

**CITY OF ROSEBURG**

**REQUEST FOR PROPOSALS**

**FOR**

**NAVIGATION CENTER, SHELTER AND SUPPORT SERVICES**

**RFP NO. CMO-21-02**

**SUBMITTAL DEADLINE: 2:00 P.M., SEPTEMBER 9, 2021**

**CITY OF ROSEBURG  
REQUEST FOR PROPOSALS  
NAVIGATION CENTER, SHELTER AND SUPPORT SERVICES**

**RFP NO. CMO-21-02**

**NOTICE IS HEREBY GIVEN**, the City of Roseburg is requesting proposals from qualified parties interested in providing Navigation Center, shelter and support services to community members in Roseburg, Oregon. Interested parties will be provided sufficient information to prepare and submit proposals for consideration by the City. It is the City's intent to select the most advantageous proposal based on the evaluation criteria set forth in the Request for Proposals (RFP) packet. A copy of the RFP packet may be downloaded from the City's website at [www.cityofroseburg.org](http://www.cityofroseburg.org).

All proposals must be submitted by paper or electronically via email. Proposals received in paper format must be sealed, clearly marked **Navigation Center, Shelter and Support Services Proposal - RFP No. CMO-21-02, 2:00 p.m., September 9, 2021** and received in the City Manager's Office at Roseburg City Hall by the above specified date and time. Proposals received electronically via email must be sent to Amy Sowa, City Recorder at [bids@cityofroseburg.org](mailto:bids@cityofroseburg.org) and clearly marked in the subject line of the email **Navigation Center, Shelter and Support Services Proposal - RFP No. CMO-21-02, 2:00 p.m., September 9, 2021** and received by the above specified date and time. Any proposals received after that date and time, or not submitted in the proper manner, will be returned without further consideration.

The City reserves the right to reject any and all proposals received as a result of this RFP, to waive any irregularities and to accept the proposal deemed to be in the best interest of the City. Preparation and submission of proposal is at the proposer's sole risk and expense.

  
\_\_\_\_\_  
**Amy L. Sowa, City Recorder**

**Dated this 29<sup>th</sup> day of July, 2021.**

**Posted on the City's website on this 29<sup>th</sup> day of July, 2021.**

**CITY OF ROSEBURG  
REQUEST FOR PROPOSALS  
NAVIGATION CENTER, SHELTER AND SUPPORT SERVICES  
RFP NO. CMO-21-02**

**GENERAL REQUIREMENTS AND INSTRUCTIONS TO PROPOSERS**

**1. GENERAL INFORMATION.** These general requirements and instructions have been written to describe the Navigation Center, Shelter and Support Services more particularly described in the Request for Proposals (RFP) Exhibit “C” for opening and operating a navigation center in the City of Roseburg.

This RFP is intended to provide interested CBOs (herein referred to as proposers) with sufficient information to prepare and submit proposals for consideration by the City. It is the City’s intent to select the most advantageous proposal based on the evaluation criteria set forth in this RFP.

The City reserves the right to reject any and all proposals received as a result of this RFP prior to the execution of a contract upon a finding that it is in the public interest to do so. Preparation and submission of a proposal is at the proposer’s sole risk and expense.

Proposals and all accompanying documents will become the property of the City and will not be returned. See Section 16 of this RFP, entitled “Public Records”.

This RFP contains and incorporates the following:

Exhibit “A”	Proposal Form
Exhibit “B”	Professional/Personal Services Contract, including City’s Standard Contract Provisions
Exhibit “C”	Description of Services
Exhibit “D”	Minimum Qualifications
Exhibit “E”	Evaluation Criteria

**2. FORM OF PROPOSAL.** Proposals are to be based on and submitted in accordance with the instructions contained in this RFP. The City may change these instructions at any time prior to the Solicitation Closing by addendum as provided in Section 6 of this RFP. Proposers are responsible for responding to all addenda.

**3. POINT OF CONTACT.** The City Manager’s Office is the point of contact in the City for this RFP. With the exception of technical questions regarding the services being requested (See Section 4 below) all correspondence pertaining to this RFP should be directed to Amy L. Sowa, City Recorder, 900 S.E. Douglas Avenue, Roseburg, OR 97470 or [asowa@cityofroseburg.org](mailto:asowa@cityofroseburg.org). The City Manager’s Office may be contacted by calling 541-492-6700.

**4. TECHNICAL CLARIFICATIONS, REQUESTS FOR CHANGES.** Questions regarding specific technical aspects of the service requested by this RFP or seeking clarification concerning this RFP may be directed to Amy L. Sowa, Assistant City

Manager/City Recorder by calling 541-492-6700. No oral clarification will be binding on the City. The City will be bound only by this RFP and any written addendum issued hereunder.

Requests for changes to this RFP, including requests for changes in any of the exhibits to this RFP must be submitted in writing to the City Recorder not later than ten calendar days prior to the date of the Solicitation Closing. The request must include a statement of the requested changes and the reason therefore. The request shall be marked as a "Request of Change in RFP" and specify the RFP Number set forth in the caption to this RFP. The City will respond to all written requests for changes, in writing, within five days of receipt of such request.

If inquiries, comments or requests for changes raise issues that require clarification or a modification to this RFP, the clarification or modification will be made by written addendum as provided in Section 6 of this RFP.

**5. SCHEDULE OF EVENTS.** The following schedule of events shall be followed for this RFP. Proposers are strongly encouraged to attend the RFP conference, if scheduled. If no date is shown below, then the event is not scheduled for this RFP. Failure to attend a Mandatory RFP Conference may result in PROPOSAL rejection.

Solicitation Starting Date (RFP available)	<b><i>July 29, 2021</i></b>
RFP Conference - Optional	<b><i>August 26, 2021</i></b>
Solicitation Closing	<b><i>2:00 p.m., on Thursday, September 9, 2021</i></b>
Initial Proposal Review Period	<b><i>September 10-15, 2021</i></b>
Notice of Competitive Range	<b><i>September 16, 2021</i></b>
Interviews	<b><i>September 23-24, 2021</i></b>
Notice of Intent to Award	<b><i>60 days after Solicitation Closing</i></b>
Award and Execution of Contract	<b><i>90 days after Solicitation Closing</i></b>

If the City receives a request for change or protest from a proposer in accordance with the instructions in this RFP, the City may extend the Solicitation Closing date as necessary to consider whether to issue an addendum. The City also reserves the right to delay any of the dates set forth above, if it is determined to be in the best public interest to do so. The addendum shall become effective upon execution by the City.

If the City decides to negotiate with proposers in the competitive range, notice of intent to award will only be given to proposers in the competitive range and shall be made after completion of negotiations.

**6. ADDENDUM TO THE REQUEST FOR PROPOSALS.** In the event it becomes necessary to revise any part of this RFP prior to the Solicitation Closing, an addendum will be provided to all proposers who have requested and received a copy of this RFP. RECEIPT OF AN ADDENDUM MUST BE ACKNOWLEDGED BY SIGNING AND RETURNING THE DOCUMENT WITH THE PROPOSAL. Proposers may protest requirements of this RFP by submitting a request for change, in accordance with Section

4 of this RFP. No addendum will be issued less than four days prior to the date of the Solicitation Closing.

**7. FORMAT OF PROPOSALS.** Proposals must contain the information specified in Section 8 of this RFP. Proposals must be prepared on the Proposal form attached hereto as RFP Exhibit “A.” A Proposal should provide a concise description of the proposer’s ability to satisfy the requirement of this RFP and the contract attached hereto as Exhibit “B”, along with the City’s Standard Contract Provisions attached as an exhibit to such contract.

**8. CONTENT OF PROPOSALS.** Proposals should demonstrate that the proposer can furnish the services in a manner that will be cost effective for the City. Those Proposals which do not contain all information required by this RFP or are otherwise non-responsive may be rejected immediately; however the City has discretion to accept a Proposal that does not conform with all RFP requirements if the City determines that the non-conformance is not substantial or material. If a Proposal is unclear, or appears inadequate, at the City’s discretion, the proposer may be given an opportunity to explain how the Proposal complies with the RFP. The City also has discretion to permit a proposer to correct a typographical error or other minor mistake or oversight in its Proposal.

