

MEMORANDUM OF AGREEMENT

Hope Village at the Bay Recapture Belloni Project

Award Number 7289-~~13~~

This Memorandum of Agreement (MOA), entered between the Coquille Indian Housing Authority (“CIHA”), the City of Coos Bay (“CITY”) a municipal corporation, and ~~The Salvation Army (“TSA”) a California~~ Alternative Youth Activities (“AYA”) an Oregon nonprofit corporation doing business in Coos Bay, Oregon, collectively, the “Parties,” is for the purpose of defining the roles and responsibilities of CIHA, CITY, and ~~TSA~~AYA in cooperating under the Tribal Grant Agreement between CIHA and Oregon Housing and Community Services (“OHCS”), attached hereto and incorporated herein as Exhibit A, for the By and for Initiative, Native American Tribes of Oregon Grant No. 7289 (“Grant”), as amended, ~~attached as Exhibit A and incorporated into this MOA as if fully set forth herein.~~ The purpose of the grant is to redesign and modernize the homeless delivery services system to serve all Oregonians by leading with equity and racial justice.

Effective April 4, 2022, OHCS awarded \$736,128 to CIHA, of which ~~\$678,236 is~~ 721,462, plus interest accrued on those funds in an approximate amount of \$53,538, are sub-granted to ~~TSA~~AYA for execution of the Hope Village at the Bay (“HVB”) Recapture Belloni project. As a sub-recipient of the Grant under this MOA, ~~TSA~~AYA is responsible for investigating and ensuring its compliance with the requirements of the Grant, including but not limited to, all referenced laws, policies, regulations, and provisions in the Tribal Grant Agreement, and the By and For Initiative, Native American Tribes of Oregon: Program Guidance (“Program Guidance”). CITY will administer this subgrant to ~~TSA~~AYA and is also responsible for investigating and ensuring ~~TSA’s~~AYA’s compliance with the requirements of the Grant, including but not limited to, all referenced laws, policies, regulations, and provisions in the Tribal Grant Agreement, and the Program Guidance Manual, attached hereto and incorporated herein as Exhibit C.

CIHA, ~~TSA~~AYA, and CITY shall comply with all state and federal laws, statutes, and regulations including but not limited to those specifically referenced in the Grant and all related exhibits. ~~TSA~~AYA agrees not to use the Grant for any unlawful purpose.

No provision of this MOA will subject the Parties to otherwise inapplicable laws.

I. AUTHORITY

CIHA is authorized to enter into this MOA pursuant to Coquille Indian Tribal Code Chapter 130 Housing Authority. ~~TSA~~AYA is authorized to enter into this MOA through the authority granted ~~to their~~the Board of Directors, and under Oregon Revised Statutes Chapter 65 Nonprofit Corporations. CITY is authorized to enter into this MOA pursuant to Coos Bay City Charter Chapter V.

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II. TERM

This MOA will be effective as of the last date set forth in the signature blocks herein and will terminate on June 30, ~~2025~~2026, or when funds have been fully expended, whichever occurs first, unless terminated earlier pursuant to Section III herein. This MOA may be renewed or extended on terms agreeable to the Parties upon the mutual written consent of the Parties.

III. TERMINATION

- A. CIHA may terminate this MOA in whole or in part for CIHA's convenience or the failure of the ~~TSAAYA~~ or CITY to fulfill the MOA obligations (default). CIHA shall terminate the MOA by delivering to ~~TSAAYA~~ and CITY a written notice of termination specifying the nature, extent, and effective date of the termination. Upon receipt of the notice of termination, ~~TSAAYA~~ and CITY shall: (i) immediately discontinue all services affected (unless the notice of termination directs otherwise); and (ii) deliver to CIHA all information, reports, papers, and other materials accumulated or generated in performing this MOA, whether completed or in process.
- B. CIHA may withhold from disbursements of Grant due to ~~TSAAYA~~, or ~~TSAAYA~~ must return to CIHA within 30 days of CIHA's written demand:
1. Any Grant paid to ~~TSAAYA~~ under this MOA that exceeds the amount to which ~~TSAAYA~~ is entitled;
 2. Any Grant received by ~~TSAAYA~~ that remain unexpended at the end of the Term; and/or
 3. Any Grant determined by CIHA to be spent for purposes other than allowable Grant Activities.

IV. AMENDMENTS

Amendments to this MOA must be mutually agreed upon in writing and signed by the Parties.

V. STATEMENT OF WORK

The Parties will each perform the following duties:

- A. CIHA, as the grant recipient, is responsible for:
1. Reimbursing ~~TSAAYA~~ for allowable expenditures.

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2. Submitting or authorizing submission of all reporting to OHCS.

B. CITY, as the subgrant administrator, is responsible for:

1. Administering the subgrant.
2. Monitoring subgrantee compliance and performance.
3. Preparing all reporting to OHCS in compliance with OHCS grant reporting requirements.
4. Assisting TSAAYA with preparation and timely submission of invoices for reimbursement of allowable costs to CIHA under this MOA.

C. TSAAYA, as the grant subrecipient, is responsible for:

1. Executing and completing the HVBRecapture Belloni project and the Scope of Work (“Scope of Work”), attached hereto and incorporated herein as Exhibit B.
2. Performing all Scope of Work and Grant Activities (as defined in the Tribal Grant Agreement) in accordance with the terms of the Tribal Grant Agreement, including but not limited to the Program Guidance.
3. Administering the Grant Activities in compliance with the Program Requirements (as defined in the Tribal Grant Agreement), including but not limited to the following conditions:
 - a) Expending no more than the amount of the Grant authorized under the Tribal Grant Agreement, including the approved budget in Part III of Exhibit A of the Tribal Grant Agreement; and
 - b) Utilizing the Grant to address the specific needs of various homeless subpopulations. The Grant must be expended as outlined and approved by OHCS in the approved budget in Part III of Exhibit A of the Tribal Grant Agreement (or as revised with OHCS approval in accordance with Part III of Exhibit A of the Tribal Grant Agreement).
4. Complying with any requests for information from CITY and/or CIHA to complete necessary grant reporting requirements.

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5. Preparation and timely submission of invoices for reimbursement of allowable costs to CITY under this MOA.
6. Building and providing transitional housing and related services anticipated by this agreement, to the greatest extent permissible, with a preference for:
 - a) Enrolled Coquille Tribal Members or spouses.
 - b) Enrolled members of a federally recognized Indian Tribe.
 - c) Alaska Natives or American Indians.

VI. BUDGET AND ALLOWABLE COSTS

Total funding allocated to ~~TSA~~AYA under this MOA shall not exceed \$~~678,236~~775,000 to execute the Scope of Work described in Exhibit B. CITY services shall be provided to CIHA and ~~TSA~~AYA at no cost. ~~TSA's~~AYA's indirect or administrative costs incurred in carrying out the Scope of Work shall not exceed \$~~61,200~~69,750, which amount is included in the \$~~678,236~~775,000.

VII. PAYMENT, REPORTING, MONITORING, AND RECORDS MAINTENANCE

- A. CIHA shall provide an initial pass-through payment of 25% of the funding amount. Subsequent payments will be sent to ~~TSA~~AYA after receipt of a detailed expense report outlining expenditures from the previous month. ~~TSA~~AYA shall submit each monthly expense report outlining allowable costs and expenditures under this MOA to the CIHA contact specified in paragraph VII of this MOA no later than the 15th of the month following each calendar month. Funding may only be used for allowable costs and expenditures as specifically outlined in the Grant and this MOA. Expense reports shall specify the time period expenses were incurred and breakout expenditures by approved budget category. ~~TSA's~~AYA's expenses should be supported by copies of competitive quotes received and vendor invoices where applicable. CIHA shall make subsequent ~~quarterly~~monthly payments within fifteen (15) days after the expiration of each month and receipt of each monthly expense report, provided that CIHA may withhold payment pending submission and acceptance of any required expense reports or data that are delinquent or incomplete. Accelerated payments may be provided upon submission of a written request and mutual agreement of ~~TSA~~AYA, CITY, and CIHA. CIHA must receive the final expense report under this MOA no later than ~~July~~June 15, ~~2025~~2026.

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- B. TSAAYA shall provide CITY, and CITY shall provide to OHCS/CIHA, any information or detail regarding the expenditure of Grant required under Exhibit A of the Tribal Grant Agreement (Grant Activities) and the Program Guidance prior to disbursement or as OHCS may otherwise request.
- C. TSAAYA shall provide CITY, and CITY shall provide to OHCS/CIHA, all documentation satisfactory to OHCS, including but not limited to: properly executed payroll and time records, invoices, contracts, vouchers, orders, canceled checks and/or any other accounting documents pertaining in whole or in part to the Tribal Grant Agreement or this MOA in accordance with generally accepted accounting principles and applicable state and federal requirements, including as specified herein. OHCS may require such other information or clarification as it deems necessary or appropriate in its sole discretion.
- D. TSAAYA and all of TSA's/AYA's vendors, contractors, agents, and assigns will comply with the compliance and monitoring terms required by the Tribal Grant Agreement, including all applicable program requirements and the monitoring requirements laid out in Section 11 of the Tribal Grant Agreement.
- E. TSAAYA shall assure that data collection and reporting, which includes personally identifiable information, be conducted through the use of OHCS-approved systems.
- F. TSAAYA and CITY must maintain all financial records relating to this MOA in accordance with generally accepted accounting principles. In addition, TSAAYA and CITY must maintain any other records, whether in paper, electronic or other form, pertinent to this MOA in such a manner as to clearly document TSAAYA and CITY's performance. All financial records and other records, whether in paper, electronic or other form, that are pertinent to this MOA, are collectively referred to as "Records." TSAAYA and CITY acknowledge and agree that CIHA, OHCS, and the Oregon Secretary of State's Office, and the federal government and their duly authorized representatives will have access to all Records to perform examinations and audits and make excerpts and transcripts. TSAAYA and CITY must retain and keep accessible all Records for a minimum of six (6) years, or such longer period as may be required by applicable law, following termination of this MOA, or until the conclusion of any audit, controversy, or litigation arising out of or related to this MOA, whichever date is later

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VIII. ADMINISTRATION

The individuals listed below will administer this MOA on behalf of each party. Any questions or concerns regarding any aspect of this MOA should be directed to these individuals or their delegate(s).

- A. Coquille Indian Housing Authority
~~Lyman Meade, Deputy~~ Anne Cook, Executive Director
2678 Mexeye Loop
Coos Bay, OR 97420
(541) 888-6501
lymanmeade@coquilleiha.org
annecook@coquilleiha.org

- B. City of Coos Bay
Nichole Rutherford, City Manager
500 Central Avenue
Coos Bay, OR 97420
541-269-8920
nrutherford@coosbayor.gov

- ~~C. The Salvation Army, A California Corporation
Board of Directors
30840 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275~~

~~Major David Kauffman, Local Representative
P.O. Box 3537
1155 Flanagan Avenue~~

- C. Alternative Youth Activities
Scott Cooper, Executive Director
575 S. Main Street
Coos Bay, OR 97420
(541) 888-~~5202~~2432
david.kauffman@usw.salvationarmy.org
scottc@ayal.org

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IX. PROPERTY

- A. If the Grant Activities include the acquisition, construction, remodel, or repair of real property or improvements to real property, TSAAYA may not sell, transfer, encumber, lease or otherwise dispose of any real property or improvements to real property paid for with the Grant except as provided in the Program Guidance.
- B. TSAAYA shall maintain policies and procedures for the management of property and equipment that comply with all requirements of the applicable Code of Federal Regulations, 2 CFR Subtitle B with guidance at 2 CFR Part 200. These regulations must apply to all equipment purchased with the Grant, regardless of source of funds. The following practices are in addition to those otherwise required:
1. Equipment. The title to all equipment as defined in 2 CFR Part 200, purchased in whole or in part with the Grant, must rest with TSAAYA. Property and equipment purchased with the Grant must not be used for collateral or to secure financing.
 2. Insurance. TSAAYA must, at a minimum, provide the insurance coverage required by Oregon Revised Statutes, as amended from time to time, for automobiles and/or equipment registration through Oregon Department of Transportation, Department of Motor Vehicles, that has been acquired in whole or in part with funds provided under the Tribal Grant Agreement owned by TSAAYA with OHCS named as an additional insured party in all such motor vehicles and/or equipment.
 3. Loaned Equipment/Property Disposition. All fixed assets owned by OHCS and loaned to TSAAYA through CIHA under a standard agreement will remain the property of the OHCS, regardless of their value. The disposition of all loaned equipment must be readily available.
 4. Disposal Requiring Prior Approval. When TSAAYA, or any of its subcontractors, wishes to dispose of equipment purchased using funds under the Tribal Grant Agreement, having an original cost of more than \$5,000, and which has a current ~~per~~-unit, fair-market value of more than \$5,000, TSAAYA must submit a written notification to CITY, for submission to CIHA and OHCS. If OHCS consents, OHCS will provide instructions regarding the method of disposition. OHCS reserves the right to refuse to consent to such disposal and the right to object to the timing of

each disposition. Such disposition, if permitted, must be done in a manner consistent with the property management standards for equipment of the OHCS from which the original funding was received. In the case of mixed funding sources, the most restrictive standards shall apply. Items of equipment with a current per-unit, fair-market value of \$5,000 or less may be retained, sold, or otherwise disposed of upon written notification to the appropriate OHCS's Program Coordinator with a copy to the OHCS's Financial Compliance Monitor with no further obligation. OHCS's Program Coordinator must be notified of all title transfers, sales, and other methods of disposition. OHCS may review disposition records upon notification of TSAAYA.

5. Federal Regulations. Grantee acknowledges and agrees that Grantee will comply with any federal regulations referred to in Section 10 of the Tribal Grant Agreement, as they may be amended from time to time, to the same extent that such regulations would apply to TSAAYA if the Grant consisted of federal funds, notwithstanding that the Grant does not consist of federal funds.

X. MISCELLANEOUS TERMS

- A. TSAAYA and CITY grant to OHCS the right to reproduce, use, display, adapt, modify, distribute, and promote, in any form, and disclose, as allowed by law, any or all the information or data furnished to or received by OHCS directly or indirectly resulting from the Tribal Grant Agreement. TSAAYA and CITY shall use client release forms and privacy policy forms (on templates to be provided by OHCS) in connection with obtaining and transmitting client data.
- B. TSAAYA and CITY agree that all materials, information, software, products, and services included in or available through the OPUS (a web-based application developed by OHCS), Homeless Management Information System (HMIS), or other OHCS-approved systems, as applicable (collectively, the "Sites") are provided "as is" and "as available" for use.
- C. TSAAYA and CITY, and any of their contractors, or subcontractors, who are exposed to or acquire Confidential Information shall treat and maintain such information in the same manner as is required of CIHA under Section 12 of the Tribal Grant Agreement, as applicable.

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- D. TSAAYA and CITY, and any of their contractors and subcontractors that employ subject workers who provide services in the State of Oregon complies with ORS 656.017 and provides Workers' Compensation coverage for those workers, unless they meet the requirement for an exemption under ORS 656.126.
- E. Prevailing Wage Requirements. The prevailing wage rate requirements that may apply to the Grant Activities are set forth in ORS 279C.800 through 279C.870, and the administrative rules promulgated thereunder (OAR Chapter 839, Division 25) (collectively, "PWR"). TSAAYA and CITY, and any of their contractors and subcontractors must comply specifically with the following as applicable: (i) Including the required specifications in contracts for public works (ii) Payment of the applicable PWR rates; and (iii) Covenanting to not contract with any contractor on the BOLI current List of Contractors Ineligible to Receive Public Works Contracts.
- F. Pursuant to ORS 279C.817, TSAAYA and CITY, and any of their contractors, or subcontractors may request that the Commissioner of BOLI make a determination about whether any of the projects included in the Grant Activities constitute a public works on which payment of the prevailing rate of wage is required under ORS 279C.840. These laws, rules, regulations, and orders are incorporated by reference in this MOA to the extent required by law.

XI. NON-DISCRIMINATION

- A. CIHA, TSAAYA, and CITY shall comply with any applicable statutorily imposed nondiscrimination requirements in carrying out this MOA, which may include the Omnibus Crime Control and Safe Streets Act of 1968 (42 U.S.C. § 3789d); the Victims of Crime Act (42 U.S.C. § 10604(e)); the Juvenile Justice and Delinquency Prevention Act of 2002 (42 U.S.C. § 5672(b)); the Civil Rights Act of 1964 (42 U.S.C. § 2000d); the Indian Civil Rights Act (25 U.S.C. §§ 1301-1303); the Rehabilitation Act of 1973 (29 U.S.C. § 794); the Americans with Disabilities Act of 1990 (42 U.S.C. §§ 12131-34); the Education Amendments of 1972 (20 U.S.C. §§ 1681, 1683, 1685-86) and the Age Discrimination Act of 1975 (42 U.S.C. §§ 6101-6107); see Executive Order 13279 (equal protection of the laws for faith-based and community organizations).
- B. Tribal and Indian Preference. Notwithstanding the foregoing paragraph, nothing in this MOA prevents CIHA or TSAAYA from giving preference to Coquille Tribal members and other Indians if done so in accordance with applicable law.

XII. INDEMNIFICATION

- A. No party shall be responsible for the acts of another party's employees, officers, or representatives. Subject to the other provisions of this MOA and to the extent permitted under Article XI Sec. 10 of the Oregon Constitution and the Oregon Tort Claims Act [ORS 30.260 et. seq.], the Parties will indemnify one another for any claim, loss, suit, or action resulting from or arising out of the negligent or willful misconduct of their employees.
- B. ~~TSAAYA~~ and CITY agree to defend (subject to ORS CHAPTER 180), indemnify (consistent with ORS Chapter 180), and hold harmless OHCS and its employees, contractors, officers, and directors from all liabilities, claims, and expenses, including but not limited to attorney fees, that arise from use or misuse of the Sites or the Content, as defined in the Tribal Grant Agreement.

XIII. NOTICE

All notices, requests, and other communications hereunder shall be deemed given if delivered personally, by registered or certified mail, email, or by fax transmissions sent to the proper recipients. Notice shall be provided to the person designated in Section VII, Administration.

XIV. DISPUTE RESOLUTION

The Parties will make diligent, good faith efforts to resolve disputes either through informal negotiations or mediation. Mediation will be conducted by a mediator selected mutually by the Parties, and mediation costs will be shared equally by all Parties to the dispute. In the event that the Parties are unable to resolve the issue through Mediation, the Coquille Tribal Court shall exclusively hear all disputes arising out of or relating to this MOA.

XV. SEVERABILITY

In the event any provision of this MOA or the application thereof to any circumstance shall be held by a court of competent jurisdiction to be invalid, illegal or unenforceable, it shall be construed to be limited or reduced so as to be enforceable to the maximum extent allowed by applicable law as it shall then be in force, and if such construction shall not be feasible, then such provision shall be deemed to be deleted therefrom in any action before that court, and all other provisions of this MOA shall remain in full force and effect.

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XVI. REMEDIES

In the event that a Party is in default of this MOA, the non-defaulting Party may, at its option, pursue any or all of the remedies available to it under this MOA and at law or in equity. All rights and remedies of the Parties are separate and cumulative, and no one of them, whether exercised or not, shall be deemed to be to the exclusion of or to limit or prejudice any other legal or equitable rights or remedies which the Parties may have. The Parties shall not be deemed to waive any of their rights or remedies under this Contract unless such waiver is in writing and signed by the Party to be bound. No delay or omission on the part of either Party in exercising any right or remedy shall operate as a waiver of such right or remedy or any other right or remedy. A waiver on any one occasion shall not be construed as a bar to or waiver of any right or remedy on any future occasion.

XVII. APPROVAL

~~The Salvation Army~~

Printed name: _____ Alternative Youth Activities

Scott Cooper, Executive Director Date
Title: _____

City of Coos Bay

Nichole Rutherford, City Manager Date

Coquille Indian Housing Authority

Anne F. Cook, Executive Director Date

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EXHIBITS

Exhibit A: OHCS-CIHA BAFI-NATO Tribal Grant Agreement

Exhibit B: ~~Hope Village at the Bay~~Recapture Belloni Project Scope of Work and Budget

Exhibit C: OHCS BAFI-NATO Program Guidance Manual

STATE OF OREGON TRIBAL GRANT AGREEMENT

By and for Initiative, Native American Tribes of Oregon

Grant No. 7289

This Tribal Grant Agreement (“Agreement”) is between the State of Oregon acting by and through its Housing and Community Services Department (“Agency”) and Coquille Indian Housing Authority (“Grantee”), each a “Party” and, together, the “Parties”.

SECTION 1: AUTHORITY

Pursuant to ORS 456.625 and ORS 190.110, Agency is authorized to enter into a grant agreement and provide funding for the purposes described in this Agreement.

The Agency and Grantee relationship is defined in part by ORS 182.162 to 182.168 (Relationship of State Agencies with Indian Tribes) and Executive Order 96-30 (State/Tribal Government-to-Government Relations).

In the 2022 regular session of the Oregon Legislative Assembly, Agency received an allocation of \$80 million in state general funds (Or Laws 2021, Chapter 11, Section 357 (House Bill 5202(2022))) for homeless response and prevention efforts including shelter support, services, outreach, shelter operations, renovations, and construction.

SECTION 2: PURPOSE

The purpose of this Agreement is to redesign and modernize the homeless delivery services system to serve all Oregonians by leading with equity and racial justice ensuring that Agency works to recognize and better serve underserved groups. The funding for this grant program is a step towards affirming the need to reach out and serve populations that have been disproportionately impacted and will serve as the vehicle to allocate state general funds among the federally recognized Tribes in Oregon. It is Agency’s intent to work with the Native American and Indigenous people to acknowledge racial disparities and assist their communities that are experiencing homelessness or at risk of homelessness.

Agency has elected to use this investment to support the sheltering and homeless services needs of the federally recognized Tribes in Oregon by providing infrastructure, operation, and service support for emergency shelters and transitional housing as well as the supportive services for responding to homelessness and homelessness prevention. Funding under the program for this Agreement is available for use under the following program service components: 1) Street Outreach, 2) Emergency Shelter, 3) Transitional Housing, 4) Homelessness Prevention, 5) Supportive Housing, 6) Acquisition/Rehab/Conversion, 7) Eviction Prevention, 8) Outreach and Engagement, 9) Capacity Building, and 10) Data Collection. Additional information on each program service component can be found in the Program Guidance established by Agency (as it may be amended by Agency from time to time with written notice to Grantee, “Program Guidance”), a current copy of which is attached to this Agreement as Exhibit C and, together with any amendments by Agency from time to time with notice to Grantee, incorporated into and made part of this Agreement.

