer in the submission of qualifications. The proposer is responsible for all costs associated with response to this request.

## **Proposal Clarity**

Proposals shall be as clear and concise as possible, while providing the level of detail necessary for an informed evaluation. Incomplete or illegible proposals will not be considered.

## **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 may be submitted so long as the artist retains ownership rights of the pieces. Artwork must not infringe on any third party's copyrights or other intellectual property rights. Artwork may be signed by the artist(s).

## **Reservation of Rights**

Homes for Good reserves the right to:

- Reject any and all proposals received in response to this RFP.
- Waive or modify minor irregularities in proposals received.
- Cancel the RFP process
- Utilize any and all ideas and suggestions submitted in the proposals received.
- Request clarification of proposals during analysis, selection, and award proceedings.
- Negotiate with multiple Contractors.
- Should Homes for Good be unsuccessful in negotiating a contract with the selected Contractor within an acceptable time frame, Homes for Good may begin contract negotiations with another Contractor in order to serve and realize the best interests of the agency.

## **Contract Requirements**

The successful Respondent(s) will enter into a contract with Homes for Good. Contractors are responsible for compliance with the Homes for Good contract and all applicable local and federal regulations by themselves and by their subcontractors.

## **Federal Wage Guidelines**

Some funds used for Homes for Good projects are derived from federal funds. Thus, certain regulatory requirements will be included in the contract for the relevant properties, including but not limited to Federal Wage Guidelines.

## **Withdrawal of Proposals**

A Proposer may withdraw its proposal at any time before the expiration of the time for submission of proposals as provided in the RFP by delivering a written request for withdrawal signed by, or on behalf of, the Proposer.

## **Collusion**

By submitting a proposal, each Proposer represents and warrants that its proposal is genuine and not a sham or collusive or made in the interest of or on behalf of any person not named therein; that the

Proposer has not directly induced or solicited any other person to submit a sham proposal or any other person to refrain from submitting a proposal; and that the Proposer has not in any manner sought collusion to secure any improper advantage over any other person submitting a proposal.

### **Site Preparation**

Homes for Good will perform site preparation (space preparation, lighting, and any other construction). A site inspection shall be performed by the Contractor prior to delivery and installation to ensure that all required site preparation items have been completed satisfactorily. The Contractor shall provide all site requirements with its proposal. The Contractor will certify that the site is suitable for the art.

### **Regulations**

All work and materials shall comply with all federal and state laws, municipal ordinances, regulations and directions of inspectors appointed by proper authorities. The Contractor shall obtain and pay for all permits and licenses required for the performance of the work, and shall post all notices required by law.

### **Public Record**

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.

### **Payment of Material and Services**

Unless otherwise stipulated, the Contractor shall provide all materials, labor, tools, equipment, transportation, and other facilities necessary for the performance and completion of the work. Any and all special handling requirements shall be provided and paid for by the Contractor.

### **Premises**

The Contractor shall be responsible for any damages to the structure or property of The Nel caused by the Contractor, or any subcontractor or other direct or indirect employee of the Contractor throughout the course of this installation. Throughout the progress of the work, the Contractor shall keep the work area free from debris of all types, and remove from the premises all rubbish resulting from any work being performed by them on a daily basis. At the completion of the project, the Contractor shall leave the premises in a clean and finished condition.

### **Pricing Timeframe**

It is required that all pricing and provisions of the Contractor's proposal remain in effect for a minimum of 90 days from the submittal date.

## **Ownership**

The rights of ownership and possession of the digital copy of the artwork is passed to Homes for Good upon final acceptance.

## **Authorized Signature**

Proposals must be signed below by the Contractor to commit to the quoted price and all of the terms and requirements stated in the RFP on Attachment B. Contractor's signature below signifies compliance with all the terms and requirements of the RFP.

## **Equal Opportunity Employer**

Homes for Good is an equal opportunity employer and contracting agency. Homes for Good does not discriminate on the basis of race, creed, color, ethnicity, national origin, sex, age or marital status.

## **Attachment A:**

### **Available Spaces for Art**

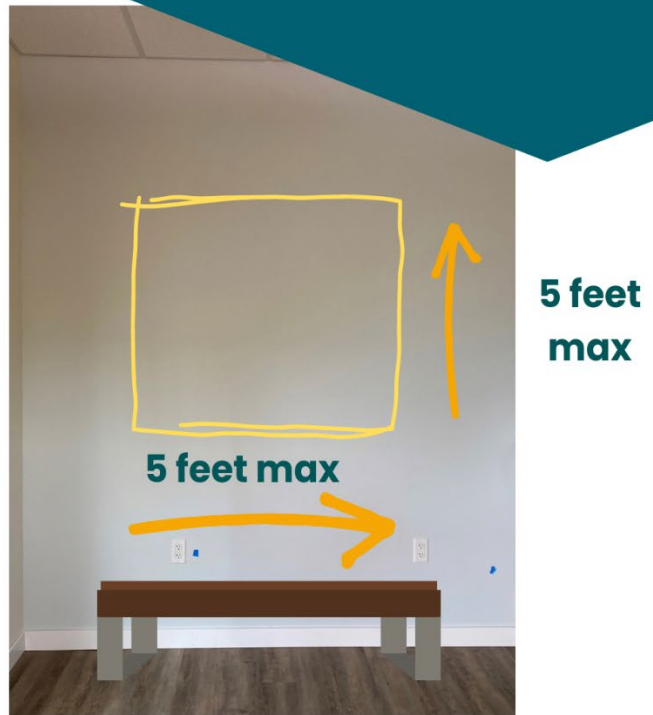
## Community Room Wall

small wall area  
in between the  
windows in the  
community  
room across the  
table



## Next to Mailboxes/Lobby

Main lobby next  
to the water  
fountain above a  
wooden live edge  
bench



**Wall across the elevator**

**Wall across the elevators next to the community room entrance in the hallway**



**Lounge Area**

**Lounge Area art to go above a sitting area/couch two to three pieces**



**Attachment B:**

**Cover Sheet**



**Artwork for The Nel RFP  
Coversheet**

**Artist Info**

Artists Name(s): \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_

**Please identify the rooms that you will be submitting the proposal for:**

- Community Room Wall
- Mailbox Area
- Lounge
- Elevator Lobby

**Preference Points Self Identification**

Please check the following boxes for which (if any) preference point you identify as.

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

By signing below, you certify that you have read the RFP in its entirety and understand all the requirements, and that all information you are providing is true and correct.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date