**8.1.** Proposals must contain at least the following:

**8.1.1 Proposal Form.** The Proposal form, attached hereto as RFP Exhibit “A” must be fully completed, submitted and duly executed by the authorized representative of the proposer, and include the following:

- a.** The proposer’s business name, address, telephone number, email address and federal taxpayer identification number;
- b.** The proposer’s legal form of entity (sole proprietor, corporation, LLC, etc.) and, if applicable, state of incorporation or organization and main office address;
- c.** Name(s) and title(s) of person(s) authorized to submit the Proposal and to execute the professional services contract; and
- d.** The fees and charges that proposer will charge for the services rendered based on the format outlined in RFP Exhibit “A”.

**8.1.2 Qualifications.** The proposers statement of qualifications must contain the following:

- a.** A description of the key personnel that will perform the services and their particular qualifications;
- b.** A description of how proposer complies with all minimum qualifications set forth in RFP Exhibit “D”;

c. Special services the proposer can provide in connection with the services required by this RFP and as described in RFP Exhibit "C"; and

d. Any experience proposer has had in providing the services required by this RFP to the City or other public entities.

**8.1.3 References.** Proposals must contain a list of all private and public entities for which the proposer has provided similar services within the past two years and the name and phone number of a person within each entity who is knowledgeable of the proposer's performance record.

**8.2 Alternatives.** A proposer shall only submit alternative terms and conditions to the terms and conditions the City expressly authorized for negotiation under Section 14 of this RFP.

**9. EXECUTION OF CONTRACT.** The proposer selected by the City to provide the requested services will be expected to deliver proof of all required insurance, and to enter into a written professional/personal services contract in the form attached hereto as RFP Exhibit "B".

***BY SUBMITTING ITS PROPOSAL, THE PROPOSER CERTIFIES THAT IT HAS READ AND ACCEPTS ALL TERMS, CONDITIONS AND REQUIREMENTS OF THIS RFP, INCLUDING THE TERMS AND CONDITIONS OF THE FORM OF CONTRACT IN RFP EXHIBIT "B", AND THAT IF PROPOSER REFUSES TO EXECUTE THE CONTRACT AFTER AWARD, THE CITY WILL BE ENTITLED TO SEEK COMPENSATION FOR ITS DAMAGES, WHICH MAY INCLUDE THE COST OF CONDUCTING A NEW SOLICITATION.***

**10. DELIVERY OF PROPOSALS.** In order to be considered, 1 copy of the sealed paper Proposal or electronic submittal must arrive at the City Manager's Office before the time and date of the Solicitation Closing as described in this RFP.

- Paper Proposals must be submitted in sealed envelopes clearly marked with the RFP number shown in the caption of this RFP and the time and date of the Solicitation Closing. Proposers who mail Proposals should allow extra mail delivery time to insure timely receipt of their Proposals.
- Electronic submittals must be sent to the attention of Amy L. Sowa, City Recorder by emailing [bids@cityofroseburg.org](mailto:bids@cityofroseburg.org) by the time and date of the Solicitation Closing.

Proposals received after the Solicitation Closing will not be considered and will be returned unopened to the proposer.

**11. SUBMISSION AND WITHDRAWAL OF PROPOSALS.** Proposers may modify or withdraw their Proposals at any time prior to the Solicitation Closing by providing a written request for modification or withdrawal to the City Manager's office. Requests for

withdrawal of Proposals will not be accepted after the Solicitation Closing. A proposer may also withdraw its Proposal in person prior to the Solicitation Closing, upon presentation of appropriate identification and satisfactory evidence of authority to the City Recorder. The City Recorder shall obtain the signature of the person making the withdrawal.

***ALL PROPOSALS SHALL BE IRREVOCABLE FOR A PERIOD OF 60 DAYS FROM THE SOLICITATION CLOSING.***

**12. OPENING OF PROPOSALS.** Proposals received in response to this RFP will be opened publicly, either in person or virtually, by the City Recorder or designee, immediately after the Solicitation Closing in the City's administrative offices located at 900 S.E. Douglas Street, Roseburg Oregon or virtually. If opened virtually, a link will be published on the City's website at <https://www.cityofroseburg.org/bidding> no less than 24 hours prior to the opening date and time. The names and addresses of all proposers will be announced and recorded by the City Recorder. No other information will be made available at that time.

**13. MINIMUM QUALIFICATIONS REQUIRED.** Proposals must indicate how the proposer satisfies the minimum qualifications set forth in RFP Exhibit "D".

**14. EVALUATION OF PROPOSALS.** The City will evaluate the Proposals according to the evaluation criteria and rating scheme set forth in RFP Exhibit "E" and in accordance with the following:

**14.1 Interviews/Samples.** The City may require interviews with all responsive proposers regardless of the interview schedule in Section 5 of this RFP. In addition, the City may request an interview with one or more proposers, if the City determines that an interview would help the City better evaluate the Proposal, provided that no scoring for interviews will be made unless all responsible proposers are interviewed. During the evaluation process, the City may also request work samples, demonstrations, inspections or other testing examinations from all responsive proposers if the City determines that such further evaluation should be added as rated criteria to enable the City to properly evaluate the Proposals.

**14.2 Use of Competitive Range/Negotiation.** At the conclusion of the rated criteria evaluation process and prior to selection, the City may, but shall not be required to, interview, request demonstrations or samples from, or negotiate with the 3 proposers who have the highest criteria ratings (the "Competitive Range"). The City may increase or decrease the Competitive Range if, in the City's opinion, the number or Proposals or the quality of the Proposals warrants an increase or decrease in the number of proposers in the Competitive Range.

If the City determines to make its selection based on interviews, demonstrations, samples or negotiations with proposers in the Competitive Range, the City shall provide written notice to all proposers, identifying proposers in the Competitive Range. A proposer that is not within the Competitive Range may protest the City's

evaluation and determination of the Competitive Range in accordance with the provisions set forth below under Section 18.3 of this RFP.

After the protest period, or after the City has provided a final response to any protest, whichever date is later, the City will begin further selection activity with proposers in the Competitive Range. The City's interviewing or negotiation team shall not favor any particular proposer. The City may only negotiate an alternative term or condition submitted by a proposer if the alternative term or condition is reasonably related to a term or condition that this RFP describes as negotiable.

**14.2.1** The matters subject to negotiation shall be limited to the following:

- a.** Price, however, the City may not negotiate a contract price less favorable to the City than the minimum acceptable PROPOSAL as stated in this RFP or an addendum issued prior to the solicitation closing date;
- b.** The manner in which the services are to be performed or the quality or type of materials to be supplied;
- c.** The personnel to be committed to the City's contract; and
- d.** Other terms and provisions that the City would like to change.

**14.2.2** Nothing in this RFP shall restrict or prohibit the City from canceling the solicitation at any time in accordance with OAR 137-047-0660. If the City begins selection activities under this Section 14.2 of this RFP, the City shall begin such activities with all of the proposers in the competitive range. At any time during the negotiations, the City may:

- a.** terminate negotiations with particular proposers and continue negotiating with the remaining competitive range proposer(s); or
- b.** conclude negotiations with all competitive range proposers and make its award based on its evaluation of the comparative values achieved during the interview, demonstration, sampling or negotiating process; or
- c.** reject all Proposals and cancel the solicitation.

If the City does not cancel the solicitation at the conclusion of the City's negotiations with all remaining Proposers in the Competitive Range, the City shall re-score the Proposals in the Competitive Range based upon the evaluation criteria in this RFP.

If the contract is to be awarded based on the negotiations, the City shall provide written notice of intent to award the Contract only to all proposers



in the Competitive Range. An unsuccessful proposer may protest the City's evaluation and determination of the award as provided in Section 18.5 of this RFP.