SECTION 3: EFFECTIVE DATE AND DURATION

Subject to full execution of this Agreement by all Parties and all necessary approvals of this Agreement, this Agreement is effective and has a funding start date as of April 4, 2022 (“Effective Date”), and, unless extended or terminated earlier in accordance with its terms, will expire on July 31, 2023. Notwithstanding any other provision of this Agreement, all Grant must be expended by June 30, 2023.

SECTION 4: GRANT MANAGERS

4.1 Agency’s Grant Manager is:

Mike Savara
Phone: 503-986-7237
mike.savara@hcs.oregon.gov

4.2 Grantee’s Grant Manager is:

Anne Cook, Executive Director
Phone: 541-888-6501
annecook@coquilleiha.org

4.3 A Party may designate a new Grant Manager by written notice to the other Party.

SECTION 5: GRANT ACTIVITIES

Grantee must use funds under this Agreement to perform the grant activities set forth in Exhibit A (the “Grant Activities”), attached hereto and incorporated into this Agreement by this reference, for the period beginning on the Effective Date and ending on the expiration date set forth in Section 3 (the “Performance Period”).

SECTION 6: GRANT FUNDS

In accordance with the terms and conditions of this Agreement, Agency will provide Grantee up to **\$736,128.00** (“Grant”) for the Grant Activities. Agency will pay the Grant from monies available through its General Fund for the purpose of this Agreement (the “Funding Source”).

6.1 Disbursement of Grant; Allowable Costs.

6.1.1 Funding Availability. Subject to the availability of sufficient moneys in and from the Funding Source based on Agency’s reasonable projections of moneys accruing to the Funding Source, Agency will disburse Grant to Grantee for the allowable Grant Activities described in Exhibit A that are undertaken during the Performance Period in accordance with the terms and conditions of this Agreement.

6.1.2 Backup Documentation; Substantiation.

6.1.2.1 Grantee will submit requests for payment under this Agreement to Agency in accordance with the Program Guidance and Grant Activities, as they may be amended from time to time, including but not limited to the submittal of requests for payment through any system designated by

Agency from time to time. Grantee must provide to Agency any information or detail regarding the expenditure of Grant required under Exhibit A (Grant Activities) and the Program Guidance (collectively, Exhibit A and the Program Guidance may be referred to as the “Program Requirements”) prior to disbursement or as Agency may otherwise request.

Grantee’s request for Grant must be supported by documentation satisfactory to Agency, including but not limited to: properly executed payroll and time records, invoices, contracts, vouchers, orders, canceled checks and/or any other accounting documents pertaining in whole or in part to this Agreement (or in the case of subgrantees, under their respective contracts with Grantee) in accordance with generally accepted accounting principles and applicable state and federal requirements, including as specified herein. Agency may require such other information or clarification as it deems necessary or appropriate in its sole discretion.

- 6.1.3 Approval by Agency.** Agency will only disburse Grant to Grantee for activities completed, that, if required by Exhibit A or Exhibit C, are approved by Agency.
- 6.2 Conditions Precedent to Disbursement.** Agency’s obligation to disburse Grant to Grantee under this Agreement is subject to satisfaction of each of the following conditions precedent:
- 6.2.1** Agency has received sufficient funding, appropriations, expenditure limitation, allotments or other necessary expenditure authorizations to allow Agency, in the exercise of its reasonable administrative discretion, to make the disbursement from the Funding Source;
- 6.2.2** No default as described in Section 16 has occurred; and
- 6.2.3** Grantee’s representations and warranties set forth in Section 8 are true and correct on the date of disbursement(s) with the same effect as though made on the date of disbursement.
- 6.3 No Duplicate Payment.** Grantee may use other funds in addition to the Grant to complete the Grant Activities; provided, however, the Grantee may not credit or pay any Grant for Grant Activities costs that are paid for with other funds and would result in duplicate funding.
- 6.4 Suspension of Funding and Grant Activities.** Agency may by written notice to Grantee, temporarily cease funding and require Grantee to stop all, or any part, of the Grant Activities dependent upon Grant for a period of up to 180 days after the date of the notice if Agency has or reasonably projects that it will have insufficient funds from the Funding Source to disburse the full amount of the Grant. Upon receipt of the notice, Grantee must immediately cease all Grant Activities dependent on Grant and must take all necessary steps to minimize the Grant Activities allocable to Grant.

If Agency subsequently projects that it will have sufficient funds, Agency will notify Grantee that it may resume activities. If sufficient funds do not become available, Grantee and Agency will cooperate to amend this Agreement to revise the amount of Grant and Grant Activities to reflect the available funds. If sufficient funding does not become available or an amendment is not agreed to within a period of 180 days after issuance of the notice, Agency will either (i) cancel or modify its cessation order by a supplemental written notice or (ii) terminate this Agreement as permitted by either the termination at Agency’s discretion or for cause provisions of this Agreement.

SECTION 7: ONLINE SYSTEMS

- 7.1** Grantee and its subgrantees must enter all appropriate and necessary data into OPUS (a web-based

application developed by Agency), Homeless Management Information System (HMIS), or other Agency-approved systems, as applicable (collectively, the “Sites”), at the time of client intake for the Grant Activities. Exceptions are only allowed with prior written approval by Agency.

- 7.2 Sites’ Terms and Conditions.** As a condition of use of the Sites, Grantee agrees and will require its subgrantees to agree to all terms and conditions contained in this Agreement, notices on the Sites, and as otherwise directed by Agency. Grantee agrees to not use the Sites for any unlawful purpose. Agency reserves the right, at its discretion, to update or revise the Sites’ terms and conditions of use. Continued use of the Sites constitutes acceptance of the Sites’ terms and conditions.
- 7.3 Additional Data Collection.** Use of the Sites for additional reported program data not required under this Agreement is at Grantee’s own risk. Agency will not modify or otherwise create any screen, report, or tool in the Sites to meet needs related to this additional data.
- 7.4 Data Rights.** Grantee hereby grants and will require and cause any subgrantee to grant to Agency the right to reproduce, use, display, adapt, modify, distribute, and promote, in any form, and disclose, as allowed by law, any or all the information or data furnished to or received by Agency directly or indirectly resulting from this Agreement. Grantee also must use and must require and cause its subgrantees to use Client Release forms and Privacy Policy forms (templates to be provided by Agency) in connection with obtaining and transmitting client data.
- 7.5 Disclaimer of Representations and Warranties.** Grantee understands and agrees and must require its subgrantees to agree, that all materials, information, software, products, and services included in or available through the Sites (the “Content”) are provided “as is” and “as available” for use. The Content is provided without representations or warranties of any kind, either express or implied, including, but not limited to, implied warranties of merchantability, fitness for a particular purpose, or non-infringement. Without limitation of the foregoing, Agency does not represent or warrant that: (1) the Content is accurate, reliable, or correct; (2) the Sites will be available at any particular time or location; (3) any defects or errors will be corrected; or (4) the Content is free of viruses or other harmful components. Use of the Sites is solely at Grantee’s risk. Grantee hereby accepts the risk of its use of the Sites, and the use of the Sites by its subgrantees, and, to the extent permitted by applicable law, expressly waives any claims and causes of action against the state and Agency and agrees that the state and Agency owe no duty to Grantee or its subgrantees with respect to the Sites, the Content, or any risks related to the Sites or the Content.
- 7.6 Limitation of Liability.** Without limitation of Section 7.5 above, Grantee agrees that under no circumstance will Agency be liable for any direct, indirect, punitive, incidental, special, or consequential damages that result from the use of, or inability to use the Sites or the Content. This limitation applies whether the alleged liability is based on contract, tort, negligence, strict liability, or any other basis, even if Agency has been informed of the possibility of such damage.
- 7.7 Indemnification.** Subject to applicable law, Grantees agrees, and must require its subgrantees to agree, to defend (SUBJECT TO ORS CHAPTER 180), indemnify (consistent with ORS Chapter 180), and hold harmless Agency and its employees, contractors, officers, and directors from all liabilities, claims, and expenses, including but not limited to attorney fees, that arise from use or misuse of the Sites or the Content. Agency reserves the right, at its own expense, to assume the exclusive defense and control of any matter otherwise subject to indemnification by Grantee, in which event Grantee will cooperate with Agency in asserting any available defenses.

SECTION 8: REPRESENTATIONS AND WARRANTIES

8.1 Organization/Authority. Grantee represents and warrants to Agency that:

- 8.1.1** Grantee is a federally recognized Tribe in Oregon and validly organized and existing under federal law.
- 8.1.2** Grantee has all necessary rights, powers and authority to (i) execute this Agreement, (ii) incur and perform its obligations under this Agreement, and (iii) receive financing, including the Grant, for the Grant Activities;
- 8.1.3** This Agreement has been duly executed by Grantee and when executed by Agency, constitutes a legal, valid and binding obligation of Grantee enforceable in accordance with its terms;
- 8.1.4** If applicable and necessary, the execution and delivery of this Agreement by Grantee has been authorized by an ordinance, order or resolution of its governing body, or voter approval, that was adopted in accordance with applicable law and requirements for filing public notices and holding public meetings; and
- 8.1.5** There is no proceeding pending or threatened against Grantee before any court or governmental authority that if adversely determined would materially adversely affect the Grant Activities or the ability of Grantee to carry out the Grant Activities.

8.2 No limitation. The representations and warranties set forth in this Section are in addition to, and not in lieu of, any other representations or warranties provided by Grantee.

SECTION 9: REAL PROPERTY

If the Grant Activities include the acquisition, construction, remodel or repair of real property or improvements to real property, Grantee may not sell, transfer, encumber, lease or otherwise dispose of any real property or improvements to real property paid for with the Grant except as provided in the Program Guidance.

SECTION 10: FIXED ASSETS

- 10.1** Fixed Assets. If applicable, Grantee must, and must cause its grantee to, maintain policies and procedures for the management of property and equipment that comply with all requirements of the applicable Code of Federal Regulations, 2 CFR Subtitle B with guidance at 2 CFR Part 200. These regulations must apply to all equipment purchased with the Grant, regardless of source of funds. The following practices are in addition to those otherwise required:
- 10.2** Equipment. The title to all equipment as defined in 2 CFR Part 200, purchased in whole or in part with the Grant, must rest with the Grantee. Property and equipment purchased with the Grant must not be used for collateral or to secure financing.
- 10.3** Insurance. Grantee must, at a minimum, provide the insurance coverage required by Oregon Revised Statutes, as amended from time to time, for automobiles and/or equipment registration through Oregon Department of Transportation, Department of Motor Vehicles, that has been acquired in whole or in part with funds provided under this Agreement owned by Grantee with Agency named as an additional

insured party in all such motor vehicles and/or equipment. In its agreements with its subgrantees, Grantee must require and cause its subgrantees to comply with the requirements of this Section.

- 10.4** Loaned Equipment/Property Disposition. All fixed assets owned by Agency and loaned to Grantee under a standard agreement will remain the property of the Agency, regardless of their value. The disposition of all loaned equipment must be readily available.
- 10.5** Disposal Requiring Prior Approval. When Grantee, or any of its subgrantees, wishes to dispose of equipment purchased using funds under this Agreement, having an original cost of more than \$5,000, and which has a current pre-unit, fair-market value of more than \$5,000, Grantee must submit a written notification to the appropriate Agency's Program Coordinator with a copy to the Agency's Financial Compliance Monitor. If Agency consents, Agency will provide instructions regarding the method of disposition. Agency reserves the right to refuse to consent to such disposal and the right to object to the timing of each disposition. Such disposition, if permitted, must be done in a manner consistent with the property management standards for equipment of the Agency from which the original funding was received. In the case of mixed funding sources, the most restrictive standards must apply.

Items of equipment with a current per-unit, fair-market value of \$5,000 or less may be retained, sold, or otherwise disposed of upon written notification to the appropriate Agency's Program Coordinator with a copy to the Agency's Financial Compliance Monitor with no further obligation. The Agency's Program Coordinator must be notified of all title transfers, sales, and other methods of disposition. Agency may review disposition records upon notification of Grantee.

- 10.6** Federal Regulations. Grantee acknowledges and agrees that Grantee will comply with any federal regulations referred to in this Section 10, as they may be amended from time to time, to the same extent that such regulations would apply to Grantee if the Grant consisted of federal funds, notwithstanding that the Grant does not consist of federal funds.

SECTION 11: COMPLIANCE AND MONITORING

- 11.1 Compliance.** Grantee will comply and will require and cause (including by contract) all subgrantees, vendors, contractors, agents, and assigns to comply with this Agreement, including all applicable Program Requirements.

11.2 Agency to Monitor Grantee.

- 11.2.1** Agency, including its authorized representatives and authorized third parties, may monitor the activities and records of Grantee and Grantee's subgrantees and vendors related to this Agreement, for, among other things, ensuring: (1) Grantee and its subgrantees comply with the terms of this Agreement, including but not limited to the Program Requirements, and that the Grant is used properly for authorized purposes hereunder; and (2) that performance goals are achieved as specified in this Agreement, including without limitation in the Program Requirements, and that performance complies with the terms and conditions of this Agreement.

- 11.2.2** Agency's monitoring activities may include any action necessary to ensure compliance with this Agreement, which may include the following: (1) the review (including copying) from time to time of any and all Grantee, subgrantee, and vendor files, records, and other information of every type arising from or related to performance under this Agreement; (2) arranging for, performing, and evaluating general and limited scope audits for purposes of determining compliance with this Agreement; (3) conducting or arranging for on-site and field visits and inspections for purposes of

determining compliance with this Agreement; and (4) review of Grantee fiscal and program reports, and requiring appropriate request for Grant documentation as well as such other information and clarification as it deems appropriate, prior to providing a request for funding approval, whether in whole, in part, or otherwise.

- 11.2.3** Agency monitoring and enforcement activities may be conducted in-person, by telephone, and by other means deemed appropriate by Agency. Monitoring may be done through contractors, agents, or other authorized representatives.
- 11.2.4** Agency may, in its sole and absolute discretion, request assistance in monitoring from outside parties, including but not limited to the Oregon Secretary of State, the Oregon Attorney General, the federal government, and law enforcement agencies.
- 11.2.5** Agency (or the state or its agents) may require Grantee to perform some level of random audit of program applications and Grantee must perform to the best of its ability.
- 11.3 Grantee To Fully Cooperate.** Grantee agrees to fully and timely cooperate with Agency in the performance of any and all monitoring and enforcement activities, including causing its subgrantees, vendors, and contractors to so cooperate by agreement. Failure by Grantee or any of its subgrantees or vendors to comply with this requirement is sufficient cause for Agency to require special conditions, take such other action (including the exercise of available remedies) as it deems appropriate, and may be deemed by Agency as a material failure by the Grantee to perform its obligations under this Agreement.

SECTION 12: CONFIDENTIAL INFORMATION

- 12.1 Confidential Information Definition.** Grantee acknowledges it and its employees or agents may, in the course of performing its responsibilities, be exposed to or acquire information that is: (i) confidential to Agency or Grant Activities participants or (ii) the disclosure of which is restricted under federal or state law, including without limitation: (a) personal information, as that term is used in ORS 646A.602(12), and (b) social security numbers (items (i) and (ii) separately and collectively “Confidential Information”).
- 12.2 Nondisclosure.** Grantee agrees to hold Confidential Information as required by any applicable law and in all cases in strict confidence, using at least the same degree of care Grantee uses in maintaining the confidentiality of its own confidential information. Grantee may not copy, reproduce, sell, assign, license, market, transfer or otherwise dispose of, give, or disclose Confidential Information to third parties, or use Confidential Information except as is allowed by law and for the Grant Activities and Grantee must advise each of its employees and agents of these restrictions. Grantee must assist Agency in identifying and preventing any unauthorized use or disclosure of Confidential Information. Grantee must advise Agency immediately if Grantee learns or has reason to believe any Confidential Information has been, or may be, used or disclosed in violation of the restrictions in this Section. Grantee must, at its expense, cooperate with Agency in seeking injunctive or other equitable relief, in the name of Agency or Grantee, to stop or prevent any use or disclosure of Confidential Information. At Agency’s request, Grantee must return or destroy any Confidential Information. If Agency requests Grantee to destroy any Confidential Information, Grantee must provide Agency with written assurance indicating how, when and what information was destroyed.
- 12.3 Identity Protection Law.** Grantee must have and maintain a formal written information security

program that provides safeguards to protect Confidential Information from loss, theft, and disclosure to unauthorized persons, as required by the Oregon Consumer Information Protection Act, ORS 646A.600-628. If Grantee or its agents discover or are notified of a potential or actual “Breach of Security”, as defined by ORS 646A.602(1)(a), or a failure to comply with the requirements of ORS 646A.600-628, (collectively, “Breach”) with respect to Confidential Information, Grantee must promptly but in any event within one calendar day (i) notify the Agency Grant Manager of such Breach and (ii) if the applicable Confidential Information was in the possession of Grantee or its agents at the time of such Breach, Grantee must (a) investigate and remedy the technical causes and technical effects of the Breach and (b) provide Agency with a written root cause analysis of the Breach and the specific steps Grantee will take to prevent the recurrence of the Breach or to ensure the potential Breach will not recur. For the avoidance of doubt, if Agency determines notice is required of any such Breach to any individual(s) or entity(ies), Agency will have sole control over the timing, content, and method of such notice, subject to Grantee’s obligations under applicable law.

- 12.4 Subgrants/Contracts.** Grantee must require any subgrantees, contractors or subcontractors under this Agreement who are exposed to or acquire Confidential Information to treat and maintain such information in the same manner as is required of Grantee under subsections 12.1 and 12.2 of this Section.
- 12.5 Background Check.** If requested by Agency and permitted by law, Grantee’s employees, agents, contractors, subcontractors, and volunteers that perform Grant Activities must agree to submit to a criminal background check prior to performance of any Grant Activities or receipt of Confidential Information. Background checks will be performed at Grantee’s expense. Based on the results of the background check, Grantee or Agency may refuse or limit (i) the participation of any Grantee employee, agent, contractor, subgrantee, or volunteer, in Grant Activities or (ii) access to Agency Confidential Information or Grantee premises.

SECTION 13: INDEMNIFICATION

GRANTEE SHALL DEFEND (SUBJECT TO ORS CHAPTER 180), SAVE, HOLD HARMLESS, AND INDEMNIFY THE STATE OF OREGON AND AGENCY AND THEIR OFFICERS, EMPLOYEES AND AGENTS FROM AND AGAINST ALL CLAIMS, SUITS, ACTIONS, LOSSES, DAMAGES, LIABILITIES, COSTS AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEYS’ FEES, RESULTING FROM, ARISING OUT OF, OR RELATING TO THE NEGLIGENT OR WILLFUL MISCONDUCT OF GRANTEE OR ITS OFFICERS, EMPLOYEES, SUBCONTRACTORS, OR AGENTS UNDER THIS GRANT.

SECTION 14: INSURANCE

- 14.1 Insurance.** Grantee must obtain and maintain insurance in the types and amounts indicated in Exhibit B. To the extent that Grantee is not providing shelter services or is providing shelter services exclusively through subgrantees/contractors, Grantee is not required to obtain and maintain physical abuse and molestation coverage as described in Exhibit B, provided that any subgrantees/contractors providing shelter services must obtain and maintain such coverage.
- 14.2 Real Property.** If the Grant Activities include the construction, remodel, or repair of real property or improvements to real property, Grantee must insure the real property and improvements against liability and risk of direct physical loss, damage or destruction at least to the extent that similar insurance is customarily carried by entities constructing, operating and maintaining similar property or facilities.

SECTION 15: GOVERNING LAW

This Agreement is governed by and construed in accordance with the applicable federal and Oregon laws. Any claim, action, suit or proceeding (collectively “Claim”) between Agency or any other agency or department of the State of Oregon, or both, and Grantee that arises from or relates to this Agreement must be brought and conducted in a court of competent jurisdiction. Notwithstanding the foregoing, in no event may anything in this Agreement be construed as a waiver by either party of any form of defense or immunity, whether sovereign immunity, governmental immunity, Tribal immunity, immunity based on the eleventh amendment to the Constitution of the United States or otherwise, from any Claim or from the jurisdiction of any court. Notwithstanding the foregoing, in the event of a lawsuit filed by one Party against the other, the filing party is not immune from counterclaims filed by the other Party.

SECTION 16: DEFAULT

16.1 Grantee. Grantee will be in default under this Agreement upon the occurrence of any of the following events:

16.1.1 Grantee fails to use the Grant for the intended purpose described in Exhibit A and the Program Guidance or otherwise fails to perform, observe or discharge any of its covenants, agreements or obligations under this Agreement;

16.1.2 Any representation, warranty or statement made by Grantee in this Agreement or in any documents or reports relied upon by Agency to measure the Grant Activities, the expenditure of Grant or the performance by Grantee is untrue in any material respect when made; or

16.1.3 A petition, proceeding or case is filed by or against Grantee under any federal or state bankruptcy, insolvency, receivership or other law relating to reorganization, liquidation, dissolution, winding-up or adjustment of debts; in the case of a petition filed against Grantee, Grantee acquiesces to such petition or such petition is not dismissed within 20 calendar days after such filing, or such dismissal is not final or is subject to appeal; or Grantee becomes insolvent or admits its inability to pay its debts as they become due, or Grantee makes an assignment for the benefit of its creditors.

16.2 Agency. Agency will be in default under this Agreement if, after 15 days written notice specifying the nature of the default, Agency fails to perform, observe, or discharge any of its covenants, agreements, or obligations under this Agreement; provided, however, Agency will not be in default if Agency fails to disburse the Grant because there is insufficient expenditure authority for, or moneys available from, the Funding Source.

SECTION 17: REMEDIES

17.1 Agency Remedies. In the event Grantee is in default under Section 16.1, Agency may, at its option, pursue any or all of the remedies available to it under this Agreement and at law or in equity, including, but not limited to: (i) termination of this Agreement under Section 19.2, (ii) reducing or withholding payment for Grant Activities or materials that are deficient or Grantee has failed to complete in accordance with this Agreement, (iii) exercise of its right of recovery of overpayments under Section 18 of this Agreement or setoff, or both, or (iv) declaring Grantee ineligible for the receipt of future awards from Agency. These remedies are cumulative to the extent the remedies are not inconsistent, and Agency may pursue any remedy or remedies singly, collectively, successively or in any order whatsoever.

- 17.2 Grantee Remedies.** In the event Agency is in default under Section 16.2 and whether or not Grantee elects to terminate this Agreement, Grantee’s sole remedy will be, within any limits set forth in this Agreement, reimbursement of Grant Activities completed and authorized expenses incurred, less any claims Agency has against Grantee. In no event will Agency be liable to Grantee for any expenses related to termination of this Agreement or for anticipated profits.

SECTION 18: WITHHOLDING FUNDS, RECOVERY

Agency may withhold from disbursements of Grant due to Grantee, or Grantee must return to Agency within 30 days of Agency’s written demand:

- 18.1** Any Grant paid to Grantee under this Agreement, or payments made under any other agreement between the State of Oregon and Grantee, that exceed the amount to which Grantee is entitled;
- 18.2** Any Grant received by Grantee that remain unexpended at the end of the Performance Period; or
- 18.3** Any Grant determined by Agency to be spent for purposes other than allowable Grant Activities;

SECTION 19: TERMINATION

- 19.1 Mutual.** This Agreement may be terminated at any time by mutual written consent of the Parties.
- 19.2 By Agency.** Agency may terminate this Agreement as follows:
- 19.2.1** At Agency’s discretion, upon 30 days advance written notice to Grantee;
- 19.2.2** Immediately upon written notice to Grantee, if Agency fails to receive funding, or appropriations, limitations or other expenditure authority at levels sufficient in Agency’s reasonable administrative discretion, to perform its obligations under this Agreement;
- 19.2.3** Immediately upon written notice to Grantee, if federal or state laws, rules, regulations or guidelines are modified or interpreted in such a way that Agency’s performance under this Agreement is prohibited or Agency is prohibited from funding the Grant from the Funding Source; or
- 19.2.4** Immediately upon written notice to Grantee, if Grantee is in default under this Agreement and such default remains uncured 15 days after written notice thereof to Grantee.
- 19.3 By Grantee.** Grantee may terminate this Agreement as follows:
- 19.3.1** At Grantee’s discretion, upon 30 days advance written notice to Agency;
- 19.3.2** Immediately upon written notice to Agency, if Agency is in default under this Agreement and such default remains uncured 15 days after written notice thereof to Agency.
- 19.4 Cease Activities.** Upon receiving a notice of termination of this Agreement, Grantee must immediately cease all activities under this Agreement, unless Agency expressly directs otherwise in such notice.

SECTION 20: MISCELLANEOUS

- 20.11 Assignment and Successors.** Grantee may not assign or transfer its interest in this Agreement without the prior written consent of Agency and any attempt by Grantee to assign or transfer its interest in this Agreement without such consent will be void and of no force or effect. Agency's consent to Grantee's assignment or transfer of its interest in this Agreement will not relieve Grantee of any of its duties or obligations under this Agreement. The provisions of this Agreement will be binding upon and inure to the benefit of the Parties hereto, and their respective successors and permitted assigns.
- 20.12 Contracts and Subgrants.** Grantee may not, without Agency's prior written consent, enter into any contracts or subgrants for any of the Grant Activities required of Grantee under this Agreement. Agency's consent to any contract or subgrant will not relieve Grantee of any of its duties or obligations under this Agreement.
- 20.13 Time of the Essence.** Time is of the essence in Grantee's performance of the Grant Activities under this Agreement.
- 20.14 Records Maintenance and Access.** Grantee must maintain all financial records relating to this Agreement in accordance with generally accepted accounting principles. In addition, Grantee must maintain any other records, whether in paper, electronic or other form, pertinent to this Agreement in such a manner as to clearly document Grantee's performance. All financial records and other records, whether in paper, electronic or other form, that are pertinent to this Agreement, are collectively referred to as "Records." Grantee acknowledges and agrees Agency and the Oregon Secretary of State's Office, and the federal government and their duly authorized representatives will have access to all Records to perform examinations and audits and make excerpts and transcripts. Grantee must retain and keep accessible all Records for a minimum of six (6) years, or such longer period as may be required by applicable law, following termination of this Agreement, or until the conclusion of any audit, controversy or litigation arising out of or related to this Agreement, whichever date is later.
- 20.15 Headings.** The headings and captions to sections of this Agreement have been inserted for identification and reference purposes only and may not be used to construe the meaning or to interpret this Agreement.
- 20.16 Grant Documents.** This Agreement consists of the following documents, which are incorporated by this reference and listed in descending order of precedence:
- This Agreement less all exhibits
 - Exhibit A (the "Grant Activities")
 - Exhibit B (Insurance)
 - Exhibit C, as amended by Agency from time to time with notice to Grantee (Program Guidance)
- 20.17 Merger, Waiver.** This Agreement and all exhibits and attachments, if any, constitute the entire agreement between the Parties on the subject matter hereof. There are no understandings, agreements, or representations, oral or written, not specified herein regarding this Agreement. No waiver or consent under this Agreement binds either Party unless in writing and signed by both Parties. Such waiver or consent, if made, is effective only in the specific instance and for the specific purpose given.

[Signature Page Following]

SECTION 21: SIGNATURES

EACH PARTY, BY SIGNATURE OF ITS AUTHORIZED REPRESENTATIVE, HEREBY ACKNOWLEDGES IT HAS READ THIS AGREEMENT, UNDERSTANDS IT, AND AGREES TO BE BOUND BY ITS TERMS AND CONDITIONS. The Parties further agree that by the exchange of this Agreement electronically, each has agreed to the use of electronic means, if applicable, instead of the exchange of physical documents and manual signatures. By inserting an electronic or manual signature below, each authorized representative acknowledges that it is their signature, that each intends to execute this Agreement, and that their electronic or manual signature should be given full force and effect to create a valid and legally binding agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates set forth below.

STATE OF OREGON acting by and through its Housing and Community Services

Department

By: Sandra Flickinger
4641B29D2A0B49F...

3/23/2023

Designated Procurement Officer or delegate
DocuSigned by:

Date


64900C5066FC43E...

3/13/2023

Agency Grant Manager

Date

Coquille Indian Housing Authority

By: Anne F. Cook
E9CCEBF18E8F493...

3/14/2023

Authorized Signature

Date

Anne F. Cook

Executive Director

Printed Name

Title

93-1133051

Federal Tax ID Number

Approved for Legal Sufficiency in accordance with ORS 291.047

By: Ben Eckstein via email

March 10, 2023

EXHIBIT A

GRANT ACTIVITIES

PART I. GRANT ACTIVITIES

Projects to be conducted by Grantee include 2) Emergency Shelter, 4) Homelessness Prevention, and related activities designed to reduce or prevent homelessness and housing instability. 8) Outreach and Engagement will be directed to all Tribal households in Oregon in anticipation of providing services to 75 or more families throughout the State. Grantee will coordinate with Coquille Tribal Family Support Services and local providers in areas where Tribal families are served to identify and address additional needs. Existing policies, procedures, and processes will be modified to incorporate planned emergency shelter and homelessness prevention services. Grantee will utilize the Grant funds for the following grant categories: 2) Emergency Shelter, 4) Homelessness Prevention, 8) Outreach and Engagement, 9) Capacity Building, and 10) Data Collection. (Numbering corresponds to categories in approved budget in Part III below.)

2) Emergency Shelter:

- Purchase hotel/motel vouchers for participants
- Shelter Resident Support Services
 - Housing relocation assistance
 - Transportation
 - Costs to board and care for shelter animals

4) Homelessness Prevention

- Provide Rental assistance, late fees, and rent arrearages
- Provide assistance in utility arrears (includes water, sewer, garbage, gas, electricity, phone, and internet)
- Provide assistance in manufactured home rent space “lot rent” or RV space lot for primary housing
- Provide security deposits, moving expenses, application fees, pet rent, pet deposits, and other housing expenses
- Provide assistance in late fees, court fees, utility reconnection fees etc.
- Provide housing relocation assistance
- Provide work supports – (i.e., training costs; transportation assistance – bus tokens, ride sharing, auto repair; childcare or eldercare costs, clothing to support employment needs).
- Provide furniture and household goods to support a household with moving to a new home

8) Outreach and Engagement

- Staffing to promote programs and conduct outreach
- Advertising costs

9) Capacity Building

- Engage consultants and technical assistance experts to assist with the planning and creation of policies and processes.

PART II SCOPE OF WORK

- A. Grantee must and must cause and require by written agreement that its subgrantees perform all Grant Activities in accordance with the terms of this Agreement, including but not limited to the Program Guidance.
- B. Grantee must and must cause and require its subgrantees by written agreement to administer the Grant Activities in compliance with the Program Requirements including but not limited to the following conditions:
- i) Expend no more than the amount of the Grant authorized under this Agreement, including the Grantee's approved budget in Part III (or as revised with Agency approval in accordance with Part III);
 - ii) Will utilize the Grant to address the specific needs of various homeless subpopulations. Grant must be expended as outlined and approved by Agency in Grantee's approved budget in Part III (or as revised with Agency approval in accordance with Part III).

PART III. APPROVED BUDGET; INDIRECT COSTS

The approved budget may be revised up to 15 percent per budget category without amendment to this Agreement. Any revision of the approved budget must be approved by Agency in writing and accompanied by a budget change request form as prescribed by Agency. In no case may a budget category adjustment result in an increase of the total amount of the Grant set forth in Section 6 of this Agreement.

Indirect and Administrative Costs. Grantee may be reimbursed for administrative costs, including indirect costs, as set forth in Grantee's approved budget. Without limitation of the foregoing and for informational purposes only, Agency advises Grantee that Agency generally approves budgets for administrative costs up to 15% of the total Grant or Grantee's negotiated indirect rate, whichever is greater.

Approved Budget

Category	\$ Amount
Street Outreach	\$0.00
Emergency Shelter	\$85,000.00
Transitional Housing	\$0.00
Homelessness Prevention	\$485,709.00
Supportive Housing	\$0.00
Acquisition/Rehab/Conversion	\$0.00
Eviction Prevention and Diversion	\$0.00
Outreach and Engagement	\$10,000.00
Capacity Building	\$25,000.00
Data Collection	\$20,000.00

Indirect (NICRA) or Administrative Costs	\$110,419.00
Not to Exceed Amount (NTE)	\$736,128.00

PART IV. PROJECT DATA COLLECTION AND REPORTING

Grantee must submit to the satisfaction of Agency all reports as required in this Agreement, including in referenced Program Guidance. Grantee must and must require its subgrantees to assure that data collection and reporting, which includes personally identifiable information, be conducted through the use of Agency-approved systems. Grantee may request a reporting deadline extension when necessary. An extension request must be approved, in writing, by Agency.

Quarterly Provider Reports are due 20 days following the end of each fiscal quarter (October 20, January 20, April 20, July 20), to include ensuring that requests for Grant funds have been submitted for all fiscal year expenses by July 30 of each fiscal year end. Quarterly reports must include personally identifiable information and other data collected through the Agency-approved systems. Grantee must provide additional reports as needed and requested by Agency.

EXHIBIT B INSURANCE

INSURANCE REQUIREMENTS

Grantee shall obtain at Grantee's expense the insurance specified in this Exhibit B prior to performing under this Agreement and shall maintain it in full force and at its own expense throughout the duration of this Agreement, as required by any extended reporting period or continuous claims made coverage requirements, and all warranty periods that apply. Grantee shall obtain the following insurance from insurance companies or entities that are authorized to transact the business of insurance and issue coverage in the State of Oregon and that are acceptable to Agency. Coverage shall be primary and non-contributory with any other insurance and self-insurance, with the exception of Professional Liability and Workers' Compensation. Grantee shall pay for all deductibles, self-insured retention and self-insurance, if any.

WORKERS' COMPENSATION & EMPLOYERS' LIABILITY

Grantee shall provide workers' compensation coverage in accordance with Tribal law. Grantee must require and ensure each of its subgrantees, contractors and subcontractors that employs subject workers who provide services in the State of Oregon complies with ORS 656.017 and provides Workers' Compensation coverage for those workers, unless they meet the requirement for an exemption under ORS 656.126.

COMMERCIAL GENERAL LIABILITY

Required

Commercial General Liability Insurance covering bodily injury and property damage in a form and with coverage that are satisfactory to the State. This insurance shall include personal and advertising injury liability, products and completed operations, contractual liability coverage for the indemnity provided under this Agreement, and have no limitation of coverage to designated premises, project or operation. Coverage shall be written on an occurrence basis in an amount of not less than \$2,000,000 per occurrence. Annual aggregate limit shall not be less than \$4,000,000.

AUTOMOBILE LIABILITY INSURANCE

Required

Automobile Liability Insurance covering Grantee's business use including coverage for all owned, non-owned, or hired vehicles with a combined single limit of not less than \$1,000,000 for bodily injury and property damage. This coverage may be written in combination with the Commercial General Liability Insurance (with separate limits for Commercial General Liability and Automobile Liability). Use of personal automobile liability insurance coverage may be acceptable if evidence that the policy includes a business use endorsement is provided.

PROFESSIONAL LIABILITY: **Required**

Professional Liability covering any damages caused by an error, omission or any negligent acts related to the services to be provided under this Agreement by the Grantee and Grantee's subgrantees, agents, officers or employees in an amount not less than \$2,000,000 per claim. Annual aggregate limit shall not be less than \$4,000,000. If coverage is on a claims made basis, then either an extended reporting period of not less than 24 months shall be included in the Professional Liability insurance coverage, or the Grantee shall provide continuous claims made coverage as stated below.

NETWORK SECURITY AND PRIVACY LIABILITY **Required**

Grantee shall provide network security and privacy liability insurance for the duration of the Agreement and for the period of time in which Grantee (or its Business Associates or subgrantee(s)) maintains, possesses, stores or has access to Agency or client data, whichever is longer, with a combined single limit of no less than \$1,000,000 per claim or incident. This insurance shall include coverage for third party claims and for losses, thefts, unauthorized disclosures, access or use of Agency or client data (which may include, but is not limited to, Personally Identifiable Information ("PII"), Payment Card Data and Protected Health Information ("PHI")) in any format, including coverage for accidental loss, theft, unauthorized disclosure access or use of Agency data.

DIRECTORS, OFFICERS AND ORGANIZATION LIABILITY: **Required**

Directors, Officers and Organization insurance covering the Grantee's Organization, Directors, Officers, and Trustees actual or alleged errors, omissions, negligent, or wrongful acts, including improper governance, employment practices and financial oversight - including improper oversight and/or use of use of grant funds and donor contributions which includes state or federal funds - with a combined single limit of no less than \$1,000,000 per claim.

CRIME PROTECTION COVERAGE: EMPLOYEE DISHONESTY or FIDELITY BOND **Required**

Third party Employee Dishonesty or Fidelity Bond coverages for loss of state-owned property by dishonest acts of an employee of the Grantee. Coverage limits shall not be less than \$500,000.

PHYSICAL ABUSE AND MOLESTATION INSURANCE COVERAGE **Required**

Abuse and Molestation Insurance in a form and with coverage that are satisfactory to the State covering damages arising out of actual, perceived, or threatened physical abuse, mental injury, sexual molestation, negligent: hiring, employment, supervision, training, investigation, reporting to proper authorities, and retention of any person for whom the Grantee is responsible including but not limited to Grantee and Grantee's employees and volunteers. Policy endorsement's definition of an insured shall include the Grantee, and the Grantee's employees and volunteers. Coverage shall be written on an occurrence basis in an amount of not less than \$1,000,000 per occurrence. Any annual aggregate limit shall not be less than \$3,000,000. Coverage can be provided by a separate policy or as an endorsement to the commercial general liability or professional liability policies. The limits shall be exclusive to this required coverage. Incidents related to or arising out of physical abuse, mental injury, or sexual molestation, whether committed by one or more individuals, and irrespective of the number of incidents or injuries or the time period or area over which the

incidents or injuries occur, shall be treated as a separate occurrence for each victim. Coverage shall include the cost of defense and the cost of defense shall be provided outside the coverage limit.

EXCESS/UMBRELLA INSURANCE

A combination of primary and excess/umbrella insurance may be used to meet the required limits of insurance.

ADDITIONAL INSURED

All liability insurance, except for Workers' Compensation, Professional Liability, and Network Security and Privacy Liability (if applicable), required under this Agreement must include an additional insured endorsement specifying the State of Oregon, its officers, employees and agents as Additional Insureds, including additional insured status with respect to liability arising out of ongoing operations and completed operations, but only with respect to Grantee's activities to be performed under this Agreement. Coverage shall be primary and non-contributory with any other insurance and self-insurance. The Additional Insured endorsement with respect to liability arising out of your ongoing operations must be on ISO Form CG 20 10 07 04 or equivalent and the Additional Insured endorsement with respect to completed operations must be on ISO form CG 20 37 07 04 or equivalent.

WAIVER OF SUBROGATION

Grantee shall waive rights of subrogation which Grantee or any insurer of Grantee may acquire against the Agency or State of Oregon by virtue of the payment of any loss. Grantee will obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the Agency has received a waiver of subrogation endorsement from the Grantee or the Grantee's insurer(s).

CONTINUOUS CLAIMS MADE COVERAGE:

If any of the required liability insurance is on a claims made basis and does not include an extended reporting period of at least 24 months, then Grantee shall maintain continuous claims made liability coverage, provided the effective date of the continuous claims made coverage is on or before the effective date of this Agreement, for a minimum of 24 months following the later of:

- (i) Grantee's completion and Agency's acceptance of all Services required under this Agreement, or
- (ii) Agency or Grantee termination of this Agreement, or
- (iii) The expiration of all warranty periods provided under this Agreement.

CERTIFICATE(S) AND PROOF OF INSURANCE:

Grantee shall provide to Agency Certificate(s) of Insurance for all required insurance before performing any Grant Activities required under this Agreement. The Certificate(s) shall list the State of Oregon, its officers, employees and agents as a Certificate holder and as an endorsed Additional Insured. The Certificate(s) shall also include all required endorsements or copies of the applicable policy language effecting coverage required by this Agreement. If excess/umbrella insurance is used to meet the minimum insurance requirement, the Certificate of Insurance must include a list of all policies that fall under the excess/umbrella insurance. As proof of insurance Agency has the right to request copies of insurance policies and endorsements relating to the insurance requirements in this Agreement.

NOTICE OF CHANGE OR CANCELLATION

The Grantee or its insurer must provide at least 30 days' written notice to Agency before cancellation of, material change to, potential exhaustion of aggregate limits of, or non-renewal of the required insurance coverage(s).

INSURANCE REQUIREMENT REVIEW

Grantee agrees to periodic review of insurance requirements by Agency under this Agreement and to provide updated requirements as mutually agreed upon by Grantee and Agency.

STATE ACCEPTANCE

All insurance providers are subject to Agency acceptance. If requested by Agency, Grantee shall provide complete copies of insurance policies, endorsements, self-insurance documents and related insurance documents to Agency's representatives responsible for verification of the insurance coverages required under this Exhibit B.

State of Oregon
Oregon Housing and Community Services Department
Tribal Grant Agreement
By and for Initiative, Native American Tribes of Oregon
Amendment No. 1

This is Amendment No. 1 (the "Amendment") to Tribal Grant Agreement No. 7289, dated March 23, 2023 (the "Agreement") executed by and between the State of Oregon, acting by and through its **Housing and Community Services Department**, ("Agency"), and **Coquille Indian Housing Authority** ("Grantee"), each a "Party" and together, the "Parties".

Recitals: The purpose of this Amendment is to advance all remaining Grant Funds to Grantee and extend the Performance Period of the Agreement. The Amendment utilizes funds provided by Or Laws 2022, Chapter 110, Section 357 (House Bill 5202) for homeless prevention efforts.

For good and sufficient consideration including the terms and conditions of this Amendment, the Parties agree as follows:

1. **Amendment to Agreement.** The Agreement is hereby amended as follows effective upon signature by all Parties and approval required by law. New Language is indicated by **bolding and underlining** and deleted language is indicated by **~~bolding and striking~~** unless a section is replaced in its entirety:
 - a. Amend Section 3, Effective Date and Duration, as follows:

SECTION 3: EFFECTIVE DATE AND DURATION:

Subject to full execution of this Agreement by all Parties and all necessary approvals of this Agreement, this Agreement is effective and has a funding start date as of April 4, 2022 ("Effective Date"), and, unless extended or terminated earlier in accordance with its terms, will expire on ~~July 31, 2023~~ **August 15, 2025**. Notwithstanding any other provision of this Agreement, all Grant must be expended by ~~June 30, 2023~~ **June 30, 2025**.

- b. Amend Section 5, Grant Activities, as follows:

SECTION 5: GRANT ACTIVITIES

Grantee must use funds under this Agreement to perform the grant activities set forth in Exhibit A (the "Grant Activities"), attached hereto and incorporated into this Agreement by this reference, for the period beginning on the Effective Date and ending on ~~the expiration date set forth in Section 3~~ **June 30, 2025** (the "Performance Period").

- c. Amend Section 6 subsection 6.1.3, as follows:

~~6.1.3 Reserved. Approval by Agency. Agency will only disburse Grant to Grantee for activities completed, that, if required by Exhibit A or Exhibit C, are approved by Agency.~~

d. Amend Section 6, to insert the following subsection 6.5:

6.5 Advanced Funding. In June of 2023, Agency will issue a one-time advance lump-sum payment to Grantee in the amount of the remaining award balance from all approved budget categories (“Advanced Funds”). The Advanced Funds will be disbursed to Grantee as a lump sum outside of the OPUS system, subject to the following requirements:

6.5.1 Grantee will expend Advanced Funds in accordance with the approved budget and Program Requirements.

6.5.2 Grantee may use Advanced Funds to reimburse expenses that were incurred by Grantee during the Performance Period and that are authorized under this Agreement.

6.5.3 Notwithstanding any other provision of this Agreement, backup documentation for expenditures made with Advanced Funds for expenditures incurred between April 4, 2022 and June 30, 2023 must be submitted to Agency, in a manner and form specified by Agency, within 30 days of June 30, 2023.

e. Amend Exhibit A Part IV. Project Data and Collection Reporting, as follows:

PART IV. PROJECT DATA COLLECTION AND REPORTING

Grantee must submit to the satisfaction of Agency all reports as required in this Agreement, including in referenced Program Guidance. Grantee must and must require its subgrantees to assure that data collection and reporting, which includes personally identifiable information, be conducted through the use of Agency-approved systems. Grantee may request a reporting deadline extension when necessary. An extension request must be approved, in writing, by Agency.

Quarterly ~~P~~provider ~~R~~reports **and expenditure reports with backup documentation** are due 20 days following the end of each fiscal quarter (October 20, January 20, April 20, July 20), ~~to include ensuring that requests for Grant funds have been submitted for all fiscal year expenses by July 30 of each fiscal year end.~~ Quarterly reports must include personally identifiable information and other data collected through the Agency-approved systems. Grantee must provide additional reports as needed and requested by Agency.

2. Except as expressly amended above, all other terms and conditions of the Agreement, as amended, remain in full force and effect.