**14.3 Evaluation Record.** A record will be made of all criteria evaluation ratings and all other grounds upon which a proposer is selected.

**15. SELECTION PROCESS AND NOTICE OF AWARD.** The City will select the Proposal deemed most beneficial to the City based on its evaluation of the Proposals by a selection committee of no fewer than two individuals. The apparent successful proposer and all other persons who submitted Proposals will be notified of the City's selection, but if the City decides to use the competitive range process, notice of the identity of those in the competitive range will be given to all proposers, but notice of the intent to award will only be given to proposers in the competitive range. Unless award of a contract is delayed by the City, written notice of award, specifying the date of selection, will be made not later than the first business day following the date of selection. Final award will depend upon the execution of an acceptable contract and delivery of evidence of insurance, if required, and may be withdrawn by the City at any time prior to execution of the contract by the City.

**16. PUBLIC RECORDS.** This RFP and each original Proposal received in response to it, together with copies of documents pertaining to the award of a contract shall be kept on file as a public record by the City; provided, however, such records shall not be disclosed until after the Notice of Intent to Award the resulting contract has been issued.

**17. RECORDS REVIEW; CONFIDENTIALITY.** After Notice of Intent to Award the resulting contract has been issued, all Proposals shall be available for public inspection except for those portions of a Proposal that the proposer designates in its Proposal as trade secrets or as confidential proprietary data in accordance with applicable state law. If the City determines such designation is not in accordance with applicable law, the City shall make those portions available for public inspection. The proposer shall separate information designated as confidential from other non-confidential information at the time of submitting its Proposal. Prices, makes, model or catalog numbers of items offered, scheduled delivery dates, and terms of payment are not confidential, and shall be publicly available regardless of a proposer's designation to the contrary.

**18. PROTEST OF PROPOSER SELECTION, CONTRACT AWARD.**

**18.1 Purpose.** An adversely affected or aggrieved proposer may seek administrative review of the City's selection of a proposer or contract award decision in accordance with this Section.

**18.2 Notice of Competitive Range.** If the City decides to negotiate with proposers in the competitive range, the City will provide written notice to all proposers of the identity of the proposers included in the competitive range. The City's notice of the proposers included in the competitive range shall not be final until the later of the following: (1) seven business days after the date of the notice; or (2) until the City provides a written response to all timely-filed protests. The City

may increase or decrease the competitive range to respond to the number and quality of Proposals. A business day is any day on which the City's offices are open.

### **18.3 Right to Protest Competitive Range.**

**18.3.1** An adversely affected or aggrieved proposer may submit to the City a written protest of the City's decision to exclude the proposer from the competitive range within seven business days after issuance of the notice of the competitive range.

**18.3.2** The proposer's protest shall be in writing and must specify the grounds upon which the protest is based.

**18.3.3** A proposer is adversely affected only if the proposer is responsible and submitted a responsive Proposal and is eligible for inclusion in the competitive range i.e., the protesting proposer must claim it is eligible for inclusion in the competitive range if all ineligible higher-scoring proposers are removed from consideration, and that those ineligible proposers are ineligible for inclusion in the competitive range because:

- a. Their Proposals were not responsive; or
- b. The City committed a substantial violation of a provision in the RFP or of an applicable procurement statute or administrative rule, and the protesting proposer was unfairly evaluated and would have, but for such substantial violation, been included in Competitive Range.

**18.3.4** The City shall not consider a protest submitted after the time period provided in this RFP. A proposer may not protest the City's decision to not increase the competitive range above the competitive range set forth in this RFP.

**18.4 Notice of Intent to Award Contract.** The City will provide written notice to all proposers of the City's intent to award the contract, unless the contract is awarded following the declaration and notice of a competitive range, in which case notice of award will be provided to all proposers in the competitive range. The City's award shall not be final until the later of the following:

- a. seven days after the date on which the notice is mailed or otherwise transmitted; or
- b. The City provides a written response to all timely-filed protests that denies the protest and affirms the award.

### **18.5 Right to Protest Award.**

**18.5.1** An adversely affected or aggrieved proposer may submit to the City a written protest of the City's intent to award within seven days after issuance of the notice of intent to award the Contract.

**18.5.2** The proposer's protest shall be in writing and must specify the grounds upon which the protest is based.

**18.5.3** A proposer is adversely affected or aggrieved only if the proposer is eligible for award of the Contract as the responsible proposer submitting the best responsive Proposal and is next in line for award, i.e., the protesting proposer must claim that all higher-scored proposers are ineligible for award:

- a. because their Proposals were non-responsive; or
- b. the City committed a substantial violation of a provision in the RFP or of an applicable procurement statute or administrative rule, and the protestor was unfairly evaluated and would have, but for such substantial violation, been the responsible proposer offering the highest-ranked Proposal.

**18.5.4** The City shall not consider a protest submitted after the time period provided in this RFP.

**18.6 Authority to Resolve Protests.** The City Manager has the authority to settle or resolve a written protest submitted in accordance with the requirements of this rule.

**18.7 Decision.** If a protest is not settled, the City Manager, or the City Manager's designee, shall promptly issue a written decision on the protest.

**City of Roseburg**

**By:** \_\_\_\_\_  
**Amy L. Sowa, City Recorder**

**EXHIBIT "A"**  
**RFP NO. CMO-21-02**

**CITY OF ROSEBURG**  
**PROPOSAL FORM**

**Legal Business Name:** \_\_\_\_\_

**Form and State of Organization:** \_\_\_\_\_

**Registered dba, if any:** \_\_\_\_\_

**Main Office Address:** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

**Tax Identification Number:** \_\_\_\_\_

**Representation, Covenant and Warranty of Undersigned and Proposer**

**By signing this Proposal, the undersigned makes the following representations and warranties:**

1. That it is the duly authorized representative of the proposer for all purposes relative to the submission of this Proposal
2. That this Proposal constitutes the proposer's offer to enter into a contract with the City and, if accepted by the City, will be binding and enforceable against the proposer.

**By causing this Proposal to be executed by the undersigned and delivered to the City, the proposer makes the following representations and warranties:**

1. Proposer has read and understands the terms and conditions contained in the RFP, it has had the opportunity to protest any term or condition that it finds unacceptable and to seek clarification of any term or condition that it does not understand, and it accepts and agrees to be bound by the terms and conditions of the RFP, including, but not limited to the contract conditions.
2. Proposer has not discriminated against minority, women, disabled veterans or emerging small business enterprises in obtaining any required subcontracts.
3. Proposer has not been listed by the Oregon Contractor's Board or the Oregon Department of Administrative Services as a person disqualified or ineligible to bid on or perform work under public contracts.
4. Proposer agrees to meet all requirements contained in the RFP if it is selected to provide the services requested by this RFP.

**PROPOSAL FORM (continued)**

**Qualifications:** In addition to the information requested by Section 8 of this RFP, the proposer should describe its particular capability to perform the services required under this RFP, and its recent, current and projected workloads.

**Project Approach:** Proposer should propose a project approach, including an estimate of the amount of time that it will need to complete each major task and a preliminary schedule for performing major elements. Describe any subcontractors that proposer would use and how the subcontractors would be used. Describe proposer's approach to work with partners and funders to develop renewable revenue sources to sustain Navigation Center operation.

**Fee Proposal:** Proposer should provide a fee proposal outlining monthly and annual costs during each of the phases, including the number of customers anticipated to serve, with enough detail to support the proposed fee.