- 3. The Parties expressly affirm and ratify the Agreement as herein amended.
- 4. Grantee certifies that the representations, warranties, and certifications contained in the Agreement are true and correct as of the effective date of this Amendment and with the same effect as though made at the same time of this Amendment.
- 5. This Amendment may be executed in two or more counterparts (by facsimile or otherwise) each of which is an original and all of which when take together are deemed one agreement binding on all Parties, notwithstanding that all Parties are not signatories to the same counterpart.

Certification: By signature on this Amendment, the undersigned hereby certifies for Grantee under penalty of perjury that the undersigned is authorized to act on behalf of Grantee and that Grantee is, to the best of the undersigned’s knowledge, not in violation of any Oregon Tax Laws. For purposes of this certification, “Oregon Tax Laws” means a state tax imposed by ORS 320.005 to 320.150 and 403.200 to 403.250 and ORS chapters 118, 314, 316, 317, 318, 321, and 323 and local taxes administered by the Department of Revenue under ORS 305.620.

GRANTEE

Signature: Anne F. Cook

Date: 06/21/2023

Printed Name: Anne F. Cook

Title: Executive Director

AGENCY: State of Oregon acting by and through its Housing and Community Services Department

Signature: _____

Date: _____

Designated Procurement Officer or delegate

Grant Manager Approval: Mika Savara

Date: 6/21/2023

Mike Savara, Assistant Director of Homeless Services
Housing Stabilization Division

DEPARTMENT OF JUSTICE:

Approved as to Legal Sufficiency: on file at Agency
AAG Benjamin Eckstein

Date: 6/21/2023

**State of Oregon
Tribal Grant Agreement No. 7289
Amendment No. 2**

By and for Initiative, Native American Tribes of Oregon

This is Amendment No. 2 (“Amendment”) to Tribal Grant Agreement No. 7289, dated March 23, 2023 (the “Agreement”) executed by and between the State of Oregon, acting by and through its Housing and Community Services Department (“Agency”), and Coquille Indian Housing Authority, a Tribally Designated Housing Entity (“Grantee”), each a “Party” and, together, the “Parties”.

RECITALS

- A.** To support programs designed to prevent and reduce homelessness of Tribal members in Coos County, Grantee is partnering with the Salvation Army to fund the development and operation of transitional housing. The purpose of this Amendment is to adjust Grantee’s budget and Grant Activities as described herein.
- B.** Funding Source: General

The Parties agree as follows:

AMENDMENT

The Agreement is hereby amended as follows effective upon signature by all Parties and approval required by law (“Amendment Effective Date”). New language is indicated by **bolding and underlining** and deleted language is indicated by ~~bolding and striking~~ unless a section is replaced in its entirety:

- 1. Amend Section 4 (Grant Managers) as follows:

- 4.1 Agency’s Grant Manager is:
~~Mike Savara~~**Colt Sray**
725 Summer St NE, Suite B, Salem, OR 97301
Phone: ~~503-986-7237~~**503-881-0889**
~~mike.savara@hcs.oregon.gov~~**colt.sray@hcs.oregon.gov**
- 4.2 Grantee’s Grant Manager is:
Anne Cook, Executive Director
2678 Mexeye Loop, Coos Bay, Oregon 97420
Phone: 541-888-6501
annecook@coquilleiha.org
- 4.3 A Party may designate a new Grant Manager by written notice to the other Party.

- 2. Amend Section 11 (Compliance and Monitoring) to add the following subsection 11.4:

11.4 Prevailing Wage Requirements. The prevailing wage rate requirements that may apply to the Grant Activities are set forth in ORS 279C.800 through 279C.870, and the administrative rules promulgated thereunder (OAR Chapter 839, Division 25) (collectively, "PWR"). Grantee and its subgrantees, contractors, and subcontractors must comply specifically with the following as applicable: (i) Including the required specifications in contracts for public works (ii) Payment of the applicable PWR rates; and (iii) Covenanting to not contract with any contractor on the BOLI current List of Contractors Ineligible to Receive Public Works Contracts.

Pursuant to ORS 279C.817, Grantee and any subgrantees, contractors, or subcontractors may request that the Commissioner of BOLI make a determination about whether any of the projects included in the Grant Activities constitute a public works on which payment of the prevailing rate of wage is required under ORS 279C.840. These laws, rules, regulations, and orders are incorporated by reference in this Agreement to the extent required by law.

3. Exhibit A of the Agreement is hereby replaced with the attached Revised Exhibit A.

Except as expressly amended above, all other terms and conditions of the Agreement, as amended, remain in full force and effect. Grantee certifies that the representations, warranties, and certifications contained in the Agreement are true and correct as of the Amendment Effective Date and with the same effect as though made at the time of this Amendment.

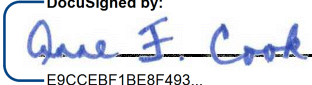
This Amendment may be executed in two or more counterparts, each of which is an original and all of which when taken together are deemed one agreement binding on all Parties, notwithstanding that all Parties are not signatories to the same counterpart.

(The remainder of this page is left blank intentionally.)

Certification: By signature on this Amendment, the undersigned hereby certifies for Grantee under penalty of perjury that the undersigned is authorized to act on behalf of Grantee and that Grantee is, to the best of the undersigned’s knowledge, not in violation of any Oregon Tax Laws. For purposes of this certification, “Oregon Tax Laws” means a state tax imposed by ORS 320.005 to 320.150; 403.200 to 403.250; ORS chapters 118, 314, 316, 317, 318, 321, and 323; and local taxes administered by the Department of Revenue under ORS 305.620.

SIGNATURES

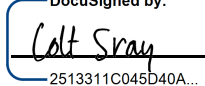
Coquille Indian Housing Authority

Signature:  _____ Date: 1/23/2025
Printed Name: Anne Cook Title: Executive Director

OREGON HOUSING AND COMMUNITY SERVICES

Signature:  _____ Date: 2/3/2025
Printed Name: Phillip Andrews Title: Designated Procurement Officer

Agency Grant Administrator Approval:

Signature:  _____ Date: 2/3/2025
Printed Name: Colt Sray Title: Homeless Services Program Coordinator

DEPARTMENT OF JUSTICE

(Approved for Legal Sufficiency in accordance with ORS 291.047)

Signature: approved via email Date: 12/20/2024
Printed Name: Marc Bocci Title: Sr. AAG

REVISED EXHIBIT A GRANT ACTIVITIES

PART I. GRANT ACTIVITIES

Grantee must use the funding under this Agreement to conduct the following Grant Activities:

- A. Transitional Housing and Acquisition/Renovation/Rehabilitation/Conversion activities, including the development and sustained operation of an 8-unit transitional housing community, with 2 of the 8 units reserved for Coquille Indian Tribal members and prioritization given to members of other Tribes. In accordance with Section 20.12 of the Agreement, Agency hereby consents to Grantee subgranting to The Salvation Army, a foreign nonprofit corporation operating in Coos Bay, Oregon, for the development and sustained operations of the transitional housing community in Coos Bay. Grantee must require its subgrantee to comply with the restrictive use period requirements described in the Program Guidance and shall ensure that its subgrantee complies with such requirements.
- B. Capacity Building, and related activities designed to reduce and prevent homelessness and housing instability such as hiring a consultant to inform planning/partnerships related to various housing initiatives at Coquille Indian Housing Authority.

PART II SCOPE OF WORK

- A. Grantee must and must cause and require by written agreement that its subgrantees perform all Grant Activities in accordance with the terms of this Agreement, including but not limited to the Program Guidance.
- B. Grantee must and must cause and require its subgrantees by written agreement to administer the Grant Activities in compliance with the Program Requirements including but not limited to the following conditions:
 - i) Expend no more than the amount of the Grant authorized under this Agreement, including the Grantee's approved budget in Part III (or as revised with Agency approval in accordance with Part III);
 - ii) Will utilize the Grant to address the specific needs of various homeless subpopulations. Grant must be expended as outlined and approved by Agency in Grantee's approved budget in Part III (or as revised with Agency approval in accordance with Part III).

PART III. APPROVED BUDGET; INDIRECT COSTS

The approved budget may be revised up to 15 percent per budget category without amendment to this Agreement. Any revision of the approved budget must be approved by Agency in writing and accompanied by a budget change request form as prescribed by Agency. In no case may a budget category adjustment result in an increase of the total amount of the Grant set forth in Section 6 of this Agreement.

Indirect and Administrative Costs. Grantee may be reimbursed for administrative costs, including indirect costs, as set forth in Grantee's approved budget. Without limitation of the foregoing and for

informational purposes only, Agency advises Grantee that Agency generally approves budgets for administrative costs up to 15% of the total Grant or Grantee’s negotiated indirect rate, whichever is greater.

PART III. APPROVED BUDGET; INDIRECT COSTS

The approved budget may be revised up to 15 percent per budget category without amendment to this Agreement. Any revision of the approved budget must be approved by Agency in writing and accompanied by a budget change request form as prescribed by Agency. In no case may a budget category adjustment result in an increase of the total amount of the Grant set forth in Section 6 of this Agreement.

Indirect and Administrative Costs. Grantee may be reimbursed for administrative costs, including indirect costs, as set forth in Grantee’s approved budget. Without limitation of the foregoing and for informational purposes only, Agency advises Grantee that Agency generally approves budgets or administrative costs up to 15% of the total Grant or Grantee’s negotiated indirect rate, whichever is greater.

Approved Budget

Category	\$ Amount
Street Outreach	\$0.00
Emergency Shelter	\$0.00
Transitional Housing	\$367,436.00
Homeless Prevention	\$0.00
Supportive Housing	\$0.00
Acquisition/Rehab/ Conversion	\$249,600.00
Eviction Prevention and Diversion	\$0.00
Outreach and Engagement	\$0.00
Capacity Building	\$57,892.00
Data Collection	\$0.00
Indirect (NICRA) or Administrative Costs	\$61,200.00
Not to Exceed Amount (NTE)	\$736,128.00

PART IV. PROJECT DATA COLLECTION AND REPORTING

Grantee must submit to the satisfaction of Agency all reports as required in this Agreement, including in referenced Program Guidance. Grantee must and must require its subgrantees to assure that data collection and reporting, which includes personally identifiable information, be conducted through the use of Agency-approved systems. Grantee may request a reporting deadline extension when necessary. An extension request must be approved, in writing, by Agency.

Quarterly provider reports and expenditure reports with backup documentation are due 20 days following the end of each fiscal quarter (October 20, January 20, April 20, July 20). Quarterly reports must include personally identifiable information and other data collected through the Agency-approved systems. Grantee must provide additional reports as needed and requested by Agency.

**State of Oregon
Tribal Grant Agreement No. 7289
Reinstatement and Amendment No. 3**

By and for Initiative, Native American Tribes of Oregon

This is Reinstatement and Amendment No. 3 (“Amendment”) to Tribal Grant Agreement No. 7289, dated March 23, 2023 (the “Agreement”) executed by and between the State of Oregon, acting by and through its Housing and Community Services Department (“Agency”), and Coquille Indian Housing Authority, a tribally designated housing entity (“Grantee”), each a “Party” and, together, the “Parties”. Upon receipt of all required approvals and execution by both Parties, this Amendment shall be effective on July 1, 2025 (“Amendment Effective Date”).

RECITALS

- A. The Agreement expired on June 30, 2025 and the Parties now desire to reinstate the Agreement in its entirety and amend the Agreement as provided herein.
- B. The purpose of this Amendment is to extend the Agreement expiration date and performance period for the funding specified herein, and to update the Grant Activities to reflect the change in shelter site and subgrantee. Grantee originally intended to support the Salvation Army shelter site, but the Salvation Army is no longer moving forward with the shelter site. Grantee will now be supporting Alternative Youth Activities, Inc, an Oregon nonprofit entity on the acquisition, renovation, and furnishing of a transitional shelter site for youth and families, with a prioritization for Tribal Members.
- C. Funding Source: General Funds appropriated to Agency through House Bill 5202 (2022)

The Parties agree as follows:

AMENDMENT

The Agreement is hereby amended as follows. New language is indicated by **bolding and underlining** and deleted language is indicated by ~~**bolding and striking**~~ unless a section is replaced in its entirety:

1. Amend Section 3 (Effective Date and Duration) as follows:

SECTION 3: EFFECTIVE DATE AND DURATION

Subject to full execution of this Agreement by all Parties and all necessary approvals of this Agreement, this Agreement is effective and has a funding start date as of April 4, 2022 (“Effective Date”), and, unless extended or terminated earlier in accordance with its terms, will expire on August 15, 2025.

Notwithstanding any other provision of this Agreement, all Grant must be expended by ~~June 30, 2025~~ **June 30, 2026**.

2. Amend Section 5 (Grant Activities) as follows:

SECTION 5: GRANT ACTIVITIES

Grantee must use funds under this Agreement to perform the grant activities set forth in Exhibit A (the “Grant Activities”), attached hereto and incorporated into this Agreement by this reference, for the

period beginning on the Effective Date and ending on ~~June 30, 2025~~ June 30, 2026 (the "Performance Period").

- 3. Exhibit A of the Agreement is hereby amended as set forth in the attached Revised Exhibit A Grant Activities.

Except as expressly amended above, all other terms and conditions of the Agreement, as amended, remain in full force and effect. Grantee certifies that the representations, warranties, and certifications contained in the Agreement are true and correct as of the Amendment Effective Date and with the same effect as though made on the Amendment Effective Date.

This Amendment may be executed in two or more counterparts, each of which is an original and all of which when taken together are deemed one agreement binding on all Parties, notwithstanding that all Parties are not signatories to the same counterpart.

Certification: By signature on this Amendment, the undersigned hereby certifies for Grantee under penalty of perjury that the undersigned is authorized to act on behalf of Grantee and that Grantee is, to the best of the undersigned's knowledge, not in violation of any Oregon Tax Laws. For purposes of this certification, "Oregon Tax Laws" means a state tax imposed by ORS 320.005 to 320.150; 403.200 to 403.250; ORS chapters 118, 314, 316, 317, 318, 321, and 323; and local taxes administered by the Department of Revenue under ORS 305.620.

SIGNATURES

COQUILLE INDIAN HOUSING AUTHORITY

DocuSigned by:
Signature:  Date: 10/8/2025
E9CCCEBF1BE8F493...
Printed Name: Anne F. Cook Title: executive Director

OREGON HOUSING AND COMMUNITY SERVICES

Signed by:
Signature:  Date: 10/8/2025
BD38F6E9670E452...
Printed Name: Phillip Andrews Title: Designated Procurement Officer

Agency Grant Administrator Approval:

DocuSigned by:
Signature:  Date: 10/8/2025
2513311C045D40A...
Printed Name: Colt Sray Title: Homeless Services Program Coordinator

DEPARTMENT OF JUSTICE

(Approved for Legal Sufficiency in accordance with ORS 291.047)

Signature: Marc Bocci, approved via email 10/08/2025
Senior Assistant Attorney General

REVISED EXHIBIT A
GRANT ACTIVITIES

PART I. GRANT ACTIVITIES

Grantee must use the funding under this Agreement to conduct the following Grant Activities:

- A ~~Transitional Housing and Acquisition/Renovation/Rehabilitation/Conversion activities, including the development and sustained operation of an 8-unit transitional housing community, with 2 of the 8 units reserved for Coquille Indian Tribal members and prioritization given to members of other Tribes.~~ In accordance with Section 20.12 of the Agreement, Agency hereby consents to Grantee subgranting to Alternative Youth Activities, Inc. (AYA) an Oregon nonprofit public benefit corporation, for the acquisition, renovation, and furnishing of a transitional shelter site ~~The Salvation Army, a foreign nonprofit corporation operating in Coos Bay, Oregon,~~ The site will prioritize service to Tribal Members, but will also provide services to other community members experiencing homelessness and housing instability. ~~the development and sustained operations of the transitional housing community in Coos Bay.~~ Grantee must require its subgrantee to comply with the restrictive use period requirements described in the Program Guidance and shall ensure that its subgrantee complies with such requirements. AYA will assume ownership of the site being acquired, renovated, and furnished.
- B Capacity Building, and related activities designed to reduce and prevent homelessness and housing instability such as hiring a consultant to inform planning/partnerships related to various housing initiatives at Coquille Indian Housing Authority.

PART II SCOPE OF WORK

- A. Grantee must and must cause and require by written agreement that its subgrantees perform all Grant Activities in accordance with the terms of this Agreement, including but not limited to the Program Guidance.
- B. Grantee must and must cause and require its subgrantees by written agreement to administer the Grant Activities in compliance with the Program Requirements including but not limited to the following conditions:
- i) Expend no more than the amount of the Grant authorized under this Agreement, including the Grantee's approved budget in Part III (or as revised with Agency approval in accordance with Part III);
 - ii) Will utilize the Grant to address the specific needs of various homeless subpopulations. Grant must be expended as outlined and approved by Agency in Grantee's approved budget in Part III (or as revised with Agency approval in accordance with Part III).

PART III. APPROVED BUDGET; INDIRECT COSTS

The approved budget may be revised up to 15 percent per budget category without amendment to this Agreement. Any revision of the approved budget must be approved by Agency in writing and accompanied by a budget change request form as prescribed by Agency. In no case may a budget category adjustment result in an increase of the total amount of the Grant set forth in Section 6 of this Agreement.

Indirect and Administrative Costs. Grantee may be reimbursed for administrative costs, including indirect costs, as set forth in Grantee's approved budget. Without limitation of the foregoing and for informational purposes only, Agency advises Grantee that Agency generally approves budgets for administrative costs up to 15% of the total Grant or Grantee's negotiated indirect rate, whichever is greater.

PART III. APPROVED BUDGET; INDIRECT COSTS

The approved budget may be revised up to 15 percent per budget category without amendment to this Agreement. Any revision of the approved budget must be approved by Agency in writing and accompanied by a budget change request form as prescribed by Agency. In no case may a budget category adjustment result in an increase of the total amount of the Grant set forth in Section 6 of this Agreement.

Indirect and Administrative Costs. Grantee may be reimbursed for administrative costs, including indirect costs, as set forth in Grantee’s approved budget. Without limitation of the foregoing and for informational purposes only, Agency advises Grantee that Agency generally approves budgets or administrative costs up to 15% of the total Grant or Grantee’s negotiated indirect rate, whichever is greater.

Approved Budget

Category	\$ Amount
Street Outreach	\$0.00
Emergency Shelter	\$0.00
Transitional Housing	\$0.00
Homeless Prevention	\$0.00
Supportive Housing	\$0.00
Acquisition/Rehab/ Conversion	\$775,000.00
Eviction Prevention and Diversion	\$0.00
Outreach and Engagement	\$0.00
Capacity Building	\$15,000.00
Data Collection	\$0.00
Indirect (NICRA) or Administrative Costs	\$0.00
Not to Exceed Amount (NTE)	\$790,000.00

PART IV. PROJECT DATA COLLECTION AND REPORTING

Grantee must submit to the satisfaction of Agency all reports as required in this Agreement, including in referenced Program Guidance. Grantee must and must require its subgrantees to assure that data collection and reporting, which includes personally identifiable information, be conducted through the use of Agency-approved systems. Grantee may request a reporting deadline extension when necessary. An extension request must be approved, in writing, by Agency.

Quarterly provider reports and expenditure reports with backup documentation are due 20 days following the end of each fiscal quarter (October 20, January 20, April 20, July 20). Quarterly reports must include personally identifiable information and other data collected through the Agency-approved systems. Grantee must provide additional reports as needed and requested by Agency.

Shelter Plan Proposal

AYA Transitional Shelter

Expanding Youth & Family Shelter Capacity in Coos County with a Focus on Teen Mothers

Submitted By:


Alternative Youth Activities (AYA)
In Partnership with the Coos Local Planning Group
April 2025

Site Address:

62754 Karl Road, Coos County, Oregon

Proposal Prepared By:

Matt Vorderstrasse, M.A., PHM
Executive Director, North Bend City/Coos-Curry Housing Authorities
(541) 756-4111 | mvorderstrasse@ccnbchas.org

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- 5. Zoning & Land Use Compliance**
- 6. Capital Budget Summary**
- 7. Operational Integration & Services**
- 8. HMIS Expansion Impact**
- 9. Integration with Regional Continuum of Care (SPARC & NBFH)**
- 10. Project Timeline & Milestones**
- 11. Project Agreement & Subrecipient Structure**
- 12. Reimbursement Plan & OPUS Submission Schedule**
- 13. Conclusion**
- 14. Grant Attachments**

About Alternative Youth Activities (AYA)

Founded in 1974, Alternative Youth Activities (AYA) is a private, accredited nonprofit organization based in Coos Bay, Oregon. For over 40 years, AYA has provided wrap-around support to youth and families in crisis, grounded in a trauma-informed, strengths-based approach that connects housing with education, workforce development, and social services.

AYA's programs serve youth aged 16–24, with a growing emphasis on family reunification and support for young parents, particularly teen mothers. The organization offers an array of housing solutions—including emergency shelter, supportive transitional housing, and subsidized rental assistance—alongside access to mentoring, educational opportunities, life skills development, and employment readiness programs.

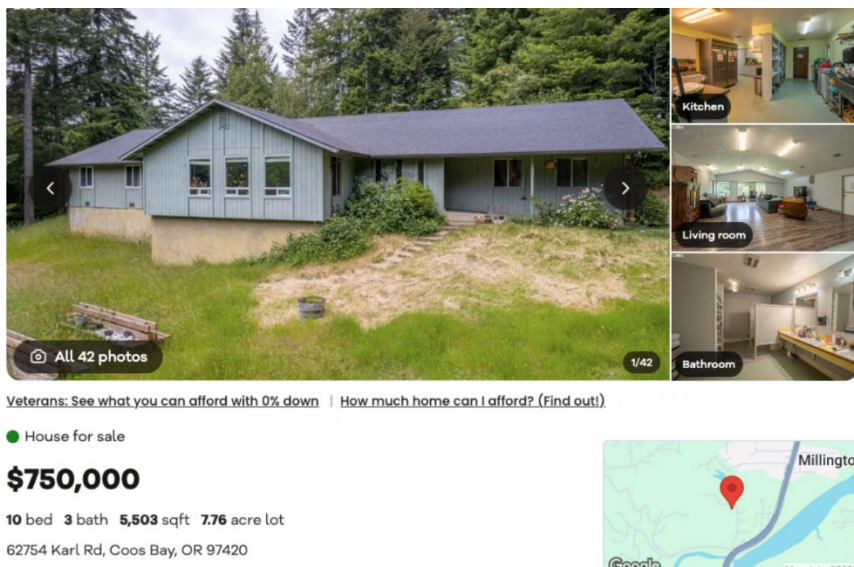
Through its existing housing portfolio, AYA currently supports:

- **8 emergency shelter units**
- **16 supportive transitional units**
- **64 subsidized rental units**, housing entire families

This foundation will expand through the proposed Belloni Transitional Shelter, which will introduce new beds specifically focused on families, youth aging out of foster care, and teen mothers. The site will become part of AYA's broader goal to increase transitional housing inventory in Coos County to 24 units, helping to fill a longstanding gap in services for vulnerable populations.