**Authorized Signature:** \_\_\_\_\_

**Print Name and Title:** \_\_\_\_\_

**Date of Signature:** \_\_\_\_\_

**EXHIBIT "B"**  
**RFP NO. CMO-21-02**

**CITY OF ROSEBURG**  
**CONTRACT FOR PROFESSIONAL/PERSONAL SERVICES**  
[CONTRACT OR PROJECT #]

Dated: \_\_\_\_\_

Parties:      City of Roseburg      ("CITY")  
                 A municipal corporation in the State of Oregon  
                 900 SE Douglas Avenue  
                 Roseburg, OR 97470

and

[Name of Company]      ("CONTRACTOR")

**Additional Independent Contractor Information:**

- A. Type of Entity: ☐ Sole Proprietorship ☐ Partnership ☐ Limited Liability Company ☐ Corporation
- B. Address:
- C. Telephone:
- D. Fax No:
- E. Email:
- F. Professional License Number
- G. Oregon Agency Issuing License
- H. Nonresident Contractor: ☐ Yes ☐ No  
(Nonresident means not domiciled in or registered to do business in Oregon)

**SECTION 1. CONTRACTOR AGREES:**

**1.1 Term.** Beginning \_\_\_\_\_ and continuing thereafter until \_\_\_\_\_, CONTRACTOR shall perform the services required by the Contract unless earlier terminated in accordance with the provisions of this contract or by mutual consent of the parties.

**1.2 Activities.** Establish and operate a Navigation Center as defined in HB 2006 (attached) in Roseburg by June 30, 2022. Enlist other community based operators to provide services for the Navigation Center.

**1.3 Fees.** CITY will pay CONTRACTOR for services provided at an agreed upon amount based on monthly and annual costs during each of the phases ***following negotiations.***

**1.4 Expenditures.** Extraordinary unbudgeted expenditures, from contracted funds, outside the scope of the work program may be made by CONTRACTOR only with the prior written approval of CITY's City Manager. CONTRACTOR shall promptly pay all expenses it incurs as a result of this Contract and shall comply with all provisions of state law applicable to this Contract.

**1.5 Insurance Requirements.** At all times during the term of this Contract, at the sole expense of the CONTRACTOR, CONTRACTOR shall maintain continuously in effect the insurance policies described herein. Each policy shall be written as a primary policy, not contributing with or in excess of any coverage the City may carry. A copy of each policy or a certificate, and copies of additional insured endorsements, satisfactory to the City shall be delivered to the City prior to commencement of any work or services provided under this Contract. The certificates shall specify and document all insurance-related provisions within this Contract. A renewal certificate will be sent to the City 10 days prior to coverage expiration. Unless specified, each policy shall be written on an "occurrence" form. Policies must be underwritten by an insurance company deemed acceptable to the City and admitted to do business in Oregon, or, in the alternative, rated A- or better by AM Best. The City reserves the right to reject any insurance carrier with an unacceptable financial rating. There shall be no cancellation, material change, exhaustion of aggregate limits or intent not to renew insurance coverage without 30 days written notice to the City. The 30-day notice of cancellation provision must be physically endorsed on the policy. In the event the statutory limit of liability of a public body for claims arising out of a single accident or occurrence is increased above the combined single limits specified in this Contract, City shall have the right to require CONTRACTOR to increase the CONTRACTOR's coverage by an amount equal to the increase in the statutory limit for such claims and to increase the aggregate coverage by twice the amount of the increase in the statutory limit. Failure to maintain any insurance coverage required by this Contract shall be cause for immediate termination of the Contract by the City, but termination shall not relieve CONTRACTOR of its obligation to provide and maintain such coverage, and City shall be entitled to enforce all liability and indemnity provisions of this Contract following such termination. In addition, all requirements concerning insurance and indemnity shall survive the termination of this Contract. The policy must show the City as an additional insured with respect to activities emanating out of the contract with the following language included: *"The City of Roseburg, its officers, directors and employees shall be added as additional insureds with respects to this contract. Insured coverage is primary and non-contributory"*.

**1.5.1 Commercial General Liability.** Throughout the term of this Contract, CONTRACTOR shall maintain continuously in a broad commercial general liability insurance policy with coverage of not less than \$2,000,000 combined single limit per occurrence, with an aggregate of \$4,000,000, for bodily injury, personal injury or property damage. The policy shall also contain an endorsement naming the City as an additional insured, on a form satisfactory to City, and expressly provide that the interest of the City shall not be affected by CONTRACTOR's breach of policy provisions. Such policy must be maintained in full force and effect for the duration of this Contract, failure to do so shall be cause for immediate termination of this Contract by City. Any additional insured requirements included in this Contract shall both provide completed operations coverage after job completion

and coverage that is primary and non-contributory. Claims Made policies will not be accepted.

**1.5.2 Automobile Liability Insurance.** At all times during the term of this Contract, and at the sole expense of CONTRACTOR, CONTRACTOR shall maintain "Symbol 1" automobile liability coverage including coverage for all owned, hired and non-owned vehicles, equivalent to a combined single limit per occurrence on not less than \$2,000,000 for bodily injury or property damage.

**1.5.3 Professional Liability Insurance.** At all times during the term of this Contract, CONTRACTOR shall maintain and keep in full force, an insurance policy for professional liability in the amount of \$2,000,000. In no instance shall CITY be responsible for any retention amount or deductible that CONTRACTOR may owe as a result of this coverage. Nor shall such retention or deductible exceed \$25,000. CONTRACTOR shall continue professional liability coverage for the duration of the project and three years thereafter; and further, submit certificate of Insurance renewals of such coverage to the CITY.

**1.6 Books and Records.** CONTRACTOR shall keep complete and proper books, records and accounts of all transactions performed as part of this Contract and the approved invoices and work program. The books, records and accounts shall be open to inspection by CITY or its designee during normal business hours, and shall remain open to CITY for such inspection for three months following termination of this Contract.

**1.7 Availability.** CONTRACTOR shall be available for meetings, discussions and program reviews with sufficient notice.

**1.8 Assignment.** The responsibility for performing CONTRACTOR's services under the terms of this Contract shall not be assigned, transferred, delegated or otherwise referred by CONTRACTOR to a third person without the prior written consent of CITY.

**1.9 Compliance with Law and Standard Contract Provisions.** CONTRACTOR shall comply with all federal, state and local laws, including Roseburg Municipal Code Regulations relating to business registration, and with all Standard City Contract Provisions as outlined in the attached Exhibit "A".

**1.10 Health Hazard Notification.** Contractors who are hired to perform work for the City involving the need to control hazardous energy or enter confined spaces will be informed of our programs and the associated hazards that City staff is aware of. The notification is not designed to take over the contractor's safety responsibilities to his or her employees but to provide appropriate notification under the Oregon OSHA rules.

## **SECTION 2. CITY AGREES:**

**2.1 Fee.** In consideration for the above-described services, CITY agrees to pay CONTRACTOR a fee based on monthly and annual costs during each of the phases as agreed upon between parties *following negotiations*.



**2.2 Terms of Payment.** CONTRACTOR will tender an invoice by the tenth of each month, and CITY shall make full payment on such invoice within thirty days of its receipt.

### **SECTION 3. BOTH PARTIES AGREE:**

**3.1 Budget and Work Plan Approval.** All approved invoices and work programs shall be in writing.

**3.2 Independent Contractor.** CONTRACTOR is an independent contractor. CONTRACTOR shall control the manner in which it performs the services herein, however, the nature of the services and the results to be achieved shall be specified by CITY. CONTRACTOR is not to be deemed an employee or agent of CITY and has no authority to make any binding commitments on behalf of CITY except as expressly approved by CITY's City Manager.

**3.3 Indemnification.** Each party shall indemnify, hold harmless and defend the other, its officials, agents and employees, from and against any and all claims, damages, losses and expenses, including attorney fees, arising in or from its performance of, or failure to perform, this Contract. The extent of the CITY's obligation under this subsection is limited to the CITY's obligation under the Oregon Constitution and ORS 30.260 through 30.300. With respect to professional liability claims, CONTRACTOR to indemnify CITY to the extent caused by the CONTRACTOR's negligent acts, errors, and omissions.

**3.4 Arbitration.** Any controversy regarding the language or performance of this Contract shall be submitted to arbitration. Either party may request arbitration by written notice to the other. If the parties cannot agree on a single arbitrator within 15 days from the giving of notice, each party shall within five days select a person to represent the party and the two representatives shall immediately select an impartial third person to complete a three-member arbitration panel. If either party fails to select its representative, the other party may petition the Chief Judge of the Circuit Court of Douglas County for designation of the representative. The arbitration shall be conducted in accordance with ORS 36.400 through 36.425 or the provisions of any such future law. The arbitrator(s) shall assess all or part of the costs of arbitration, including attorney fees, to either or both parties.

**3.5 Attorney Fees.** If any arbitration, administrative proceeding, action, or appeal thereon, is instituted in connection with any controversy arising out of this Contract, performance of this Contract or failure to perform this Contract, the prevailing party shall be entitled to recover, in addition to costs and disbursements, such sum as the court may adjudge reasonable as attorney fees.

**3.6 Ownership and Use of Documents.** In whatever form they may be produced or stored, any documents prepared in performance of this Contract and any supporting and investigative information that is gathered in the performance of this Contract, upon completion of the work, or upon termination of this Contract, shall be and remain the property of CITY and shall be subject to copyright by CITY at its sole discretion. CONTRACTOR shall be permitted to retain copies, including reproducible copies, of such documents. CONTRACTOR shall treat such documents as if CITY had secured a copyright thereon, and thus will not use the documents in a manner that would constitute

copyright infringement. CITY may use the documents prepared hereunder for any purpose, however CONTRACTOR shall have no liability with regard to such documents to the extent they are used or applied outside of the scope of the work unless CONTRACTOR is consulted and offers a professional opinion that the use contemplated is appropriate.

**3.7 Termination.** Notwithstanding any other provision of this Contract to the contrary, CITY may terminate this Contract at any time by giving written notice to CONTRACTOR at least ten days in advance of such termination. Written notice shall be effective upon the date the written notice is actually given to CONTRACTOR. In the event of such termination, compensation shall be based on the services actually performed by CONTRACTOR to the date of termination. If compensation is a total sum, the amount shall be prorated based on the tasks actually performed as of the date of termination.

**3.8 Notices.** Any notice required to be given under this Contract, or required by law, shall be in writing and delivered to the parties at the following addresses:

CITY OF ROSEBURG  
City Manager  
900 SE Douglas  
Roseburg, OR 97470

***Contractor's Name and  
Mailing Address***

**3.9 Applicable Laws.** The laws of the State of Oregon shall be used in construing this Contract and enforcing the rights and remedies of the parties.

**3.10 Merger.** There are no other undertakings, promises or agreements, either oral or in writing, other than that which is contained in this Contract. Any amendments to this Contract shall be in writing and executed by both parties.

**CITY OF ROSEBURG**

***(Insert Contractor's Name)***

\_\_\_\_\_  
**Nicole Messenger, City Manager**  
Date: \_\_\_\_\_

\_\_\_\_\_  
***(Name of Person Signing Contract)***  
Date: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
**Tax Identification Number**

**Email:** \_\_\_\_\_

\_\_\_\_\_  
**Amy L. Sowa, City Recorder**

**EXHIBIT "A"**  
**STANDARD CITY CONTRACT PROVISIONS FOR**  
**PROFESSIONAL/PERSONAL SERVICES**

The following provisions, if applicable, are hereby included in and made a part of the attached Contract for professional/personal services between the City of Roseburg and the Contractor named therein as provided for in the Roseburg Municipal Code, the Oregon Revised Statutes and Federal laws, rules, regulations and guidelines:

**1. DISCRIMINATION IN SUBCONTRACTING PROHIBITED; REMEDIES - ORS 279A.110:**

**1.1** The Contractor may not discriminate against a Subcontractor in the awarding of a subcontract because the Subcontractor is a minority, women, disabled veterans or emerging small business enterprise certified under ORS 200.055.

**1.2** By entering into the Contract, the Contractor certifies it has not discriminated and will not discriminate, in violation of Subsection 1.1 against any minority, women, disabled veterans or emerging small business enterprise in obtaining any required subcontract.

**1.3** If the Contractor violates the nondiscrimination certification made under Subsection 1.2, the City may regard the violation as a breach of contract that permits the City to terminate the Contract or exercise any remedies for breach permitted under the Contract.

**2. PREFERENCE FOR OREGON GOODS AND SERVICES; NONRESIDENT CONTRACTOR REPORT TO DEPARTMENT OF REVENUE - ORS 279A.120:**

**2.1** As used in this Section:

**(a)** “nonresident contractor” means a contractor that is not a resident contractor.

**(b)** “resident contractor” means a contractor that has paid unemployment taxes or income taxes in the State of Oregon during the 12 calendar months immediately preceding submission of the bid or PROPOSAL for the Contract; has a business address in this state; and stated in the bid or PROPOSAL for the Contract that it was a “resident bidder” under ORS 279A.120.

**2.2** For the purposes of awarding the contract, the City will:

**(a)** give preference to goods or services that have been manufactured or produced in Oregon if the price, fitness, availability and quality are otherwise equal; and

- (b) add a percent increase to the bid of a nonresident bidder equal to the percent, if any, of the preference given to the contractor in the same state in which the contract resides.

**2.3** If the Contractor is a nonresident contractor and the public contract price exceeds \$10,000, the Contractor shall promptly report to the Department of Revenue, on forms to be provided by the Department, the total contract price, terms of payment, length of contract and such other information as the Department may require before the Contractor may receive final payment on the Contract. The City shall satisfy itself that the requirement of this Section has been complied with before it issues a final payment on the public contract.

**3. PREFERENCE FOR RECYCLED MATERIALS - ORS 279A.125:**

**3.1** Notwithstanding provisions of law requiring the City to award a contract to the lowest responsible bidder or best proposer or provider of a quotation and subject to Section 3.2, when procuring goods for any public use, the City shall give preference to the procurement of goods manufactured from recycled materials.

**3.2** The City shall give preference to goods that are considered to be made from recycled materials if:

- (a) The recycled product is available;
- (b) The recycled product meets applicable standards;
- (c) The recycled product can be substituted for a comparable nonrecycled product; and
- (d) The recycled product's cost does not exceed the cost of a comparable nonrecycled product by more than five percent, or a higher percentage if a written determination is made by the City.

**4. PAYMENT OF LABORERS AND MATERIALMEN, CONTRIBUTIONS TO INDUSTRIAL ACCIDENT FUND, LIENS AND WITHHOLDING TAXES - ORS 279B.220:** The Contractor shall:

**4.1** Make payment promptly, as due, to all persons supplying to such Contractor, labor or material for the performance of the work provided for in the Contract.

**4.2** Pay all contributions or amounts due the Industrial Accident Fund from such Contractor or Subcontractor incurred in the performance of the Contract.

**4.3** Not permit any lien or claim to be filed or prosecuted against the City or any subdivision thereof on account of any labor or material furnished.

**4.4** Pay to the Department of Revenue, all sums withheld from employees pursuant to ORS 316.167.

**5. PROHIBITION OF DISCRIMINATORY WAGE RATES BASED ON SEX – ORS 652.220:** The Contractor shall not:

**5.1** Discriminate between employees on the basis of a protected class in the payment of wages or other compensation for work of comparable character, the performance of which requires comparable skills;

**5.2** Pay wages or other compensation to any employee at a rate greater than that at which the employer pays wages or compensation to employees of a protected class for work of comparable character, the performance of which requires comparable skills. This section does not apply where:

- (a) Payment is made pursuant to a seniority or merit system which does not discriminate on the basis of a protected class; or
- (b) A system measures earnings by quantity or quality of production, including piece-rate work; or
- (c) Travel is necessary and regular for the employee; or
- (d) Education, training, experience, or any combination of factors account for the entire compensation differential.

**5.3** Discriminate in the payment of wages or other compensation against any employee because the employee has filed a complaint in a proceeding, has testified or is about to testify, or because the employer believes that the employee may testify in any investigation, proceedings or criminal action pursuant to ORS 652.210 to 652.235.