AYA's approach is centered on meeting people where they are and helping them build toward a future of safety, independence, and community connection. This deep, generational commitment to youth and families continues to shape the organization's work today—both through this project and as a key contributor to the emerging SPARC system of care.

Project Narrative



Veterans: See what you can afford with 0% down | How much home can I afford? (Find out!)

● House for sale

\$750,000

10 bed 3 bath 5,503 sqft 7.76 acre lot

62754 Karl Rd, Coos Bay, OR 97420

Millington

Google Map data ©2025

In alignment with EO 23-02 and the strategic goals of the Coos Local Planning Group, Alternative Youth Activities (AYA) proposes the acquisition and redevelopment of the Belloni Ranch Girls Facility, located on Karl Road, to create a **Transitional Shelter campus for youth and families**, with a **specialized focus on supporting teen mothers** and their children. This includes youth aging out of foster care, young parents working to reunify with their children, and families experiencing housing instability.

For over 40 years, AYA has served vulnerable youth through a holistic, trauma-informed model that connects housing with education, career development, social support, and behavioral health care. The Belloni site will carry that mission forward, serving as a dedicated space to stabilize and uplift young people—especially teen mothers—through safe shelter, wrap-around services, and meaningful opportunities for growth.

Once acquired, the site will immediately provide 10-14 youth and family transitional shelter beds, while phased upgrades and construction of additional units/beds continue.

This initiative supports the Coos County Office of Homeless Response Strategic Plan and directly aligns with the regional SPARC model by expanding **youth- and family-centered shelter capacity** in rural Coos County, where these resources have historically been limited or nonexistent.

Zoning & Land Use Compliance



The Belloni Ranch site (62754 Karl Road) has been confirmed by Coos County Planning as a legal non-conforming use, which allows for assisted living, transitional housing, or shelter operations without requiring a zoning change or conditional use permit. This unique zoning status significantly accelerates the project timeline and reduces permitting risk.

The site has 4 tax lots and space to far exceed the EO Goals

This classification was reaffirmed through direct communication between Coos County Planning staff, the City of Coos Bay, and the development team. Because of this, AYA is able to initiate shelter operations quickly upon site acquisition, potentially under a short-term lease agreement while purchase closing and rehabilitation work proceed.

This zoning confirmation makes the Karl Road site a low-barrier, high-impact opportunity to preserve EO funds, meet shelter bed targets, and rapidly expand services to youth and families in crisis.

Trauma-Informed Transition Plan for Current Occupants

AYA has identified a small family of four currently residing informally at the Belloni Ranch property. Rather than viewing their presence as a barrier, AYA sees this as an opportunity to put its values into practice—compassion, dignity, and a trauma-informed commitment to preventing further harm. In alignment with its mission, AYA is committed to working directly with this family to ensure they are not displaced or made unsheltered during the transition. AYA's leadership recognizes that how a project begins matters—and that the well-being of those already on the site must be part of the plan.

Fortunately, AYA maintains a portfolio of leased housing units, which may present a timely and compassionate opportunity to support this family in relocating to a new home. This transition will be coordinated in partnership with local housing providers and approached with voluntary engagement, stability planning, and respect for the family's needs.

This approach embodies AYA's values of youth- and family-centered care, restorative housing interventions, and doing no harm—setting the tone for a shelter project built on empathy, trust, and stability from the very beginning.

HMIS Expansion Impact

The transitional shelter beds proposed through this project represent new capacity that has never before existed in the Coos County Homeless Management Information System (HMIS). These are not replacements or conversions of existing beds—they are entirely new units that will be added to the regional shelter inventory.

This investment would result in a net gain of transitional shelter capacity for youth and families, directly aligning with the goals of EO 23-02 and HB5019, while helping Coos County move closer to functional zero for youth and family homelessness.

Integration with Regional Continuum of Care

This project is not a standalone effort—it is a strategic expansion of the regional shelter and housing continuum. The Belloni Ranch transitional shelter will serve as a key spoke within the Service Providers and Regional Connections (SPARC) Network, a developing system of care uniting shelter, housing, and service providers across the South Coast.

The shelter will also link directly to the permanent housing pipeline by aligning with the Housing Authority's- North Bend Family Housing Phase I, which broke ground in April 2025 and will deliver 105 units of deeply affordable housing, including 20 Permanent Supportive Housing (PSH) units. The

proximity and service relationships between the two sites create a coordinated service nexus, providing clear, supported pathways from crisis to stability.

Collectively, these efforts demonstrate how these EO funds can be leveraged not just for beds—but for systems change.

Project Objectives

- **Acquire the Belloni Ranch Shelter Campus** by May 30, 2025
- **Open 10 units for transitional housing** by June 30, 2025
- **Develop an additional 4 units onsite** by September 30, 2025
- **Integrate services with Coos Health & Wellness, DHS Child Welfare, and the SLOT outreach program**
- **Support youth exiting foster care, young parents reuniting with children, and unsheltered families**

Capital Budget Summary

Item	Estimated Cost
Site Acquisition	\$750,000
Renovations / Facility Upgrades	\$175,000
New Construction (4 units)	\$320,000
Site Clean-up & Landscaping	\$25,000
Furnishings and Supplies	\$30,000
Architect/Engineering	\$40,000
Contingency (10%)	\$134,000
Total Capital Budget	\$1,474,000

EO 23-02 (HB5019) Funds Requested: \$750,000.00

CIHA/OHCS (BAFI-NATO) Funds Requested: \$678,236.00

HB4123 (Coordinated Homeless Response Pilot): \$45,764

Operational Integration

AYA currently operates:

- **8 emergency shelter units**
- **16 supportive transitional units**
- **64 subsidized rental assistance households**

The Belloni site will add:

- 10-12 immediate transitional shelter beds
- Additional units by Fall 2025
- Onsite staffing, case management, and wrap-around services in collaboration with Coos Health & Wellness

This expansion will bring AYA's transitional and shelter bed inventory to **38 units**, with continued partnership across the Coos County youth services network.

Timeline

Date	Milestone	Outcome
May 30, 2025	Site Acquisition Complete	Site control secured
June 30, 2025	Initial 10-14 Units Occupied	Clients housed and site activated
Sept 30, 2025	Additional Rehab Completed	Full project activation (24 total units)

Project Agreement

The project will operate under a subrecipient agreement in collaboration with the City of Coos Bay (fiscal agent for HB5019 funds), AYA, and the Coos Local Planning Group. AYA will be the owner and operator the site, with wrap around supportive services

Reimbursement Timeline

Funding requests will be submitted via OPUS in:

- **May 2025** (acquisition & soft costs)
 - **July 2025** (renovations & occupancy)
 - **September 2025** (finish construction & final costs)
-

Conclusion

The proposed AYA Belloni Transitional Shelter represents more than just a physical expansion of beds—it is a critical investment in the future of youth and families in Coos County, and a clear demonstration of how Executive Order (EO) 23-02 funding can catalyze systems change in rural Oregon.

By acquiring and activating the Belloni Ranch site, this project will bring never-before-existing transitional shelter beds into HMIS, address urgent needs among teen mothers, youth aging out of foster care, and families in crisis, and expand a trauma-informed, housing-focused continuum of care that is already transforming lives on the South Coast.

With site control achievable within weeks, existing zoning clearance, and deep integration into the emerging SPARC Network and North Bend Family Housing service nexus, this project is both shovel-ready and system-ready. It reflects the very purpose of EO 23-02—to meet urgent shelter needs, quickly and thoughtfully, while laying the foundation for long-term housing stability.

AYA's decades-long commitment to vulnerable youth, paired with the strength of local partnerships and a readiness to act, make this project a low-risk, high-impact use of state resources. Most importantly, it offers hope and stability to those who need it most—young people and families who are working to rebuild their lives.

We respectfully submit this proposal as a regional solution, built with compassion, readiness, and vision.

Sheri Edwards Pacific Properties

541-404-6297

sheri@pacificpropertyteam.com

4/14/2025 12:41PM



Agent Full Residential
\$750,000 10 bd | 3 / 0 ba | 5503 sqft
 62754 KARL RD Coos Bay, OR 97420
 Unit #: Condo Loc:
 Status: **Active** DOM: 313
 List Date: 6/5/2024 Acres: 7.76
 Year Built: 1976 Approximately MLS#: 24522286
 XST/Dir: Shingle House to Karl Rd to Address on Left

ShowHrs:
 Occ: Tenant
 Show: Appointment Only, Text Seller's Agent, Text Co-Seller's Agent
 LB/Loc/Cmb: NA
 Offer/Nego: Call Seller's Agent
 AG: Jenny Forbes
 AG Ph: [541-297-5481](tel:541-297-5481)
 AG Cell/Text: [541-297-5481](tel:541-297-5481)
 CoAgent: Sheri Edwards
 CoPh: [541-404-6297](tel:541-404-6297)

Private: PROPERTY OWNED BY COOS COUNTY AND WILL HAVE NEW TAX ASSESSMENT Property is zoned RR-2 Buyer to do all due diligence on available uses for the property.

Last Updated: 6/5/2024 4:11:20 PM

Public: Dormitory Style building once structured to be housing for Juveniles. The property is a 7.76 acre compound with expansive yards, trees and privacy, raised beds, basket ball court and seasonal creek. Located just minutes to Coos Bay offering 10 Bedrooms and 3 Bathrooms and several office spaces the building is designed with a great room for gatherings a commercial kitchen two separate wings offering 4 bedrooms and 1 bathroom in each wing and the third wing is separated and has 2 bedrooms a bathroom an office and a sitting area. The basement area allows for an extra indoor recreational room and mechanical storage room. This would make a great facility for assisted living, Homeless or transitional shelter check with planning on approved uses. Call Today

Last Updated: 6/5/2024 4:20:19 PM

Property Details:

Property Type: Detached	Legal: 26S13W11-DB TL	Lot/Land Lease/Rent	PDF Doc(s): 1
County: Coos	200,500,1500,1600TAX ID'S	Payment: /	Open House:
Nhood/Bldg:	5070400,5090300,5073600,	Lot/Land Lease: No	Upcoming Open House:
Area: 260	5093700	Lot Size: 1 to 2.99 Acres	Broker Tour:
Zoning: RR-2	Tax	Lot Dimensions:	Upcoming Broker Tour:
Elementary: Eastside	ID: 5073600 5093700 50903	Lot Desc: Gentle Sloping,	
Middle: Millicoma	00	Level, Sloped	
High: Marshfield	Warranty:	View: Trees/Woods	
Internet: Yes	Seller Disc: Exempt	Waterfront: Creek, Seasonal	
Address: Yes	Other Disc:	Body Water:	
No Blog: No	List Type: Exclusive Right to	CC&R:	
No AVM: No	Sell	55+ w/Affidavit Y/N: No	
	Limited Representation: No		
	Style: 1 Story, Ranch		
	Opportunity Zone:		
	Short Term Rental Allowed:		
	Floor #:		

Residence Information:

Upper SQFT: 0	Fireplaces: /	Roof: Composition	Foundation: Concrete
Main SQFT: 4770	Green Cert:	Parking: Driveway	Perimeter
Lower SQFT: 733	Energy Eff. Report:	Garage: 0 / , ,	Basement: Finished, Partial
Total SQFT: 5503	Exterior: T-111 Siding	RV Description: RV Parking	Basement
Total Up/Main: 4770			Road Surface: Gravel, Paved
Additional SQFT:			Unreinforced Masonry
Levels: 2			Building:
SFSrc: 4770			

Approximate Room Sizes and Descriptions:

Great: M
 Kitchen: M
 Dining: M
 Family: M
 Bedroom 5: M
 Primary Bedroom: M
 2nd Bedroom: M
 3rd Bedroom: M
 Bedroom 4: M
 Bedroom 6: M

Baths - Full/Part Upper Level: 3/0 Main Level: 0/0 Lower Level: 0/0 Total Baths: 3/0

Features and Utilities:

Kitchen: Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator, Range Hood

Interior: Laminate Flooring, Wall to Wall Carpet

Exterior: Patio, Porch

Accessibility:

Security:

Internet:

Windows:

Cool: Heat Pump

Heat: Heat Pump

Fuel: Electricity

Water: Public Water

Sewer: Septic Tank

Hot Water: Electricity

Financial:

Property Tax/Yr:\$1.00 2023

Spcl Asmt Balance:

Tax Deferral: Yes,

Short Sale:No

HOA:No

Dues:

\$ Pre-Approv:No

Escrow Pref:

Other Dues:

3rd Party:No

Terms:Cash, Conventional

Bank Owned/Real Estate

Assumable Interest Rate:

Owned:No

Assumable Remaining Months Ending:

Rent, If Rented:\$0

Assoc. Am:

Broker/Agent Data:

Agent: Jenny Forbes **Agent Lic:** 200604239 **Agent Ph:** [541-297-5481](tel:541-297-5481) **Agent Cell:** [541-297-5481](tel:541-297-5481) **SAID:** FORBESJE

Email(s) Agent: jenny@pacificpropertyteam.com

CoAgent: Sheri Edwards **CoSAID:** SHERI

CoBRCD: 2PAC03

CoPh: [541-404-6297](tel:541-404-6297)

CoAgent Email: sheri@pacificpropertyteam.com

Office: Pacific

Office Lic: 201235153

Office Ph: [541-347-5263](tel:541-347-5263)

Agent Ext:

Fax:

Properties

BRCD: 2PAC04

Owner Perm. Resid: Yes

FIRPTA: No

Owner(s): COOS COUNTY

Tenant/Other:

Contact1:

Tran: 1/6/2025

Exp:

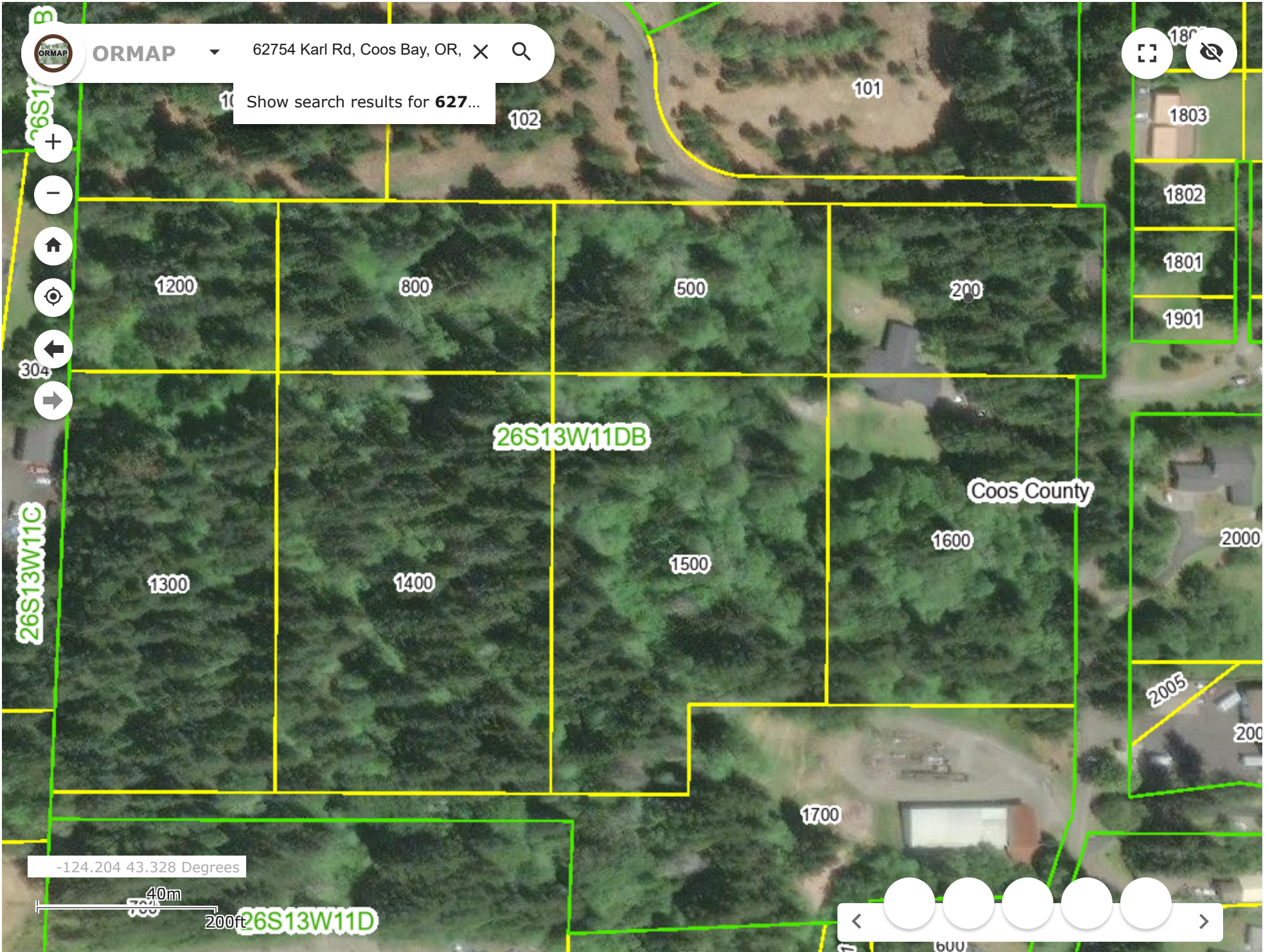
Contact2:

Poss: Subject To Tenant Rights

Comparable Information:

Original Price: \$750,000

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



ORMAP 62754 Karl Rd, Coos Bay, OR, X Q

Show search results for 627...

-124.204 43.328 Degrees

40m 200ft 26S13W11D

By and For Initiative, Native American Tribes of Oregon (BAFI-NATO)

By and For Initiative, Native American Tribes of Oregon Program Guidance

Contacts

Oregon Housing and Community Services
Homeless Services Section
(503) 986-2000

Published date: September 1, 2022



Change Log

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1. Program Summary

Oregon Housing and Community Services has committed to redesign and modernize the homeless delivery service system to serve all Oregonians by leading with equity and racial justice ensuring that we work to recognize and better serve underserved groups. This grant is a step towards affirming the need to reach out and serve populations that have been disproportionately impacted and will serve as the vehicle to allocate State General funds among the Federally Recognized Oregon Tribes. It is our intent to work with the Tribes to acknowledge racial disparities and to create engagement that fosters trust to create relationships that will grow

The By and For Initiative, Native American Tribes of Oregon (BAFI-NATO) program provides state funds to create or support local existing programs designed to prevent and reduce homelessness in tribal communities. BAFI-NATO funds are available for the following program components: street outreach, emergency, and transitional shelter; transitional housing; homelessness prevention; supportive housing services; rapid re-housing; data collection; shelter or transitional housing acquisition, rehabilitation, renovation or conversion; and community capacity building designed to enhance, expand or sustain homeless and prevention services.

2. Administrative Best Practices

Administrative Best Practices are specific identified criteria used to set a foundation of administrative, fiscal, and service delivery recommendations to the tribal communities. The purpose of the best practices is to ensure that no matter where individuals and families enter the homeless system, participants of the programs will be provided the same access to quality services.

Five service delivery components, tailored to the grantee's community needs, have been included in the Administrative Best Practices. They are:

(A) Housing First

The Housing First Model encourages clients to create and implement their own goals while immediately housing or sheltering clients with no preconditions (except complying with a shelter code of conduct or standard lease agreement). Housing First best practices include, but are not limited to:

- a) Access to programs is not contingent on sobriety, minimum income requirements, lack of a criminal record, completion of treatment, participation in services or other unnecessary conditions.

- b) Programs or projects do everything possible not to reject an individual or family on the basis of poor credit or financial history, poor or lack of rental history, minor criminal convictions or behaviors that are interpreted as indicating a lack of “housing readiness”.
- c) People with disabilities are offered clear opportunities to request reasonable accommodations within application and screening processes and during tenancy; and building and apartment units include special physical features that accommodate disabilities.
- d) Programs or projects that cannot serve someone can refer them through the coordinated entry process to ensure that those individuals or families have access to housing and services elsewhere.
- e) Housing and service goals and plans are highly tenant-driven.
- f) Supportive services emphasize engagement and problem-solving over therapeutic goals.
- g) Participation in services or compliance with service plans are not conditions of tenancy but are reviewed with tenants and regularly offered as a resource to tenants.
- h) Services are informed by a harm-reduction philosophy that recognizes that drug and alcohol use and addiction are a part of some tenants’ lives. Tenants are engaged in nonjudgmental communication regarding drug and alcohol use and are offered education regarding how to avoid risky behaviors and engage in safer practices.
- i) Substance use in and of itself, without other lease violations, is not considered a reason for eviction.
- j) Tenants in supportive housing are given reasonable flexibility in paying their share of rent on time and offered special payment arrangements for rent arrears and/or assistance with financial management, including representative payee arrangements.
- k) Every effort is made to provide a tenant the opportunity to transfer from one housing situation, program, or project to another if a tenancy is in jeopardy. Whenever possible, eviction back into homelessness is avoided.

More information can be found at: <https://endhomelessness.org/resource/housing-first> or at <https://www.usich.gov/solutions/housing/housing-first/>.

(B) Low Barrier Shelters

Low and no barrier policies allow homeless individuals and households to access shelter, housing and services without preconditions such as sobriety, compliance with treatment plan, no pets, or agreement to participate in specific programs, activities or classes. These policies allow the most in need to have access to shelter and housing.

Low Barrier Shelter best practices include, but are not limited to:

- a) Your shelter has minimal expectations or requirements of people seeking shelter;
- b) Your shelter focuses on addressing disruptive or dangerous behaviors rather than compliance to rules or case plans;
- c) Your shelter welcomes self-defined family and kinship groups to seek shelter together;
- d) Your shelter can identify financial resources that can support the adoption of low barrier policies and practices and supports extended or flexible hours and adapted service-delivery models;
- e) Your shelter accommodates pets and belongings;
- f) Your shelter's intake process and housing navigation services coordinate closely with community-based outreach services and coordinated entry;
- g) Your shelter creates flexible and predictable access for people seeking shelter.
- h) Your shelter uses a "harm reduction" approach:
 - i) accepts for better or worse, that licit and illicit drug use is part of our world and chooses to work to minimize its harmful effects rather than simply ignore or condemn them.
 - ii) Understands drug use as a complex, multi-faceted phenomenon that encompasses a continuum of behaviors from severe use to total abstinence and acknowledges that some ways of using drugs are clearly safer than others.
 - iii) Establishes quality of individual and community life and well-being, not necessarily cessation of all drug use – as the criteria for successful interventions and policies.
 - iv) Calls for the non-judgmental, non-coercive provision of services and resources to people who use drugs and the communities in which they live in order to assist them in reducing attendant harm.
 - v) Ensures that people who use drugs and those with a history of drug use routinely have a real voice in the creation of programs and policies designed to serve them.
 - vi) Affirms people who use drugs (PWUD) themselves as the primary agents of reducing the harms of their drug use and seeks to empower PWUD to share information and support each other in strategies which meet their actual conditions of use.
 - vii) Recognizes that the realities of poverty, class, racism, social isolation, past trauma, sex-based discrimination, and other social inequalities affect both

people's vulnerability to and capacity for effectively dealing with drug-related harm.

viii Does not attempt to minimize or ignore the real and tragic harm and danger that can be associated with illicit drug use.