**6. SALVAGING, RECYCLING, COMPOSTING OR MULCHING YARD WASTE MATERIAL - ORS 279B.225:** If the Contract will include lawn and landscape maintenance the Contractor shall salvage, recycle, compost or mulch yard waste material at an approved site, if feasible and cost-effective.

**7. PAYMENT FOR MEDICAL CARE AND ATTENTION TO EMPLOYEES - ORS 279B.230:**

**7.1** Contractor shall promptly as due, make payment to any person, co-partnership association or corporation furnishing medical, surgical and hospital care or other needed care and attention, incident to sickness or injury, to the employees of such Contractor of all sums which the Contractor agrees to pay for such services and all monies and sums which the Contractor collected or deducted from the wages of employees pursuant to any law, contract or agreement for the purpose of providing or paying for such services.

**7.2** The Contractor, its subcontractors, if any, and all employers providing work, labor or materials under the Contract who are subject employers under the Oregon Workers' Compensation Law shall comply with ORS 656.017, which requires them

to provide workers' compensation coverage that satisfies Oregon law for all their subject workers. Out-of-state employers must provide workers' compensation coverage that complies with ORS 656.126 for their workers. Employers' Liability Insurance with coverage limits of not less than \$500,000 each accident shall be included.

8. **HOURS OF LABOR - ORS 279B.235:** This Section does not apply to public contracts for goods or personal property.

**8.1** No person shall be employed for more than ten hours in any one day or forty hours in any one week, except in cases of necessity, emergency or when the public policy absolutely requires it, and in such cases, except for contracts for personal services, the employee shall be paid at least time and a half pay for:

(a) All overtime in excess of eight hours a day or forty hours in any one week, when the work week consists of five consecutive days, Monday through Friday; or

(b) All overtime in excess of ten hours a day or forty hours in any one week, when the work week is four consecutive days, Monday through Friday; and

(c) For all work performed on Saturday and on any legal holiday specified in ORS 279B.020, or all holidays specified in a collective bargaining agreement.

**8.2** For personal services contracts, employees shall be paid at least time and a half pay for all overtime worked in excess of 40 hours in any one week, except for individuals under personal service contracts who are excluded under ORS 653.010 to 653.261 or under 29 U.S.C. 201 to 209 from receiving overtime.

**8.3** The Contractor must give notice to employees who perform work on this Contract, in writing, either at the time of hire or before commencement of work on this Contract, or by posting a notice in a location frequented by employees, the number of hours per day and days per week that the employees may be required to work.

9. **EXCLUSION OF RECYCLED OILS PROHIBITED - ORS 279B.240:** Lubricating oil and industrial oil may include recycled oils or oils that are not manufactured from virgin materials.

10. **STANDARDS:** By entering into the contract, Contractor agrees to perform the services hereunder in accordance with generally accepted standards applied by professionals of Contractor's caliber.

11. **CONSEQUENCES FOR FAILURE:** Contractor understands that failure to meet established performance standards may result in consequences including, but not limited to:

(a) reducing or withholding payment;

(b) requiring the Contractor to provide, at Contractor's own expense, additional services identified in the scope of work to meet the established performance standards; or

(c) declaring a default, terminating the contract and seeking damages and other relief available under the terms of the contract or other applicable law.

12. **COMPLIANCE WITH LAWS**: Contractor shall comply with all federal, state and local laws, rules, ordinances and regulations at all times and in performance of this Contract.

**EXHIBIT “C”  
RFP NO. CMO-21-02**

**DESCRIPTION OF SERVICES**

Contractor shall establish, on its own or in partnership with another agency or agencies, a full-service Navigation Center as outlined in HB2006 (Attachment 1 of this Exhibit) by June 30, 2022. As defined in this legislation, “Navigation Center” means a low-barrier emergency shelter that is open seven days per week and connects individuals and families with health services, permanent housing and public benefits.

If Contractor will be partnering with other agencies to provide the services, please list those agencies on “Exhibit A – Proposal Form”. Include acknowledgement from those agencies stating they agree to partner with the Contractor to provide the services described (Attachment 2 of this Exhibit).

Establishing a Navigation Center will likely be done using a phased approach:

**Phase 1 – Planning & Start Up**

- Assist in Navigation Center site selection. The site must be in close proximity to commercial, medical and transit services.
- Work with City and other partners to determine shelter option best suited for the site and meeting the requirements of HB2006 (pallet shelters, tiny homes, managed tent sites, congregate sheltering, etc.)
- Work to secure shelter options
- Build a coalition of local service providers to provide resources and assistance to the homeless in our community. Services may include, but are not limited to, case management services for housing, financial, vocational, educational or physical or behavioral health care services.
- Work with City to establish admittance criteria, population to be served and COVID-19 guidelines for congregate sheltering.
- Work with City and other partners to establish metrics for measuring program success.

**Phase 2 – Initial Operation**

- Provide 24/7 onsite staffing/supervision at the Navigation Center
- Provide sanitary services for tenants
- Provide access to drinking water for tenants
- Coordinate scheduling with local service providers to deliver services onsite and/or virtually.
- Coordinate with local CoC to participate in Homeless Management Information System (HMIS). Collect program and client level data sufficient to meet the local CoC’s HMIS data standards and to produce the CoC Annual Progress Report (APR) or equivalent. Contractor will ensure equitable access to services.



### Phase 3 -- Expanded Operation

- Continue providing 24/7 staffing onsite at the Navigation Center
- Provide meals and drinking water for tenants
- Expand hours for service providers onsite and/or virtually
- Increase number of existing shelters, or expand to other types of shelters.
- Establish graduated and measurable programming to move tenants from homelessness to permanent housing and independence.
- Help establish new programs to help people connect with private landlords in the community.

At a minimum, the Navigation Center shall include:

- Sleeping and restroom facilities

Additional preferred services:

- Trauma Informed Peer to Peer counseling
- Food
- Showers
- Laundry
- Lockers or other secure place for tenant belongings
- Area for pets

Contractor shall provide the following data to assist City in preparing quarterly reports to the State as a requirement of the Navigation Center grant funds:

1. Number of shelter beds/nights
2. Number of unduplicated clients served
3. Percent occupancy
4. Number of unduplicated clients accessing health services
5. Number of unduplicated clients accessing public benefits
6. Percent of clients exited to permanent housing
7. Percent of clients exited to non-permanent stable housing
8. Description of highlights or successes of the program over the reporting period
9. Description of the challenges or problems encountered by the program over the reporting period, and how your agency will address the challenges/problems.

Contractor shall provide a general, estimated annual operating cost (not including capital) to operate a Navigation Center and the number of customers anticipated to serve. Contractor will work with partners and funders to develop renewable revenue sources to sustain Navigation Center operation.

81st OREGON LEGISLATIVE ASSEMBLY--2021 Regular Session

## A-Engrossed House Bill 2006

Ordered by the House March 15  
Including House Amendments dated March 15

Sponsored by Representative KOTEK; Representatives CAMPOS, FAHEY, GRAYBER, KROPP, MARSH, MEEK, MORGAN, NERON, NOBLE, WILDE, WILLIAMS, ZIKA

### SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure.

Defines "emergency shelter." Requires local governments to allow siting of qualifying emergency shelters by qualifying entities notwithstanding land use laws and regulations. Sunsets requirement July 1, 2022.

Expands description of transitional housing accommodations to include motor-vehicle camping. *[Removes three-vehicle limit on motor-vehicle camping on religious institution property.]* **Expands motor-vehicle camping that political subdivisions may allow.**

Expands uses of Emergency Housing Account to include developing technical assistance regarding emergency shelters or transitional housing accommodations.

Authorizes Housing and Community Services Department to use Emergency Housing Account to fund grants and technical assistance for organizations to develop or operate low-barrier emergency shelters, develop supportive facilities or provide rapid rehousing services and support.