More information can be found at

https://www.usich.gov/resources/uploads/asset_library/emergency-shelter-keyconsiderations.pdf.

(C) Lived Experience

Incorporating the lived experience (LE) of homelessness into program design and implementation is a commitment and framework to include everyone, especially people with lived experience, in planning, implementation and evaluation.

Lived Experience best practices included, but are not limited to:

- a) Bring the perspective of LE to the forefront by ensuring that no one is left out or misrepresented; ensuring that your organization's communications, fundraising, research, and programs do not reinforce the misconceptions that homelessness is caused by individual problems or can be solved by charity; using professional influence to help advance the goals identified by first voice people; and dedicating time and resources to advocacy and supporting grassroots social change efforts.
- b) Include people with LE at all levels of the organization by hiring those with LE in positions at all levels within the organization; inviting those with LE to join the organization's Board and committees; including LE as a dimension in your organization's equity and diversity policies; creating liaisons within municipal governments to include city councils and police boards; and working towards sustainability and advancement for peer positions so that those hired on as peer counselors or peer researchers can advance to permanent positions.
- c) Value the time of those with LE and provide appropriate supports by anticipating the compensation required, and including that cost within your budget, of properly including people with LE; creating a welcoming environment in which it is safe to express emotions; provide training and capacity building to all members of the organization; and ensuring timeframes for LE initiatives do things at a reasonable pace.
- d) Challenge stigma, confront oppression and promote dignity by providing training that addresses these issues to the whole organization; confronting oppression; educate around the intersectionality of racism, sexism, classism and ableism and how they work together and reinforce each other; and reviewing organizational policies and practices to ensure they promote equity, dignity and the rights of people facing homelessness.

- e) Recognize LE expertise and engage those with LE in decision making by mandating that people with LE are included in decision making roles in the organization and including those with LE in influential roles allowing them to speak when they can, use social media and other platforms and methods as they are available.
- f) Work together toward equitable representation by including equitable representation in the organization’s strategic planning process; setting concrete objectives and specific timeframes; working with other organizations that have successfully implemented equitable representation and evaluate your progress, seeking input from people with LE in the process.
- g) Build authentic relationships between people with and without LE by cultivating an environment of caring, acceptance and openness where differences are celebrated and everyone’s contribution is acknowledged; ensuring that all members of the organization are included in social activities and that those activities are accessible to all; and breaking down rigid roles such as “service provider” and “service user”.

More information can be found at: <https://www.usich.gov/>. Search for “Lived Experience”.

(D) Equity and Racial Justice

OHCS is committed to advancing equity and racial justice in alignment with the Statewide Housing Plan and informed by national promising practices and lived experience of communities of color. OHCS and their grantees commit to an intentional, data-driven approach to reduce disparities in housing and social service provision. Additional guidance and information continues to be developed to further identify how OHCS and grantees can advance equity and racial justice within state and federally funded programs.

More information can be found at the Performance Measure Requirements section of this manual and at <https://www.centerforsocialinclusion.org/our-work/our-four-strategies/>, <http://center4si.com/sparc/>, and <https://www.usich.gov/news/racial-equity-an-essentialcomponent-of-our-nations-homelessness-response/>.

3. General Program Requirements

(A) Release of Information

Personally identifiable information is protected by federal laws (Privacy Act of 1974, as amended) and will be collected for the purpose of determining program eligibility, providing assistance/service, data collection, reporting and monitoring. Personally identifiable information will be shared with Oregon Housing and Community Services as is necessary to carry out the intent of an assistance or service program for the benefit of the person applying for such assistance or service and may be disclosed to Oregon Housing and Community Services without written authorization. Clients may also be asked to sign a

Release of Information; however, refusal to sign such authorization cannot be the basis for denying program services to otherwise eligible clients. Client refusal to sign a Release of Information does not negate the inclusion of personally identifiable information in secure reporting to Oregon Housing and Community Services. Oregon Housing and Community Services will deidentify client demographic data for the purposes of reporting. Grantees and their subgrantees must document in the client file that this privacy notification was provided to the client either verbally or in writing. For all other purposes of collecting personally identifiable information, grantees and their subgrantees must follow state and federal laws for the collection, use and sharing of client information.

(B) Client Service or Housing Plan

Development of a client service or housing plan is required for those clients receiving more than one-time only services. Plans are required to be client driven, using input and goal setting by the client. Warming shelters are excluded from this requirement. Existing and active service/housing plans with other providers may be used and amended for state funded services.

(C) Confidentiality

Grantees and subgrantees must have policies and procedures that ensure all client information and records are secure and confidentially maintained. Grantee and subgrantees, officers, employees and agents must be aware of and comply with the grantees' and subgrantees' confidentiality policies and procedures.

Confidential records includes all applications, records, files, and communications relating to applicants for, and clients of, Tribal funded services.

Electronic collection of client information requires procedures for ensuring confidentiality including:

- Computer terminals must be located in a secure location, limiting access to only those persons who have a legitimate interest in and are responsible for client records;
- Computer monitors must be cleared (or a screen saver activated) immediately after accessing a client record;
- Computer terminals must be on a "locked" mode or turned off if the terminal is unattended; and
- Access to personally identifiable HMIS data shall be given to only authorized personnel as necessary for performing the work required for the Tribal funded programs.

Note to Domestic Violence Providers:

Grantees and subgrantees must have procedures that ensure the safety and security of program participants who are victims of domestic violence, including maintaining strict confidentiality of records. Additionally, the address and location of domestic violence shelter facilities must be protected from public disclosure except as authorized by the director of the organization responsible for operations of the shelter.

The confidential policy standards maintained by grantees and subgrantees must comply with all applicable local, state and federal requirements. All records shall be open for review to federal, state, and grantees' auditors and/or examiners in the course of their regular audits and monitoring functions of Tribal funded programs.

(D) Service Termination or Denial of Assistance

Grantees and subgrantees must have written termination, denial, and grievance policies and procedures. The policies and procedures should be readily available to program participants either at intake or by posting the policy in a public place. It is important to effectively communicate these policies and procedures to applicants/clients and ensure they are fully understood.

Grantees and subgrantees are required to provide written notice to applicants/clients when denied program assistance or assistance is terminated. The notice must include the specific reason(s) for the denial/termination and identify the steps to appeal the grantee's and subgrantee's decision.

(E) Grievance and Appeals Process

Grantees and subgrantees are required to have an established, written process for addressing client grievances for decisions, including termination or reduction of benefit, denial of benefit or other grievance. At a minimum, the process must include the following components:

- Informs the participant/applicant of the policy and policy must be posted in general locations in which a client/applicant is expected to be;
- Informs the participant/applicant that they may contest any grantee's or subgrantee's decision that denies (for any reason) or limits eligibility of participant/applicant and/or terminates or modifies any benefits and identifies the steps to follow to contest the decision;
- Allows any aggrieved person a minimum of thirty days to request an administrative review;
- Informs the applicant/participant of their right to present written or oral objections before a person other than the person (or a subordinate of that person) who made or approved the decision;

- Informs OHCS of the request for administrative review within 10 days of receiving the request; and
- Informs the applicant/participant and OHCS in writing of the final determination and basis for the decision within ten days of the determination.

Any person or persons designated by grantee and subgrantee can complete the administrative review, other than the person who made or approved the decision under review or a subordinate of this person.

Grantees and subgrantees must make accommodations for clients who have language or disability barriers that would prevent them from participating in the appeals process.

OHCS retains the right to require modification of any review or appeals process that in its determination does not meet basic principles for notification, instruction, time allowance, impartiality, access, and other necessary components.

(F) Nondiscrimination

Grantees and subgrantees are required to comply with all state and federal statutes relating to nondiscrimination. Grantees and subgrantees may not take any of the following actions based on race, color, national origin, religion, gender, familial status or disability (federal) or marital status, sexual orientation, gender identity or source of income (state):

- Refuse to accept an application for housing assistance or services
- Deny an application for housing assistance or services
- Set different terms, conditions or privileges for housing assistance or services
- Provide different or specific housing, facilities or services
- Falsely deny that housing is available for inspection or rental or that services are available
- Deny anyone access to a facility or service.

The Fair Housing Act prohibits discrimination based on protected classes in the housing activities of advertising, screening and unit rentals. Using a target population in screening is allowed; however, refusal to accept application or provide information on services or available housing to any protected class, even if these groups do not fit into your targeting strategy, is prohibited.

Screening criteria cannot be discriminatory and must be consistently applied. For example, a provider might decide to give priority to clients who graduate from a tenant readiness education program that is inclusive of all protected classes. If two applications come in at the same time and both meet the screening criteria, the applicant who also has the tenant readiness education experience could receive priority over the applicant who does not;

however, providers should always accept the first applicant meeting their criteria or prioritization policy.

For more information, see the [Guide to Fair Housing for Nonprofit Housing and Shelter Providers](#) produced by the Fair Housing Council of Oregon, or contact them directly at www.fhco.org.

(G) Limited English Proficiency

The Federal government has issued a series of policy documents, guides and regulations describing how Grantee and subgrantee should address the needs of citizens who have limited English proficiency (LEP). The abbreviated definition of persons with limited English proficiency is those who: have difficulty reading, writing, speaking, or understanding English, and do not use English as their primary language.

Grantee and subgrantees must have a LEP policy document that describes the actions grantee and subgrantee took to identify LEP populations in their service area and define actions they will take to provide language assistance and address language barriers. The policy must also state how and how often staff will receive training about assisting LEP persons, how the level of success of the policy will be identified and how changes will be made if needed.

Links to more information about Limited English Proficiency requirements are provided in the appendices “Applicable Rules and Regulations”.

Grantees and subgrantee should create a written Language Access Plan (LAP) to provide a framework to document how the agency’s programs will be accessible to all populations in their service area. Grantees and subgrantee who serve few persons needing LEP assistance may choose not to establish a LAP; however, the absence of a written LAP does not release Grantee’s and subgrantee’s obligation to ensure LEP persons have access to programs or activities.

(H) Conflict of Interest

Grantee and subgrantee must keep records to show compliance with program conflict of interest requirements.

(1) Organizational

The provision of any type or amount of assistance may not be conditioned on an individual’s or household’s acceptance or occupancy of emergency shelter or housing owned by grantee, subgrantee or an affiliated organization. Conflict of interest waivers regarding rent assistance and rental agreement requirements can only be approved by OHCS. If a grantee or subgrantee wishes to apply for a waiver, they should contact the OHCS homeless program analyst or manager for guidance in submission of a waiver request, which must be approved by OHCS.

A grantee and subgrantee may conduct a participant's intake assessment to determine program eligibility if the participant resides in housing where the grantee or subgrantee has ownership interest for the expediency of housing placement services and to create seamless service delivery while keeping the client engaged in services. A waiver of the conflict of interest policy for this purpose is not required.

Grantees and subgrantees cannot steer potential renters to units owned or operated by the grantee or subgrantee, if the renters will be using a rent subsidy paid with any OHCS funds. Rent-subsidized tenants are free to enter into a rental contract with another landlord within the grantee or subgrantee's jurisdiction or they may choose to rent a unit owned or operated by the grantee or subgrantees. A waiver request is not required for this situation; however, grantees and subgrantees must comply with this provision of the conflict of interest policy.

(2) Individual

For the procurement of goods and services, grantee and subgrantee must comply with the codes of conduct and conflict of interest requirements under 24 CFR 85.36 (for governments) or 24 CFR 84.42 (for private nonprofit organizations), notwithstanding that the Grant Funds do not consist of federal funds, to the extent that such provisions would apply if the Grant Funds consisted of federal funds.

Persons for whom the conflict of interest requirements apply include any person who is an employee, agent, consultant, officer or elected or appointed official of the grantee or subgrantee agency. No person who exercises or has exercised any functions or responsibilities with respect to activities assisted under the programs, or who is in a position to participate in decision-making processes or gain inside information with regard to activities assisted under the programs, may obtain a financial interest or benefit from an assisted activity; have a financial interest in any contract, subcontract or agreement with respect to an assisted activity; or have a financial interest in the proceeds derived from an assisted activity, either for that person or for those with whom that person has a family or business tie, during that person's tenure or during the one-year period following that person's tenure.

(I) Monitoring

OHCS will conduct a program monitoring of grantees once per biennium or more frequently at OHCS' discretion. Fiscal monitoring will be conducted annually unless circumstances require sooner at OHCS' discretion. Grantees will be notified thirty (30) days in advance of the monitoring visit and informed of what documents and records will be reviewed and any required staff or Board interviews. OHCS will provide grantees with a written monitoring report inclusive of any findings, concerns, or comments. Grantees are required to submit timely corrective action to findings and failure to do so may result in the withholding and/or return of funding to OHCS.

Grantees must notify and receive approval from OHCS when adding subgrantees and/or renewing subgrantees. Notification and approval normally occur during the grant funding application process. However, if changes are made outside of the funding application, Grantees must submit a grant activity amendment request form.

(J) Subgrantee Monitoring

Grantees must monitor their subgrantee organizations annually or as determined by OHCS. Subgrantee organization monitoring procedures must be in place and adequately ensure compliance with program requirements. Monitoring reports will be retained by the grantee and available for review by OHCS or other authorized entity.

All subgrantees must comply with all program rules and regulations as noted in this manual and the fully executed grant agreement.

4. Applicant Eligibility

Applicant Eligibility	By and For Initiative- Native American Tribes of Oregon
Homeless Status	<ul style="list-style-type: none"> • Literally homeless • Imminent risk of homelessness • Homeless under other federal statutes • Fleeing domestic violence • Unstably housed
Income Requirement	No income requirements
Program Specific Requirements	N/A

(A) Household Composition

“Household” means an individual living alone, family with or without children, or a group of individuals who are living together as one economic unit.

(B) Housing Status

Homeless and unstably housed participants are eligible to receive funded services. Eligible applicants for program services must meet one of the following categorical definitions of homeless or unstably housed and at risk of homelessness:

Category 1: Literally Homeless—Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

- Living in a primary nighttime residence that is a public or private place not designed for human habitation (including, but not exclusive to, a car, park, abandoned building, bus or train station, airport or camping ground);
- Living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional shelter, and hotels or motels paid for by charitable organizations or by federal, state or local government programs); OR
- Exiting an institution where the individual or family has resided for 90 days or less AND who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

Category 2: Imminent Risk of Homelessness—Individual or family who will imminently lose their primary nighttime residence provided that:

- The primary nighttime residence will be lost within 21 days of the date of application for homeless assistance;
- No subsequent residence has been identified; AND
- The individual or family lacks the resources or support networks (e.g., family, friends, faith-based or other social networks) needed to obtain other permanent housing.

Category 3: Homeless Under Other Federal Statutes—Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, (literally homeless, imminent risk of homelessness or fleeing/attempting to flee domestic violence) but who: ☐ Are defined as homeless under other listed federal statutes;

- Have not had a lease, ownership interest, or occupancy agreement in permanent housing during the 60 days prior to the program assistance application;
- Have experienced persistent instability as measured by two moves or more during the preceding 60 days; AND
- Can be expected to continue in such status for an extended period of time due to special needs or barriers.

Category 4: Fleeing/Attempting to Flee Domestic Violence—Individual or family who:

- Is fleeing, or is attempting to flee, domestic violence;
- Has no other safe residence; AND
- Lacks the resources or support networks to obtain other permanent housing.

Category 5: Unstably Housed—Individual or family who:

- Is at risk of losing their housing, and does not otherwise qualify as homeless under the above listed (1-4) categories, provided that:

- They have been notified to vacate current residence or otherwise demonstrate high risk of losing current housing; AND
Lack the resources or support networks to obtain other permanent housing.

*High risk may be demonstrated by but is not solely defined as: having experienced a loss of income or other threat to housing stability. In addition, sharing housing of other persons due to loss of housing, economic hardship, or a similar reason (“doubled up”) may demonstrate a high risk of losing current housing. Owing rental arrears or not having the ability to pay for future rent may also demonstrate high risk status.

(C) Income

There is no income eligibility requirement for BAFI-NATO assistance, the participant accessing services must be eligible according to their housing status as indicated above.

(D) Citizenship and Residency

There is no client citizenship or residency requirement to be eligible for BAFI-NATO funded assistance.

(E) Eligibility Documentation

- (1) Documentation of all client/applicant eligibility information must be available in client/applicant files or if kept electronically, available upon request in the format requested. Documentation of all efforts to obtain higher preference of verification (3rd party and Intake Worker Observation) when lower forms of preference are used, must be in writing and kept in the client/applicant file. Third party documentation is a requirement for payment of mortgage assistance.

- (2) Remote Application and Documentation

The standard preference is for applicants to apply for assistance in person or to have in-person contact with the grantee or subgrantee throughout the application and service delivery process. A remote application and documentation process may be used when necessitated.

Applicants who apply for assistance and provide eligibility documentation remotely may do so via electronic and other communication; e.g., phone, email, text, electronic messaging, mail and other electronic or remote means. The documentation must be kept in the client file.

Grantees and subgrantees are required to develop and maintain policies and procedures for the use of a remote application and eligibility documentation process and available for review by OHCS, upon request. Such policies and procedures must

be applied equally across services that use or are supported by the funding. These policies and procedures must address the following elements:

- a) In what circumstances a remote application and documentation process will be used;
- b) Verification of the identity of the applicant;
- c) Verification and documentation of qualification for assistance in relation to program eligibility criteria;
- d) Verification and documentation as appropriate for ongoing demonstration of eligibility;
- e) Notification and documentation to client in relation to release of information, service denial or termination and grievance and appeal requirements.

(3) Order of Preference

OHCS requires program staff to comply with the following general documentation standards listed in order of preference:

- Third-party documentation, where it is available, is the preferable form of documentation. Third party documentation includes verification from an employer, landlord, public benefit worker, agency service provider, etc. Written verification sent directly to program staff or via the applicant is preferred.
- Intake Worker Observation may include oral statements made by a social worker, case manager, or other appropriate official at an institution, shelter, or other facility and documented by the Intake Worker. When the Intake Worker is unable to obtain a written or oral statement from a shelter, institution or facility staff, the Intake Worker must document, in writing, their efforts to obtain eligibility documentation and must place their documentation in the client's file.
- Applicant Self-Certification requires a written and signed document by the individual or head of household seeking assistance attesting to the facts for which they are certifying. A third-party may be designated by an applicant to sign documents on their behalf when they are unable to do so. It is the responsibility of the grantee and subgrantee to provide access to language interpretation services and assistive devices necessary for applicants to understand the documents they are certifying.

5. Allowable Program Components and Expenditures

Documentation of allowable program components and expenditures must identify how an expense or service helped a client maintain or attain permanent housing.

Funding can be used in one or more of the following eight program components:

- (A) [Street Outreach](#)
- (B) [Emergency & Transitional Shelter](#)
 - a. Shelter and Facility Operations (inclusive of motel/hotel vouchers)
 - b. Shelter Resident Support Services
- (C) [Transitional Housing](#)
- (D) [Homelessness Prevention & Rapid Re-Housing](#)
- (E) [Supportive Housing](#)
- (F) [Eviction Prevention and Diversion](#)
- (G) [Shelter or Transitional Housing Facilities Acquisition. Rehab/Conversion](#)
- (H) [Capacity Building](#)
- (I) [Data Collection](#)

(A) Street Outreach

Funds can pay for street outreach services for the specific purpose of reaching out to unsheltered homeless people; connecting them with emergency shelter, housing, or critical services; and providing urgent, non-facility-based care. OHCS encourages the use of multi-disciplinary approaches and partnerships with culturally specific, healthcare-focused or other specialty outreach services. Leveraging various fund sources to pay for health services, such as through Medicaid, should be explored whenever possible. It is expected that any health professionals providing specialty outreach services have proper credentialing and licensure through relevant governing bodies (e.g., OHA, MHACBO). Eligible outreach services include, but are not exclusive to:

- (a) Conducting an initial assessment of applicant basic needs and eligibility;
- (b) Providing crisis counseling;
- (c) Addressing urgent physical needs, such as providing meals, blankets, clothes, or toiletries;
- (d) Actively assessing, connecting and providing information and referrals to needed services, including emergency health and mental health services;
- (e) Cost of outreach including, but not limited to, marketing and outreach materials, translation and interpretation services and cell phone costs of outreach workers, etc.;
- (f) Case management activities;

- (g) Emergency health services to the extent that other appropriate services and treatment are unavailable or inaccessible within the community;
- (h) Emergency behavioral health services to the extent that other appropriate services and treatment are unavailable or inaccessible within the community; and
- (i) Travel expenses incurred by outreach workers, social workers, medical professionals or other service agency employees during the provision of allowable street outreach services.

(B) Emergency and Transitional Shelter

(1) Shelter Facility Operations

Funds can pay for the costs of maintaining and operating Emergency or Transitional Shelter facilities whose primary purpose is to provide temporary or transitional shelter to the general homeless or specific populations of the homeless. Eligible facility costs include, but are not exclusive to:

- (a) Lease or rent payments for shelter facility;
- (b) Utilities (includes water, sewer, garbage, gas, electricity, internet, phone) for shelter facility;
- (c) Security equipment or service to operate shelter facility;
- (d) Janitorial supplies and service to operate shelter facility;
- (e) Facility management;
- (f) Repairs to facility (for rehabilitation or conversion costs see Section 5F of this manual);
- (g) Furnishings for shelter facility; and
- (h) Hotel/Motel vouchers for clients.