Authorizes Oregon Department of Administrative Services to distribute funds to develop navigation centers that must be operating on or before July 1, 2022.

Declares emergency, effective on passage.

### A BILL FOR AN ACT

Relating to housing; creating new provisions; amending ORS 203.082, 446.265 and 458.650; and declaring an emergency.

**Be It Enacted by the People of the State of Oregon:**

**SECTION 1. Sections 2 and 3 of this 2021 Act are added to and made a part of ORS chapter 197.**

**SECTION 2. (1) As used in this section, "emergency shelter" means a building or cluster of buildings that provides shelter on a temporary basis for individuals and families who lack permanent housing.**

**(2) A building or cluster of buildings used as an emergency shelter under an approval granted under section 3 of this 2021 Act or section 11, chapter 12, Oregon Laws 2020 (first special session):**

**(a) May resume its use as an emergency shelter after an interruption or abandonment of that use for two years or less, notwithstanding ORS 215.130 (7).**

**(b) May not be used for any purpose other than as an emergency shelter except upon application for a permit demonstrating that the construction of the building and its use could be approved under current land use laws and local land use regulations.**

**(3) An approval of an emergency shelter under section 3 of this 2021 Act or section 11, chapter 12, Oregon Laws 2020 (first special session) is void unless the shelter is operating within two years following the approval.**

**NOTE:** Matter in **boldfaced** type in an amended section is new; matter *[italic and bracketed]* is existing law to be omitted. New sections are in **boldfaced** type.

**SECTION 3. (1) A local government shall approve an application for the development or use of land for an emergency shelter, as defined in section 2 of this 2021 Act, on any property, notwithstanding ORS chapter 195, 197, 197A, 215 or 227 or any statewide plan, rule of the Land Conservation and Development Commission or local land use regulation, zoning ordinance, regional framework plan, functional plan or comprehensive plan, if the emergency shelter:**

**(a) Includes sleeping and restroom facilities for clients;**

**(b) Will comply with applicable building codes;**

**(c) Is located inside an urban growth boundary or in an area zoned for rural residential use as defined in ORS 215.501;**

**(d) Will not result in the development of a new building that is sited within an area designated under a statewide planning goal relating to natural disasters and hazards, including flood plains or mapped environmental health hazards, unless the development complies with regulations directly related to the hazard;**

**(e) Has adequate transportation access to commercial and medical services; and**

**(f) Will not pose any unreasonable risk to public health or safety.**

**(2) An emergency shelter allowed under this section must be operated by:**

**(a) A local government as defined in ORS 174.116;**

**(b) An organization with at least two years' experience operating an emergency shelter using best practices that is:**

**(A) A local housing authority as defined in ORS 456.375;**

**(B) A religious corporation as defined in ORS 65.001; or**

**(C) A public benefit corporation, as defined in ORS 65.001, whose charitable purpose includes the support of homeless individuals, that has been recognized as exempt from income tax under section 501(a) of the Internal Revenue Code on or before January 1, 2018; or**

**(c) A nonprofit corporation partnering with any other entity described in this subsection.**

**(3) An emergency shelter approved under this section:**

**(a) May provide on-site for its clients and at no cost to the clients:**

**(A) Showering or bathing;**

**(B) Storage for personal property;**

**(C) Laundry facilities;**

**(D) Service of food prepared on-site or off-site;**

**(E) Recreation areas for children and pets;**

**(F) Case management services for housing, financial, vocational, educational or physical or behavioral health care services; or**

**(G) Any other services incidental to shelter.**

**(b) May include youth shelters, winter or warming shelters, day shelters and family violence shelter homes as defined in ORS 409.290.**

**(4) An emergency shelter approved under this section may also provide additional services not described in subsection (3) of this section to individuals who are transitioning from unsheltered homeless status. An organization providing services under this subsection may charge a fee of no more than \$300 per month per client and only to clients who are financially able to pay the fee and who request the services.**

**(5) The approval of an emergency shelter under this section is not a land use decision and is subject to review only under ORS 34.010 to 34.100.**

1       **SECTION 4.** (1) Section 3 of this 2021 Act is repealed on July 1, 2022.

2       (2) The repeal of section 3 of this 2021 Act by subsection (1) of this section does not affect  
3       an application for the development of land for an emergency shelter that was completed and  
4       submitted before the date of the repeal.

5       **SECTION 5.** ORS 446.265 is amended to read:

6       446.265. (1) Inside an urban growth boundary, a local government may authorize the establish-  
7       ment of transitional housing accommodations used as individual living units by one or more indi-  
8       viduals. Use of transitional housing accommodations is limited to *[persons]* **individuals** who lack  
9       permanent or safe shelter and who cannot be placed in other low income housing. A local govern-  
10      ment may limit the maximum amount of time that an individual or a family may use the accommo-  
11      dations.

12      (2) Transitional housing accommodations are intended to be used by individuals or families on  
13      a limited basis for seasonal, emergency or transitional housing purposes and may include yurts, huts,  
14      cabins, fabric structures, tents and similar accommodations, **as well as areas in parking lots or**  
15      **facilities for individuals or families to reside overnight in a motor vehicle, without regard to**  
16      **whether the motor vehicle was designed for use as temporary living quarters.** The transitional  
17      housing accommodations may provide parking facilities, walkways and access to water, toilet,  
18      shower, laundry, cooking, telephone or other services either through separate or shared facilities.  
19      The Oregon Health Authority may develop public health best practices for shared health and sani-  
20      tation facilities for transitional housing accommodations.

21      (3) Transitional housing accommodations are not subject to ORS chapter 90.

22      (4) As used in this section, "yurt" means a round, domed tent of canvas or other weather re-  
23      sistant material, having a rigid framework, wooden floor, one or more windows or skylights and that  
24      may have plumbing, electrical service or heat.

25      **SECTION 6.** ORS 203.082 is amended to read:

26      203.082. *[(1) Any political subdivision in this state may allow churches, synagogues and similar*  
27      *religious institutions to offer overnight camping space on institution property to homeless persons living*  
28      *in vehicles.]*

29      *[(2) In addition to any conditions or limitations imposed by a political subdivision, a religious in-*  
30      *stitution located within the political subdivision and offering camping space described under subsection*  
31      *(1) of this section must:]*

32      *[(a) Limit camping space at the institution site to three or fewer vehicles at the same time; and]*

33      *[(b) Provide campers with access to sanitary facilities, including but not limited to toilet, hand*  
34      *washing and trash disposal facilities.]*

35      **(1) Any political subdivision may allow any public or private entity to allow overnight**  
36      **camping by homeless individuals living in vehicles on the property of the entity.**

37      **(2) A political subdivision may impose reasonable conditions upon offering camping space**  
38      **under this section, including establishing a maximum number of vehicles allowed.**

39      **(3) Entities providing camping spaces under this section must also provide access to**  
40      **sanitary facilities, including toilet, handwashing and trash disposal facilities.**

41      **SECTION 7.** ORS 458.650 is amended to read:

42      458.650. (1) The Emergency Housing Account *[shall be]* **is** administered by the Housing and  
43      Community Services Department to assist homeless *[persons]* **individuals** and those *[persons]* **indi-**  
44      **viduals** who are at risk of becoming homeless. An amount equal to 25 percent of moneys deposited  
45      in the account pursuant to ORS 294.187 is dedicated for expenditure for assistance to veterans who

1 are homeless or at risk of becoming homeless. For purposes of this section, "account" means the  
2 Emergency Housing Account.

3 (2) The Oregon Housing Stability Council, with the advice of the Community Action Partnership  
4 of Oregon, shall develop policy for awarding grants to organizations that shall use the funds:

5 (a) To provide to low and very low income [*persons*] **individuals**, including but not limited to,  
6 [*persons*] **individuals** more than 65 years of age, persons with disabilities, farmworkers and Native  
7 Americans:

8 (A) Emergency shelters and attendant services;

9 (B) Transitional housing services designed to assist [*persons*] **individuals** to make the transition  
10 from homelessness to permanent housing and economic independence;

11 (C) Supportive housing services to enable [*persons*] **individuals** to continue living in their own  
12 homes or to provide in-home services for such [*persons*] **individuals** for whom suitable programs do  
13 not exist in their geographic area;

14 (D) Programs that provide emergency payment of home payments, rents or utilities; or

15 (E) Some or all of the needs described in subparagraphs (A) to (D) of this paragraph.

16 (b) To align with federal strategies and resources that are available to prevent and end  
17 homelessness.

18 (3)(a) The council shall require as a condition of awarding a grant that the organization dem-  
19 onstrate to the satisfaction of the council that the organization has the capacity to deliver any  
20 service proposed by the organization.

21 (b) Any funds granted under this section [*shall*] **may** not be used to replace existing funds.  
22 Funds granted under this section may be used to supplement existing funds. An organization may  
23 use funds to support existing programs or to establish new programs.

24 (c) The council, by policy, shall give preference in granting funds to those organizations that  
25 receive grants from the Housing Development Grant Program established under ORS 458.625.

26 (4) The department may expend funds from the account for:

27 (a) **The** administration of the account as provided for in the legislatively approved budget, as  
28 that term is defined in ORS 291.002, for the department.

29 (b) **The development of technical assistance and training resources for organizations de-**  
30 **veloping and operating emergency shelters as defined in section 2 of this 2021 Act and tran-**  
31 **sitional housing accommodations as described in ORS 446.265.**

32 **SECTION 8. Section 9 of this 2021 Act is added to and made a part of ORS 458.600 to**  
33 **458.665.**

34 **SECTION 9. (1) As used in this section, "low-barrier emergency shelter" means an**  
35 **emergency shelter, as defined in section 2 of this 2021 Act, that follows established best**  
36 **practices to deliver shelter services that minimize barriers and increase access to individuals**  
37 **and families experiencing homelessness.**

38 (2) **The Housing and Community Services Department shall award grants and provide**  
39 **technical assistance to organizations to fund:**

40 (a) **The construction, purchase or lease of facilities to be used as low-barrier emergency**  
41 **shelters;**

42 (b) **The operation, use or staffing of low-barrier emergency shelters, including the costs**  
43 **to provide clients with access to the shelters;**

44 (c) **The development or use of amenities or facilities that provide no-cost services to in-**  
45 **dividuals and families who are homeless, including restroom and hygiene facilities, laundry**

1 facilities, dining facilities, storage for personal property, meeting or gathering spaces and  
2 facilities providing case management services; or

3 (d) Rapid rehousing services and supports for individuals and families.

4 (3) In awarding grants and providing technical assistance under this section, the depart-  
5 ment shall:

6 (a) Ensure that funds are distributed among different regions of the state; and

7 (b) Prioritize funding areas of highest need as identified in the August 2019 Oregon  
8 Statewide Shelter Study.

9 (4) Grants under this section must be awarded:

10 (a) Through a competitive process that emphasizes collaborative proposals; or

11 (b) To one or more community action agencies.

12 SECTION 10. (1) As used in this section, "navigation center" means a low-barrier emer-  
13 gency shelter, as defined in section 9 of this 2021 Act, that is open seven days per week and  
14 connects individuals and families with health services, permanent housing and public bene-  
15 fits.

16 (2) The Oregon Department of Administrative Services may award grants to local gov-  
17 ernments to:

18 (a) Plan the location, development or operations of a navigation center;

19 (b) Construct, purchase or lease a building for use as a navigation center;

20 (c) Operate a navigation center that has been constructed, purchased or leased under  
21 paragraph (b) of this subsection; or

22 (d) Contract for the performance of activities in this subsection.

23 (3) The department shall require that each local government receiving a grant under this  
24 section agree to return all moneys granted unless the local government has developed a  
25 navigation center that is operating on or before July 1, 2022.

26 SECTION 11. Notwithstanding ORS 458.650 (2) and (3), the Housing and Community Ser-  
27 vices Department may expend funds from the Emergency Housing Account to award grants  
28 and provide technical assistance under section 9 of this 2021 Act.

29 SECTION 12. Sections 9, 10 and 11 of this 2021 Act are repealed on January 2, 2024.

30 SECTION 13. This 2021 Act being necessary for the immediate preservation of the public  
31 peace, health and safety, an emergency is declared to exist, and this 2021 Act takes effect  
32 on its passage.  
33

Exhibit "C", Attachment 2

ACKNOWLEDGEMENT REGARDING  
NAVIGATION CENTER OPERATIONS

Name of Company: \_\_\_\_\_

Contact Name: \_\_\_\_\_

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

City, State, Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

The undersigned acknowledges that they and/or their agency have the resources, experience and ability to partner with \_\_\_\_\_ to provide services as defined in Exhibit "C" of RFP No. CMO-21-02, to establish a Navigation Center in the City of Roseburg, Oregon.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name, Title

\_\_\_\_\_  
Agency (if applicable)

Date: \_\_\_\_\_

**EXHIBIT “D”  
RFP NO. CMO-21-02**

**MINIMUM QUALIFICATIONS**

1. Proposer must be licensed pursuant to state law and if awarded a contract pursuant to this RFP, proposer must register to do business in the City of Roseburg prior to work being performed under the contract.
2. Proposer must not be disqualified by the City, the Department of Administrative Services or the State Contractor’s Board from working on public contracts.
3. Proposer must be:
  - (a) A local government as defined in ORS 174.116;
  - (b) An organization with at least two years’ experience operating an emergency shelter using best practices that is:
    - (A) A local housing authority as defined in ORS 456.375;
    - (B) A religious corporation as defined in ORS 65.001; or
    - (C) A public benefit corporation, as defined in ORS 65.001, whose charitable purpose includes the support of homeless individuals, that has been recognized as exempt from income tax under section 501(a) of the Internal Revenue Code on or before January 1, 2018; or
  - (c) A nonprofit corporation partnering with any other entity described in this subsection.

**Note:**

**FAILURE TO MEET THE FOREGOING MINIMUM QUALIFICATIONS OR OTHER REQUIREMENT SET FORTH IN THIS RFP MAY CONSTITUTE A SUBSTANTIAL NON-CONFORMANCE AND EXCLUDE FURTHER CONSIDERATION OF THE PROPOSAL.**



**EXHIBIT "E"**  
**RFP NO. CMO-21-02**

**EVALUATION CRITERIA**

Responsive proposals will be evaluated under the criteria set forth below. For each criterion, the proposal will receive a number of points within the available range for that criterion. Unless negotiations are conducted as provided in Section 14 of the RFP, the contract will be awarded to the proposer with the highest overall score.

1. Proposal Substantially Complies with all RFP requirements.  
Yes\_\_\_ No\_\_\_ If No, indicate the manner in which the proposal is non-conforming.  
Non-conforming proposals will not be considered for award:

\_\_\_\_\_  
\_\_\_\_\_

- |     |  |                             |
|-----|--|-----------------------------|
| 2.  | Availability/capability to perform the work  | <b>0 - 40 points</b>        |
| 3.  | Interview/understanding of the City's requirements, as shown by its approach to the project's staffing and scheduling needs, proposed approach and discussion, and proposed solution of any unusual project conditions or requirements | <b>0 - 30 Points</b>        |
| 4.  | Cost   | <b>0 - 20 Points</b>        |
| 5.  | Demonstrated success in delivering similar services  | <b>0 - 30 Points</b>        |
| 6.  | Special services   | <b>0 - 10 Points</b>        |
| 7.  | References/experience of proposer (including prior work with City)   | <b>0- 25 Points</b>         |
| 8.  | Key personnel and their experience on similar projects   | <b>0 - 25 Points</b>        |
| 10. | Status and quality of any special education or licenses  | <b><u>0 - 10 Points</u></b> |

**Total Points =**