(2) Shelter Resident Support Services

Funds can pay to meet the essential needs of shelter residents to facilitate transition out of shelter into more stable housing. Support services must be made available to households that receive hotel or motel vouchers to ensure quick and successful transition to more stable housing. Eligible support service costs include, but are not exclusive to, at the discretion of the grantee or subgrantee case manager:

- (a) Intake and case management including pre-eligibility determination for housing and other needed services;
- (b) Housing relocation (e.g., first and last month's rent payments and arrearages, manufactured home rental space "lot rent", application fee, security deposit, utility deposit);
- (c) Purchase of identification and driver's license;

- (d) Purchase of birth certificates;
- (e) Credit repair assistance (not debt payment);
- (f) Tenant readiness education;
- (g) Food and clothing;
- (h) Crisis intervention/counseling;
- (i) Transportation;
- (j) Costs to board and care for shelter residents' animals, such as boarding costs, kennels, leashes, veterinary services, food, toys, etc. Grantees must have an animal policy in place to ensure the safety and welfare of all residents and provide it to OHCS upon request; and
- (k) Client direct services.

(C) Transitional Housing

Funds can pay for temporary housing and services intended to facilitate a homeless household's transition to permanent housing within a reasonable amount of time (usually less than 24 months). Transitional Housing is designed to provide interim support to successfully move to and maintain permanent housing and will require program participants to sign either a lease or an occupancy agreement.

Eligible services include, but are not exclusive to:

- (1) Transitional housing operational costs such as rent, maintenance, security, utilities (includes water, sewer, garbage, gas, electricity, internet, phone);
- (2) Rent subsidy;
- (3) Housing relocation assistance, including staff time locating permanent housing and related upfront housing costs, such as application fees, moving costs, deposits;
- (4) Support services, such as purchase of birth certificates, identification and driver's license; credit repair assistance (not debt payment), tenant readiness education, food and clothing, crisis intervention/counseling, transportation, direct client services;
- (5) Case management; and
- (6) Education and training in such areas as personal finance and budgeting, job search and access to job training, and literacy.

(D) Homelessness Prevention and Rapid Re-Housing

Funds can pay for rapid re-housing and homeless prevention services to enable households who are at imminent risk of homelessness, unstably housed to regain stability in their current housing or enable households who are literally homeless to transition directly to permanent housing.

Eligible homelessness prevention and rapid re-housing services include, but are not exclusive to:

- (1) Rental assistance, late fees, and rent arrearages;
- (2) Utility arrears (includes water, sewer, garbage, gas, electricity, phone, and internet);
- (3) Housing costs such as mortgage/manufactured home payments and arrearages (limited to 3 months);
- (4) Manufactured home rent space “lot rent” or RV space lot for primary housing;
- (5) Security deposits, moving expenses, application fees, pet rent, pet deposits, and other housing expenses;
- (6) Late fees, court fees, utility reconnection fees etc.;
- (7) Client direct services;
- (8) Case management and housing relocation assistance;
- (9) Work Supports – (i.e., training costs; transportation assistance – bus tokens, ride sharing, auto repair; childcare or eldercare costs, clothing to support employment needs). The purpose of the work supports is to allow the household to stabilize by avoiding costs or expenses in other areas that are a barrier to housing stability;
- (10) Housing Counseling;
- (11) Wrap-around case management (including retention support after initial intervention);
- (12) Staffing for housing retention and wrap-around case management services; and
- (13) Furniture and household goods to support a household with moving to a new home.

(E) Supportive Housing

Funds allow grantees and supportive housing developers/operators offering services to their residents, to utilize the grant for leasing activities, utilities, maintenance, repairs, supportive services, and overall operations of supportive housing sites. The planning aspect includes capacity building and development costs associated with supportive housing sites but EXCLUDES the ability to use the funds for acquiring, rehabilitating, or converting existing sites.

- Services and Case management
 - Wrap around case management services;
 - Referrals to resources and education (employment training, financial counseling, youth, health, and tenant) programs.
- Planning
 - Funds can be used to support the planning and development of future supportive housing sites through surveys, partnerships, consultants, and technical assistance services.

Funds CANNOT be used to acquire, rehabilitate, or convert existing structures to affordable or permanent supportive housing sites.

(F) Eviction Prevention and Diversion

Funds may be used for diversion activities to support households that have received an eviction notice. Eligible expenses include but are not exclusive to:

- (1) Court navigation staffing costs;
- (2) Legal expenses related to eviction or housing needs (legal advice, representation, and other services);
- (3) Landlord/Tenant Mediation services;
- (4) Program staff;
- (5) Transportation to court (Uber, Lyft, Bus Tickets, etc.) and;
- (6) Paying for costs related to helping a client access another housing resource (EHV vouchers, HCV, OERAP, etc.).

(G) Shelter or Transitional Housing Facilities Acquisition, Rehab/Conversion

Funds can be used for the acquisition, rehab or conversion of emergency shelter and transitional housing for households who are homeless or unstably housed and at risk of homelessness. Use of funding for acquisition, rehab or conversion must follow the guidance indicated in this section. If you have any additional questions, please contact your OHCS Program Analyst.

Distinguishing Between Maintenance and Renovation (Rehab/Conversion)

Where allowable, funds under OHCS state-funded programs can be used for the category of Shelter Operations, which refers to “Repairs to facility”. This is meant to define minor or routine repairs.

Distinguishing between maintenance activities and more extensive repair and rehabilitation activities requires careful consideration. This information provided will assist in determining whether an activity is maintenance and therefore exempt from further environmental review, or, if it is rehabilitation and therefore requires further environmental review.

In general, maintenance activities slow or halt deterioration of a building and do not materially add to its value or adapt it to new uses. Sometimes, maintenance of a building feature or system requires periodic replacement of individual component parts that are subject to normal wear and tear. While maintenance is often budgeted as an operating expense, and repairs and rehabilitation are treated as capital expenses, it is the nature of the activity itself, not its budget category that determines whether it qualifies as maintenance. Simultaneous maintenance work in multiple units or buildings is still considered maintenance.

For environmental review purposes, deferred maintenance that has resulted in a need for extensive repairs and rehabilitation does not qualify as maintenance. If items that

would otherwise be considered maintenance are done as part of an extensive remodeling or renovation of a building that amounts to rehabilitation, the entire job is considered rehabilitation. Depending on the extent of damage, activities performed after a disaster event will typically not be considered maintenance.

Shelter Operations: Maintenance

In general, maintenance activities include: cleaning; minor or routine repairs of furnishing, equipment, and fixtures not permanently affixed to the building; protective or preventative measures to keep a building, its systems, and its grounds in working order; periodic replacement of a limited number of component parts of a building feature or system that are subject to normal wear and tear; and replacement of a damaged or malfunctioning component part of a building feature or system. Replacement of all or most parts or an entire system is not maintenance. Maintenance activities:

- Do not materially add to the value of the building/property;
- Do not appreciably prolong the useful life of the building/property; and
- Do not adapt the building/property to new uses.

See the Table in the Appendix of the program’s operational manual for specific examples of maintenance activities.

The minimum period of use for maintenance activities is the same as for other shelter operations and essential services activities—that is, the recipient/subgrantee must provide services or shelter to homeless individuals and families at least for the period during which OHCS funds are provided (for example, the contract period specified in a subgrantee contract/agreement). Again, maintenance activities are not subject to environmental review

Renovation and Conversion

In general, an activity that **does** materially add to the value of the building, appreciably prolong its useful life, or adapt it to new uses would be considered renovation or conversion.

See the Table in the Appendix of the program’s operational manual for specific examples of renovation and conversion activities.

When the activity is renovation, rehabilitation or conversion, the scope of the environmental review may be limited if the work is minor and does not involve ground disturbance. Consult Regional Environmental Officers, Field Environmental Officers, and Program Environmental Clearance Officers for information and examples of

Environmental Review Record documentation for limited reviews. The scope of an environmental review relates to the nature and extent of the rehabilitation activities. Some activities, especially those limited to interior spaces, may not have the potential to affect the natural environment, and therefore not require analysis under some of the related laws and authorities like those addressing Wild and Scenic Rivers, Endangered Species, Farmland Protection, or Protection of Wetlands. A reviewer can quickly document such instances in the Environmental Review Record, and focus effort and further analysis on those environmental areas that may be impacted by a project. In residential rehabilitation, those typically include Floodplain Management, Historic Preservation, Noise Abatement, Toxic Chemicals and Radioactive Materials. Historic Preservation review (Section 106) may be expedited through Programmatic Agreements and other program alternatives.

It is also possible to group multiple years of expected activities into one environmental review. For instance, rehabilitation activities could be outlined in a 5-year environmental review for a property and be reviewed once, without requiring individual reviews each time a single activity occurs during the time period.

Depending on the cost of the renovation and value of the building, it might be considered minor rehabilitation or major rehabilitation (see below).

Renovation costs can include architect’s fees, engineering costs, permits, and other costs of a renovation or conversion project when they are reasonable and appropriate, and directly related to the renovation or conversion project. Renovation includes four separate activities. The chart below shows each activity, the definition, the minimum period of use requirement, and the level of environmental review for each. Note that for renovation and conversion activities, the minimum period of use starts on the date the building is first occupied by homeless individuals or families after the renovation or, if the building is occupied during the renovation, the period of use starts on the date the renovation is completed.

Type of Renovation Activities	Definition	Minimum Period of Use	Level of Environmental Review Required
Minor Rehabilitation	The cost of the rehabilitation of an existing emergency shelter is 75% or less of the value of the building before rehabilitation*	3 Years	Generally Categorically Excluded
Major Rehabilitation	The cost of the rehabilitation of an existing emergency shelter	10 Years	Environmental Assessment (can

	exceeds 75% of the value of the building before rehabilitation*		require an Environmental Impact Statement (EIS)
Minor Conversion	The cost of the conversion of a building to an emergency shelter is 75% or less of the value of the building after conversion*	3 Years	Environmental Assessment (can require an Environmental Impact Statement (EIS))
Major Conversion	The cost of the conversion of a building to an emergency shelter exceeds 75% of the value of the building after conversion*	10 Years	Environmental Assessment (can require an Environmental Impact Statement (EIS))

* The value of the building is the reasonable monetary value assigned to the building, e.g., by an independent real estate appraiser.

Shelter or Transitional Housing Facilities Acquisition, Rehab/Conversion

[Refer to your Subgrantee Contract/Agreement for Procurement requirements]

Where allowable, funds under OHCS state-funded programs can be used for the categories of acquisition and rehab/conversion (encompasses rehabilitation, renovation, and conversion), of emergency shelter and transitional housing for households who are homeless. Projects using targeted funds must ensure that funds exclusively serve the target population. Where the program requires, client eligibility applies. For OHCS-funded programs, acquisition of land must also include a building structure to be used. Acquisition of bare land is not an eligible use of funds.

Free Standing Temporary Shelter

Free-Standing Temporary Shelter (FSTS), also known as tiny homes and pallet shelters, are a type of alternative shelters allowed under the definition of Shelter Acquisition as an equipment purchase. This includes “new construction” of shelter. Prior OHCS approval of the purchase of FSTS is not the same as the OHCS Acquisition/Rehab/Renovation process. The process to receive approval for the purpose of Free- Standing Temporary Shelters is to complete a FSTS pre-approval application, located on the HSS Dashboard, which is targeted for different types of subgrantee contract/agreement. The application includes completing information on your purchase process, site location, amenities on site which is inclusive of utilities, waste management, food service, and public safety strategy, as well as your shelter operation plan. Funds used for the purchase of FSTS must be allocated to the acquisition category of your OHCS grant; however, ongoing operation of FSTS already placed in service may be allocated to the shelter operations category of your OHCS grant, if an allowable expense.

For information and instruction and a How To Guide on Building a Shelter Community, visit www.palletshelter.com.

Acquisition, Rehabilitation, Renovation or Conversion Instructions

A project description with allowable costs, and following grantee contract/agreement rules, must be provided to OHCS in the form and format requested, if needed, and activities for this purpose carry additional requirements as identified below: **Restrictive Use Period**

The Restrictive Use Period for the OHCS-funded acquisition, rehabilitation, conversion and/or renovation is dependent on use of funds and is 10 years for all acquisition. The Restrictive Use Period runs from December 31 of the year the first building in the Project is placed in service or until December 31, [Year of PIS + # of years appropriate for use], whichever is later. The project owner must agree to annually certify compliance with this requirement and submit that certification to OHCS at hss.acq.rehab@hcs.oregon.gov.

Rehabilitation and Renovation Minimum Period of Use		
	Use Requirement	Determining Criteria
Major Rehabilitation	10 years	Rehab costs exceed 75% of the value of the building before rehabilitation.
Conversion	10 years	Conversion costs exceed 75% of the value of the building after conversion.
Renovation, including rehab and conversion costs that do not meet 10 Year criteria.	3 years	Renovation costs are 75% or less of the value of the building before renovation.

Contracted Oversight

Architectural: All rehab, conversion or renovation concepts must be reviewed and approved by an architect of grantee’s choosing. For any rehab, conversion or renovation activity costing more than \$30,000, or if any internal or external doors, windows or walls will be added, removed, or moved, the project must hire an architect of record to develop the construction documents.

General Contractor: For any construction costing more than \$50,000 or involving three or more trade specialties, the project must hire a general contractor.

Period of Fund Availability

All project costs to be paid with OHCS funds must be incurred on or before the last day of the biennium in which the allocation was made.

Use of HMIS

Except for Domestic Violence victims, project owner will be required to enter data into an approved HMIS system for all persons assisted in an OHCS-funded shelter or transitional housing unit. Domestic Violence providers must collect client data in a database comparable but separate from the grantee's HMIS database and must report client-blind data to the subgrantee. Grantee must participate in OHCS's required data reporting process, complying with all information requests and reporting deadlines.

Procurement Requirements

Grantees must follow procurement requirements as outlined in the grantee contract/agreement.

OHCS Anti-Displacement and Relocation Assistance Policy

OHCS-funded acquisition should not cause the involuntary displacement of tenants. OHCS encourages subgrantees to pursue projects that will not permanently displace tenants. If applicable, Grantee will provide OHCS, submitted at hss.acq.rehab@hcs.oregon.gov, with a description of the relocation plan and whether existing residents will have opportunity to return to the facility, as well as any permanent relocation. Grantee's description shall include the kind of advance notice that will be given to affected tenants; and what funding the subgrantee will provide to assist persons being relocated. Grantee must comply with any laws addressing tenant protections and evictions.

OHCS Fiscal Monitoring

OHCS fiscal monitoring requirements for acquisition and/or rehab/construction projects are the same as fiscal monitoring of other costs incurred. Grantee must maintain a project file available for review during the monitor's visit or at the monitor's direct request.

Quarterly Progress Report

A standardized Quarterly Progress Report form must be submitted first, by the 10th day of the month following the month the project began and then quarterly thereafter, due by the 10th day the month following the quarter being reported. Reporting must begin for the month following the date of the first expense of OHCS funds is incurred and must continue quarterly until the

project can be reported “in use” (shelter) or “occupied” (housing). During all quarter when the grantee will be requesting funds from OHCS, the Quarterly Progress Report must include detail of the project work completed during that quarter and the percentage of completion achieved to date until the project is complete and placed into service. The Quarterly Progress Report form is available on the OHCS HSS Dashboard:

<https://app.smartsheet.com/b/publish?EQBCT=8a215621578a4f76ae98113d719d5e64>.

First Year Report

At the end of the first calendar year the project was placed in service, grantee will be asked to provide OHCS with a year-end narrative report describing the project and how it is being used in the community. The First Year Report form is available on the OHCS HSS Dashboard:

<https://app.smartsheet.com/b/publish?EQBCT=8a215621578a4f76ae98113d719d5e64>.

Annual Certificate of Continuing Program Compliance

A Certificate of Continuing Program Compliance will be required from the grantee for the previous year. Subgrantee will use the Certificate to confirm the operation of the project is in compliance with the restrictive use requirements. The Certificate form is available on the OHCS HSS Dashboard at:

<https://app.smartsheet.com/b/publish?EQBCT=8a215621578a4f76ae98113d719d5e64>.

Environmental Review

Grantee must complete the appropriate Environmental Assessment or Environmental Impact Statement. Such environmental review must be performed by the responsible entity. The responsible entity must be the unit of general local government within which the project is located that exercises land use responsibility Such review must be submitted to OHCS at:

hss.acq.rehab@hcs.oregon.gov.

Certificate of Occupancy

Grantee must submit a Certificate of Occupancy signed by their local jurisdiction upon completion of the project. The Certificate of Occupancy must be submitted to OHCS at:

hss.acq.rehab@hcs.oregon.gov.

Grantee’s Responsibilities for Subgrantees

OHCS will only fund the acquisition of property if that property will be owned by the grantee. OHCS will fund rehabilitation in a property owned by a grantee or a subgrantee of the grantee. OHCS will always allocate the OHCS funds to the grantee, not the subgrantee. All requirements of the grant agreements, program guidelines apply and the grantee will be held responsible to ensure all requirements are met by the subgrantee and its vendors. Subgrantees cannot own equipment purchased with OHCS funds. Any equipment must be owned by the grantee only and the purchase process must conform to grant agreement/contract procurement requirements.

Repurposing the Property

Grantee may determine the community's housing needs have changed and the current use of the property is no longer in high demand. The project owner may be allowed to repurpose the use of the property before the end of a restrictive use period by obtaining prior written approval from OHCS. The eligibility restrictions required by the original funding source must apply. To discuss repurposing, the grantee must contact the HSS program analyst.

Transferring Property Ownership

Within the Restrictive Use Period, the project owner may not transfer, sell, assign, bequeath, or dispose of any interest in the project to any person, entity or other assignee, without obtaining the prior written consent of OHCS. The proposed use of any monies gained from the transaction must be pre-approved in writing by OHCS.

Checklist of Steps to Follow

File review is the basis for OHCS monitoring. Subgrantee must keep a complete file of all project requirements for 6 years following the final year of the restrictive use period. Follow these steps to ensure you are in compliance with the rules and regulations for using OHCS for Acquisition, Rehabilitation, Renovation or Conversion:

- 1) Read through all these materials to ensure you understand the requirements that apply to your project and your responsibilities.
- 2) Before drawing your first request for funds, ensure that OHCS has received your first completed Quarterly Progress Report.
- 3) If required, ensure that the performance of an Environmental Review is complete and submitted to OHCS.
- 4) By the 10th day of the month following each month being reported until the project is placed into service, submit to OHCS a completed Quarterly Progress Report.
- 5) By the end of the first calendar year that the project is placed in service, submit to OHCS a completed First Year Report.
- 6) Upon completion of the project and prior to placing the project in service, submit to OHCS a completed Certificate of Occupancy.

- 7) By January 20th of each year after the project is placed into service and for the duration of the applicable restrictive use period, submit to OHCS a completed Annual Certificate of Continuing Program Compliance

(H) Capacity Building

Funds can be used for planning of programs by contracting with consultants and technical assistance experts to assist with the planning and creation of policies and processes for development.

Capacity Building allows the Tribes to work collaboratively with partners to provide wrap-around services, strengthen networks, and support a variety of services that will allow individuals and families to obtain and remain stably housed.

Allowable activities include but are not exclusive to:

- (1) Increase the number of shelter beds;
- (2) Expand partnerships and supports in the region;
- (3) Coordinate with stakeholders, initiatives, and partnerships;
- (4) Pay stipends to engage and obtain feedback from people with lived experience;
- (5) Landlord incentives and engagement;
- (6) Landlord outreach.

(I) Data Collection

Funds may be used to support staff and related costs necessary to collect and report shelter bed nights, client services, client demographic data, performance outcomes and other reporting requirements. Eligible data collection costs include, but are not exclusive to:

- (1) HMIS licenses;
- (2) Data entry;
- (3) Equipment upgrade;
- (4) Network systems upgrade (it is recommended that systems be networked); and
- (5) Staff training.

(J) Determining Duration and Amount of Assistance Provided

Excluding rent arrears, the amount of assistance provided must be the least amount needed to stabilize clients in their permanent housing. Grantees and subgrantee have the discretion to further set a maximum number of months that a client may receive assistance and the maximum dollar amount of assistance. The process for determining such conditions must be applied consistently for all households, incorporated into the grantee's and subgrantee's policies and procedures and communicated in advance to eligible clients.

(J) Gift Cards

Gift cards given to eligible clients for the purpose of purchasing items in support of the client's housing goals is allowable provided that adequate documentation exists to support the expense and there are established policies and procedure in place to address the process. The cost must be allocable, within program guidelines and must adhere to internal controls (OMB 200.403, 200.303, to the extent applicable if the Grant Funds consisted of federal funds, notwithstanding that the Grant Funds do not consist of federal funds). Procurement policies must be followed for the purchase of gift cards. Gift cards must be purchased and issued to clients within the same grant period. For any gift cards that are not issued within the same grant period in which they were purchased, grantees must submit a negative request for funds for the grant period in which the gift card was purchased totaling the amount of the unissued gift cards.

Grantees must receive prior written approval and identify:

- (1) Dollar amount limitation;
- (2) Intent of use (why a gift card versus other funding or other payment format);
- (3) Connection to housing stability (how housing goals are supported by the provision of gift cards);
- (4) Oversight/approval (how oversight is performed; approval process); and
- (5) Proper tracking processes to include inventory management and security of gift cards.

Under Client Direct Services, gift cards may be used when:

- (1) Grantee has received prior written approval of their gift card policy from OHCS and;
- (2) Issuance of a gift card is in the context of an action plan or goal designed to increase housing stability or meet other essential needs;
- (3) Issuance of a gift card is not for any purpose prohibited by OMB 200.403, 200.303, Federal, State, County or other program rules and regulations (such federal rules and regulations applicable to the extent they would apply if the Grant Funds consisted of federal funds, notwithstanding that the Grant Funds do not consist of federal funds);
- (4) Grantees and subgrantees maintain complete records and accounting of gift cards;
- (5) Clients are provided a copy of the agency gift card policy; and
- (6) Clients sign the gift card policy acknowledging they understand the gift card policy and acknowledge the receipt of the gift card.

6. Financial Management

(A) Administrative Costs (Direct and Indirect)

There is an expectation that administrative funds will be shared with subgrantees commensurate to the services provided through the program by subgrantees.

(B) Use of OPUS

The OPUS System is a web-based centralized data system designed to meet business processing needs. Grantee staff must complete training before being authorized to use the fiscal operations program of OPUS. Training can be provided by the Fiscal Grant Specialist at OHCS.

OHCS maintains an OPUS Manual and OPUS Help Desk. Staff can be reached at:

Email: opushelp@oregon.gov

Ph: (503) 986-2099

Toll Free: (800) 453-5511 Option 6

(C) Request for Funding Documentation

Grantees must retain supporting documentation of all costs charged to the applicable grant and be able to provide evidence that grant funds were spent on allowable costs. When grantee submits a Request for Funds (RFF) on OPUS, they are required to download documentation of the costs for which they are requesting payment. Any RFF submitted without accompanying documentation or with insufficient documentation will be returned to the grantee with instructions to provide additional information.

(D) Budget Change Requests and Project Amendments

Changes in a grantee's scope of work may necessitate the submission of a budget change request. All budget changes require OHCS written approval by submitting a Budget Change Request form electronically to: mga.fiscal@oregon.gov.

At the discretion of OHCS, additional information or a Project Amendment Request form may be required for a budget change request.

Project Amendments are required when there is a shift in program delivery and/or scope of work. All Project Amendments require OHCS written approval by submitting a request through the appropriate Smartsheet form.

Grantees must notify, within 30 days, and receive written approval from OHCS when adding subgrantees. Notification and approval normally occurs during the Tribal funding application process; however, if changes are made outside of the application, grantees must notify OHCS and obtain approval by submitting an Project Amendment Request through the appropriate Smartsheet form.

(E) Funds Spend Down

Grantees are expected to fully obligate or expend grant funds during each funding cycle in accordance with OHCS policy. OHCS will review grantee's grant spending in accordance with Grant Agreement and OHCS policy. Contact your OHCS Program Analyst for any questions

regarding your expenditure of funds. Grantees can request an advance of funding for approved budget items. The policy can be found at <https://www.oregon.gov/ohcs/for-providers/Documents/manuals/Advance-Funds-Req.pdf>.

(F) Procurement

Purchases of equipment or property are subject to additional provisions and requirements as stated in the Grant Agreement Standard Terms and Conditions and Special Provisions exhibits. Fixed assets include computer equipment, electronic equipment, photography equipment, hand tools and other items. Title to all equipment purchased in whole or part with OHCS funds must be in the name and possession of the grantee. Grantee shall prohibit its subgrantees from using OHCS funds to purchase equipment. Disposal of any item having an original cost of more than \$5,000, and which is currently valued above \$5,000, requires prior OHCS written consent. Property and equipment purchased with OHCS grants shall not be used for collateral or to secure financing.

Purchasing contracted services should only occur when the skills, knowledge and resources are not available within grantee's organization or is unable to complete the work within require time limitations. A contractor must be registered to do business in Oregon and have necessary credentials of expertise. Grantee is expected to obtain multiple bids or pricing. If using a sole source contract, grantee must have written documentation to explain why they were not able to obtain more options.

7. Data Requirements

(A) Data Entry

Grantees and their subgrantees are required to enter client and service data into the Service Point Homeless Management Information System (HMIS), except for data of victims of domestic violence clients, which must be entered into a comparable database that meets HMIS standards. Projects serving survivors of domestic violence where the operator is not a victim services provider are required to enter data in their HMIS. Grantees and subgrantees are responsible for acquiring and documenting informed written consent from program participants and protecting program participant's confidentiality.

Additional guides and assistance with HMIS data entry, data quality and reporting may be found on our website at: <https://www.oregon.gov/ohcs/for-providers/Pages/hmis.aspx>.

(B) Data Timeliness

Timely and accurate data entry is critical to ensuring meaningful data analysis and reporting. Therefore, it is recommended that grantees and subgrantees enter data within three business days.

(C) Data Entry Requirements for Shelters

Emergency or transitional shelters, day or mass shelters, or hotel/motel vouchers are required to collect data and report outcomes using the Entry/Exit method of data collection.

Regardless of the method used to track shelter use, grantees and subgrantees must be able to determine who and how many people were served by a shelter or shelter type for any given night, based on HMIS data.

(D) Required Data Elements

HMIS Universal and OHCS-required Data Elements that must be collected for ALL programs include, but are not limited to:

1. Name
2. Social Security Number
3. Date of Birth
4. Race/Race Additional
5. Ethnicity
6. Gender
7. Veteran Status
8. Disabling Condition
9. Current Living Situation
10. Prior Living Situation
11. Project Start Date
12. Project Exit Date
13. Destination
14. Relationship to Head of Household
15. Client Location
16. Current County of Residence
17. Domestic Violence Victim/Survivor

Additional Elements collected on Transitional Housing, Rapid Re-Housing and Homelessness Prevention

18. Income and Sources
19. Non-Cash Benefits
20. Health Insurance
21. Disability Type
22. Percent of AMI
23. Housing Move-In Date
24. Direct Service Costs (monthly rent payment)

(E) Referral Tracking

Grantees and their subgrantees are encouraged to track referrals made to resources in the community via HMIS. The HMIS Referral report provides a count of referrals made from grantees and subgrantees to outside organizations.

Specific referrals that can be tracked in HMIS are:

	Service Code	Description
	BH	Housing/Shelter
	H	Education
	L	Health Care
	N	Income Support and Employment
	ND	Employment
	P	Individual and Family Life
	R	Mental Health and Substance Use Disorder Services

OHCS or the Local System Administrator can create this referral process in HMIS. HMIS Users can then “Refer” participants to other services in the community via a referral in HMIS. Contact OHCS if additional assistance is needed for this HMIS referral tracking.

(F) Comparable Database

Victim service providers are prohibited from entering data in HMIS; however, they are required to maintain comparable databases which provide aggregate information and data consistent with HMIS data collection requirements.

Comparable Databases must have the following characteristics:

- The victim service provider controls who can access and see client information;
- Access to the database is carefully controlled by the victim service provider;
- Meets the standards for security, data quality, and privacy of the HMIS within the Continuum of Care. The Comparable Database may use more stringent standards than the Continuum of Care’s HMIS;
- Complies with all HUD-required technical specifications and data fields listed in HMIS;
- Be programmed to collect data with the most up-to-date HMIS Data Standards;
- Have the functionality necessary to de-duplicate client records within each system in order to provide an aggregate and unduplicated count of clients by project type;
- Be able to generate all reports required by federal and state partners, for example, the HUD-CoC APR, HUD-ESG CAPER and the OHCS Participant Demographic Report; and
- Data fields that can be modified and customized by the victim service provider to benefit clients.

Additionally, individual survivor data must be routinely destroyed as soon as the program no longer needs it to provide client services or to satisfy grant/legal requirements. Victim service providers may suppress aggregate data on specific client characteristics if the characteristics would be personally identifying. Finally, the program's contract with the database vendor should include binding agreements to ensure security of and program control over client data.

(G) Reporting Requirements

Grantees are required to submit quarterly program reports by the 20th of the month following the end of each quarter in accordance with OHCS Grant Agreement directives for content and format. Grantees are required to submit an annual report within the timeframe set by OHCS. At the discretion of OHCS, other reports may be required when deemed necessary to provide program utilization and performance information. Subgrantee reporting to grantee must occur timely, so that grantees can meet the required deadline for reports to OHCS. Assistance with HMIS data entry, data quality and reporting may be found on our website at: <https://www.oregon.gov/ohcs/Pages/bestpractices-hmis.aspx>

8. Records Requirements

(A) Case Files

Documentation of client eligibility and services received must be maintained in client case files (paper or electronically). Documentation for applicants found to be ineligible for assistance or for clients who are no longer eligible to receive assistance is required and will include the client's request for assistance, why they are ineligible and how it was communicated to the applicant. Ineligible clients do not need to be entered into HMIS unless the use of HMIS is a part of the grantee or subgrantee's intake/assessment process.

Drop-in or mass shelter facilities that provide bed nights and no case management must maintain sign-in attendance documentation that includes shelter resident self-certification of their homeless status. All other shelter provisions, including issuance of hotel/motel vouchers, require that client eligibility documentation be maintained in the client file.

File documentation will be the basis of OHCS monitoring to ensure grantee and subgrantee is in compliance with program requirements and regulations. OHCS recommends that grantees and subgrantees use a client file checklist to ensure adequate documentation of case files. Sample forms are available on the OHCS website.

(B) Records Access

Grantees and their subgrantees organizations are required to permit OHCS, the Oregon Secretary of State's Office, the federal government, and the duly authorized representatives of such entities access to, and the right to copy, all program client and fiscal records for such purposes as research, data collection, evaluations, monitoring, and

auditing. At the sole discretion of OHCS, access to records shall include the removing of records from the grantees' and subgrantees' office.

(C) Records Retention

Grantees and subgrantees shall retain all program records pertinent to client services and expenditures incurred under the program in a manner consistent with the requirements of state and federal law. This includes, but is not limited to, those requirements listed in Administrative Rule, Operations Manual and Special Schedules. Find the OHCS Special Schedule at the Oregon State Archives:

https://sos.oregon.gov/archives/Pages/state_admin_schedules.aspx.

Find the State Agency General Records Retention Schedules at the Oregon State Archives:

https://sos.oregon.gov/archives/Pages/records_retention_schedule.aspx.

Grantees and subgrantees shall retain and keep accessible all such fiscal and program records, client records, digital and electronic records, books, documents, papers, plans, and writings for a minimum of (6) six years, or such longer period as may be required by applicable law, whichever date is later, following final payment and termination of funding, or until the conclusion of any audit, controversy or litigation arising out of, or relating to the funding, whichever date is later.

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9. Definitions

- A. Case Management Expense is inclusive of
- Intake and assessment, including time spent assessing a household, whether or not the household is determined eligible;
 - Direct client services includes developing an individualized housing and service plan, monitoring and evaluating household progress, identifying creative and immediate housing solutions outside of the traditional homeless service system (diversion), and ensuring that households' rights are protected;
 - Services that increase access to the income supports of disability benefits programs administered by the Social Security Administration for eligible adults who are experiencing or at risk of homelessness and have a serious mental illness, medical impairment, and/or a co-occurring substance use disorder (i.e., SOAR or similar style services);
 - Services for clients entering into or are in permanent supportive housing and need assistance to stabilize;
 - Placement services includes services or activities designed to assist households in locating, obtaining, and retaining suitable housing, tenant counseling, assisting households to understand leases, inspections, securing utilities, making moving arrangements, and representative payee services concerning rent and utilities;
 - Mediation and outreach to property owners/landlords related to locating or retaining housing;
 - Outreach services;
 - Connecting clients to resources;
 - General liability insurance and automobile insurance;
 - Training; and
 - Salary, benefits of staff performing case management services.
- B. Client Direct Services are the provision of goods or payments of expenses not included in other allowable expense categories, which directly help a household to obtain or maintain permanent housing or meet essential household needs, as documented in the client service or housing plan. Consumer debt payments are not allowed as a client direct service. Prior approval by the case manager's supervisor is required before goods or payments are delivered.
- C. Code of Conduct Agreements may be required by any type of shelter facility. A Code of Conduct Agreement may be required that clients adhere to the shelter facility's rules and expectations of behavior and may be signed by the client. Code of Conduct Agreements are not the same as Occupancy/Lease/Rental Agreements.
- D. Emergency Shelter means a facility whose primary purpose is to provide temporary shelter to homeless households or specific populations of the homeless and which do not require

occupants to sign leases or occupancy agreements. Emergency shelters types may include, but are not limited to:

- **Low-Barrier Shelters:** Shelters with limited entry requirements that enable people, who otherwise may not be willing or able to access shelter services, to be off the streets. Low barrier shelters may not expect residents to abstain from using alcohol or other drugs, or from carrying on with street activities while living on-site, so long as they do not engage in these activities in common areas of the house and are respectful of other tenants and staff. Low barrier shelters may allow pets, allow couples to stay together, and may provide secure storage space for personal item. Low-barrier shelters are a state priority and should be implemented whenever feasible.
- **High Barrier Shelters:** Shelters where residents must meet specific entry requirements such as passing a sobriety/drug or alcohol test, criminal background check, allow belongings to be searched, have a specific level of income, participate in program activities, etc.
- **No-Barrier Shelter:** shelters where residents are not required to meet any specific entry requirements.
- **Abstinence-Based or Dry Shelter:** Shelters where residents are not allowed to drink alcohol or use other drugs while in tenancy. Residents are expected to be "clean" before moving in and actively working on their recovery while living there and may be discharged from the program if they refuse treatment for a relapse.
- **Wet Shelters:** Shelters where residents are not expected to abstain from using alcohol and other drugs, and where entering a rehabilitation program is not a requirement. Residents have access to recovery services and get to decide if and when they use these services.
- **Damp Shelters:** Shelters where residents do not need to be "clean" when entering the program but are expected to be actively working on recovery from substance use problems.
- **Day Shelters:** Temporary daytime accommodations and services for individuals and families who meet the definition of literally homeless as described under Client Eligibility and are sleeping on the streets, lack a fixed, regular and adequate nighttime shelter and/or are living in an emergency shelter.
- **Emerging Models of Shelter** may include "sleeping pods", "conestoga huts", "sanctioned rest stops" or "sanctioned camping areas", etc.
- **Warming Shelters** are a short-term, emergency shelter that operates when temperatures or a combination of precipitation, wind chill, wind and temperature become dangerously inclement. Their paramount purpose is the prevention of death and injury from exposure to the elements.
- **Transitional Shelters:** Emergency shelter projects with a primary purpose to provide temporary or transitional shelter and essential services to all eligible clients in general and/or for specific populations of the homeless. Some transitional shelter programs have a comprehensive service focus and participants may stay for a period of time based on client

need. Transitional shelters are different from transitional housing, as they do not require an occupancy/rental/lease agreement. Transitional shelters may require a code of conduct agreement.

- Mass Shelters: High volume, high turnover emergency shelters where multiple individuals and/or family households sleep.
 - Hotel/Motel Vouchers used as emergency shelter in those areas and times when no emergency shelter is available.
 - Vehicular Shelters: Vehicular shelters provide clients with a place to park their vehicle that is secure and free from ticketing, where they have access to garbage and sanitation services, onsite management that ensures the safety of participants, site cleanliness and adherence to site rules. Participants in vehicular shelters are provided access to client services.
- E. Essential Components of Service Delivery are included in the Operational Standards. They are the use of Housing First, maximizing participation in Coordinated Entry, ensuring availability of Low-Barrier Shelters in the community, incorporating the Lived Experiences of Homelessness into program design and implements and ensuring service provision has components for Equity and Racial Justice.
- F. Housing First is an approach to quickly and successfully connect individuals and families experiencing homelessness to permanent housing without preconditions and barriers to entry, such as sobriety, treatment or service participation requirements.
- G. Occupancy/Lease/Rental Agreements are used for temporary or permanent housing, which includes Transitional Housing. Occupancy/Lease/Rental Agreements are not the same as a Code of Conduct Agreement.
- H. Pet Deposit means a security deposit required by a landlord in order to house an individual or family. Pet deposits are limited to one pet. Pet deposit does not include monthly pet rent or repayment of any damages by a pet exceeding the pet deposit. Other sources of funding must be deferred to first and pet deposit assistance is only eligible when other sources of funds cannot be obtained and providing a pet deposit is necessary, and documented in the client file, to ensure stability in housing.
- I. Priority Population means persons that the grantee/subgrantee has determined as having the greatest need and will receive services first (such as veterans and homeless families with children). (For example, for the purposes of HSP, TANF clients are a priority as required by the federal funds.)
- J. Rent arrearage means past due rent owed to a current landlord. Payment of arrears is restricted to 6 months past due rent, per calendar year. Grantees and subgrantees have the discretion to limit payments for rent arrearage. Arrears may also include other rental related expenses incurred such as filing fees, property damage, court fees or lease break fees to a

previous landlord (or collection agency) when being required by a prospective landlord., with a case manager’s supervisor’s approval. There must be documented evidence from the prospective landlord that payment of the arrears is necessary for the participant to obtain permanent housing and maintain stability in that housing and a unit must be lined up and available for the client’s occupancy if such arrears are to be paid.

- K. “Snapshot” Method means the process of determining the estimated annual income that uses a “snapshot” of the household income at the time of application. It does not rely on a specific period of time in the past to determine the annual income amount. The method is best used when a household’s income has recently changed drastically or when income tends to be very volatile.
- L. Target Population means persons a grantee/subgrantee wishes to reach out to who are under-represented in their service population.
- M. Transportation Payments may include bus/train passes, fuel vouchers, vehicle insurance payments or vehicle repair. Payments that allow clients to use public transportation are the highest priority; however, case managers have the discretion to provide payments for private transportation. Case managers must document why private transportation options are preferred over public transportation options and that the expense will lead to the stabilization of housing. Car repairs for a vehicle not owned by an individual in the household are not allowed and client must have a valid driver’s license.
- N. Utility arrearage assistance is past due utilities and can only be provided when there is documented evidence of a utility bill in the participant’s name. If arrears are owed to a previous utility company or to a collection agency, these arrears may be paid, but only when there is documented evidence that payment of the arrears is necessary for the participant to obtain utility service and payment of utility assistance is in the context of, and documented in, an action plan or goal designed to increase housing stability.
- O. Veteran means a person who:
 - Served on active duty with the Armed Forces of the United States:
 - o For a period of more than 90 consecutive days beginning on or before January 31, 1955, and was discharged or released under honorable conditions;
 - o For a period of more than 178 consecutive days beginning after January 31, 1955, and was discharged or released from active duty under honorable conditions;
 - o For 178 days or less and was discharged or released from active duty under honorable conditions because of a service-connected disability;
 - o For 178 days or less and was discharged or released from active duty under honorable conditions and has a disability rating from the United States Department of Veterans Affairs; or o For at least one day in a combat zone and was discharged or released from active duty under honorable conditions;

- Received a combat or campaign ribbon or an expeditionary medal for service in the Armed Forces of the United States and was discharged or released from active duty under honorable conditions; or
- Is receiving a nonservice-connected pension from the United States Department of Veterans Affairs.

Appendix A – Maintenance/Rehab Activities

EXAMPLES OF MAINTENANCE ACTIVITIES vs. REHABILITATION ACTIVITIES FOR ENVIRONMENTAL REVIEW PURPOSES

Feature or System	Maintenance Activities ⁴	Rehabilitation Activities ⁵
Site	<ul style="list-style-type: none"> • lawn care (litter pickup, mowing, raking), trimming trees and shrubs • snow/ice removal • neighborhood cleanup • application of pavement sealants, parking lot restriping, directional signage or marking for handicapped accessibility • repair of cracked or broken sidewalks 	<ul style="list-style-type: none"> • new landscaping throughout an area • construction of new walkways, driveways or parking areas, or replacement thereof
Building Exterior	<ul style="list-style-type: none"> • cleaning and fixing gutters and downspouts • repainting previously painted surfaces (including limited wet scraping and low-pressure washing) • replacing deteriorated section of siding • removal of graffiti 	<ul style="list-style-type: none"> • cleaning masonry or stripping painted surfaces by sandblasting, acid wash, or high pressure washing • applying new exterior siding
Roof	<ul style="list-style-type: none"> • fixing leaks • application of waterproof coating to a flat roof • replacement of deteriorated flashing • in-kind replacement of loose or missing shingles or tiles 	<ul style="list-style-type: none"> • complete replacement of roof with new shingles, tiles, roll roofing, membrane, or new metal roof • installation of solar panels
Windows and Doors	<ul style="list-style-type: none"> • washing windows • caulking, weather stripping, re-glazing windows and doors • fixing broken windowpane(s), storm window(s) or damaged entry door • replacing broken door lock • replacing a vandalized entry door to restore security of a building or unit • replacing a single severely damaged window to match • annual switch out of storm and screen panels 	<ul style="list-style-type: none"> • replacement of windows • replacement of exterior doors • adding storm windows or storm doors
Interior Walls and Ceilings	<ul style="list-style-type: none"> • patching or mending cracked plaster • patching or fixing holes or cracks in drywall • replacing stained ceiling tiles • painting or wallpapering 	<ul style="list-style-type: none"> • installation of new drywall or paneling • installation of new acoustical ceiling • installation of dropped ceilings
Flooring	<ul style="list-style-type: none"> • cleaning floors • stripping wooden floors and resealing • installation or replacement of carpeting or vinyl flooring* 	<ul style="list-style-type: none"> • installation of new wood floor

* These maintenance items may require purchase of flood insurance if they occur in a Special Flood Hazard Area (SFHA), and costs exceed the standard deductible for the specific type of structure or unit under the National Flood Insurance Program (NFIP).

Feature or System	Maintenance Activities ⁴	Rehabilitation Activities ⁵
Circulation	<ul style="list-style-type: none"> • in-kind replacement of broken stair treads or balusters • inspection and servicing of elevators 	<ul style="list-style-type: none"> • rebuilding stair or constructing new stair • installation of new access ramp • elevator replacement
Kitchen	<ul style="list-style-type: none"> • replacement of stoves, refrigerators, and microwaves* • replacing cabinet hardware* 	<ul style="list-style-type: none"> • complete or substantial kitchen remodel
Bathroom/Laundry	<ul style="list-style-type: none"> • unclogging sink or toilet • replacing deteriorated toilet in an occupied housing unit* • replacing broken medicine cabinet* • replacing washing machines and dryers* • installation of grab bars 	<ul style="list-style-type: none"> • complete or substantial bathroom remodel
HVAC	<ul style="list-style-type: none"> • servicing and maintenance of mechanical systems • changing air filters • cleaning air ducts • installing or replacing a window air conditioner • replacing a malfunctioning part of a HVAC system like a thermostat * 	<ul style="list-style-type: none"> • installation of new furnace or heat distribution system • installation of central air conditioning
Electrical/Lighting	<ul style="list-style-type: none"> • changing light bulbs • replacing malfunctioning light fixture, electrical switch or outlet* 	<ul style="list-style-type: none"> • major rewiring of building • installation of new electrical service • replacing or moving electrical panels
Plumbing	<ul style="list-style-type: none"> • fixing plumbing leaks* • repairing damage from frozen pipes* • repairing water or sewer connection within existing utility trench alignment • replacing malfunctioning water heater* 	<ul style="list-style-type: none"> • installation of new plumbing system • new water or sewer connection
Security	<ul style="list-style-type: none"> • repair of security alarm systems • boarding up a vacant building with protective plywood • installation of temporary security fencing • installation of security devices needed for an individual health facility patient 	<ul style="list-style-type: none"> • installation of permanent security bollards • installation of new security alarm system
Life Safety	<ul style="list-style-type: none"> • servicing smoke, fire and CO2 detectors • installation of smoke, fire and CO2 detectors 	<ul style="list-style-type: none"> • making substantial physical changes to a building to comply with fire and life safety codes • installing fire suppression system
Pest Infestation	<ul style="list-style-type: none"> • pest inspection/treatment 	

⁴ Categorically Excluded from NEPA and not subject to the related authorities listed in 24 CFR 50.4 and 58.5, unless Extraordinary Circumstances apply pursuant to 24 CFR 50.19(a) or 58.35(c).

⁵ Generally Categorical Excluded from NEPA and generally require review under related authorities listed in 24 CFR 50.4 and 58.5, but an RE or HUD reviewer may make a determination that an Environmental Assessment or Environmental Impact Statement is required due to individual project circumstances.