



REQUEST FOR PROPOSALS

Outside Building Artwork for Bridges on Broadway

Issue Date: April 23rd, 2026

Due Date: May 19th, 2026

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Homes for Good
100 West 13th Avenue
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Document Availability: Electronic copy of the RFP and all associated documents will be available on the Homes for Good web site (www.homesforgood.org) beginning April 23rd, 2026

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

Overview

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

Homes for Good currently has 168 units actively under construction and has added 284 units of Affordable Housing to our community since 2019.

The Art Initiative

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

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



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

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

The initiative started in 2020 with the Market District Commons, a 50-unit affordable housing development that serves veterans and low-income workforce. This process began with a Request for Proposals (RFP) that was put out for art in the common areas of the building. The RFP was structured with preferences for local artists, members of the BIPOC community, former and/or current residents, and people with low-incomes as defined by HUD, as it is a priority for Homes for Good to ensure diversity and representation of the artists that were selected.

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

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

Most Recently in 2022, an RFP went out for art at The Nel, a 45-unit permanent supportive housing development dedicated to housing vulnerable homeless populations in downtown Eugene.

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



Bridges on Broadway



Located at 599 East Broadway in Eugene, Oregon Bridges on Broadway is the evolution of the Lane County's Project Turnkey, which had provided temporary housing for people who lost their homes to recent wildfires. Homes for Good Housing Agency and Lane County converted the former 50-room Red Lion Hotel into a 57-unit Permanent Supportive Housing (PSH) apartment community serving people experiencing chronic homelessness. Homes for Good will provide Project Based Vouchers, and Lane County will refer vulnerable people experiencing homelessness from the Coordinated Entry waitlist to Bridges on Broadway. Based on Homes for Good's experience operating the temporary shelter at this facility, the team will continue to operate Bridges on Broadway as a PSH community, providing both property management and supportive services.

The former Hotel was purchased by Lane County with a grant from the Oregon Community Foundation. The project was awarded PSH funding from OHCS in Summer 2023, and construction began in Summer 2024, and residents started moving in, in October 2025.

Homes for Good intends to select artists (individuals or groups of artists) to create artwork for the outside south facing corner wall of the building. The intention is to engage residents and involve them in the process of either creating the art or contributing to the design of the artwork. We are seeking an artist who will work closely with residents in a thoughtful, inclusive, and trauma-informed process to develop mural-style artwork that reflects the community's voice and lived experience. Proposals should include a clear outline of how the artist will engage residents in meaningful ways throughout the design process, including how they will create a welcoming, respectful, and supportive environment for participation.

Trauma-informed public art in housing communities combines two powerful tools for healing: stable, dignified housing and creative expression shaped by residents themselves. When done well, it can help counter the historic harms of housing systems, reduce re-traumatization, and foster pride, belonging, and resilience among residents and staff.



Trauma-Informed Design

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

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

Art chosen for space should be informed by guidelines from <https://homelessstrategy.com/the-increasing-need-for-trauma-informed-care-shelters/> or other trauma-informed design resources. These include but are not limited to the following:

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

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

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

Originality and Artist Credit

We welcome proposals that reflect an artist's original vision and creative process. Artists may collaborate with residents to inform the concept, imagery, or themes of the work, and the final proposal should clearly describe how that collaboration will shape the project.

The final artwork must be newly developed for this opportunity or, if adapted from prior work, must be properly licensed or owned by the artist and suitable for this site. Artwork may be signed by the artist or artist team, and Homes for Good will ask that submissions clearly identify the artist(s) responsible for the design and fabrication of the work.

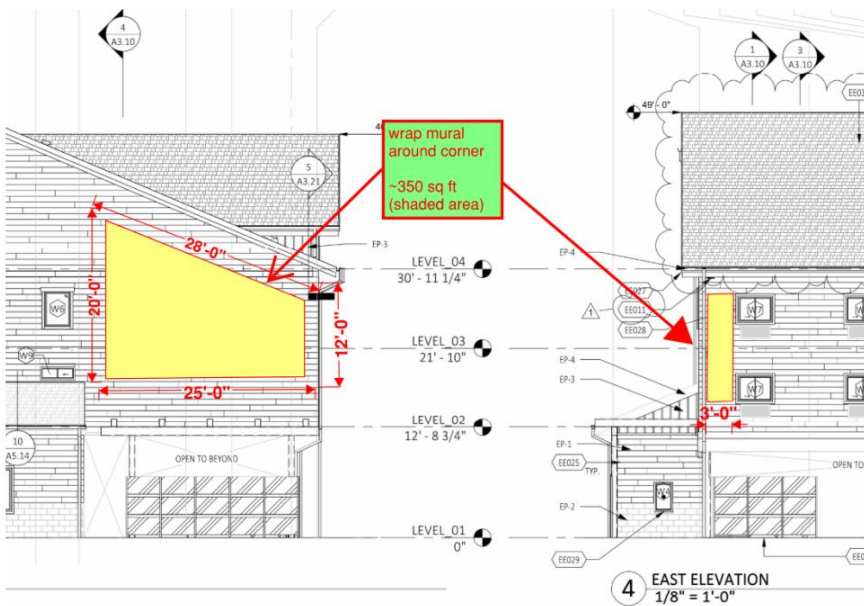
Available Spaces & Compensation

Location: Bridges on Broadway 599 East Broadway, Eugene, OR 97401



We have identified the East Broadway Street south facing wall and corner (to be included if desired) as potential location for the outdoor mural style art.

Size of the area available for art



Homes for Good will make final determinations based on overall budgets. Please provide the suggested dimensions within your proposal.

Stipends are estimated to be: \$ 12,000.00 – (Twelve thousand dollars).



Pricing and Installation Costs

Proposal pricing should include all costs associated with designing, fabricating, delivering, and installing the artwork. This includes, but is not limited to, artist fees, materials, fabrication, shipping, travel, insurance, and any equipment or access needs required for installation, such as scaffolding, boom lifts, scissor lifts, or similar lifts. Artists should also include any additional costs related to site access, safety, and installation support so that the proposal reflects the full project cost.

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

Proposal Requirements

Cover Sheet

The proposal must include a completed cover sheet provided as an attachment to this RFP. The completed cover sheet must be signed by the applicant submitting the proposal.

Letter of Interest

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

Sketches and Renderings

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

Portfolio

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

Considerations

Each proposal will be considered separately. Homes for Good employees are allowed to submit RFPs so long as they are not on the selection committee. Names of artists will be removed on proposals before they are given to the selection committee to limit bias.

All electronic submittals should be labeled to match the requirements of the "Proposal Content" section. All materials shall be in 8.5" x 11" format. A single PDF is preferred, although multiple files will be accepted.

Accepted Media

Homes for Good will accept proposals in digital file format only. Submissions may include mural concepts, two-dimensional artwork, and non-traditional public art approaches such as sculpture, relief, or metal elements integrated with or attached to the building, provided they can be safely installed and maintained in an active residential setting. Proposed works must account for residents and service users occupying the space during installation and throughout the life of the artwork. The proposals should include durable materials in outdoor weather and ability to be cleaned easily. Proposals should clearly describe the medium, scale, installation method, materials, maintenance needs, and any structural or engineering requirements. Submissions such as performance art, untreated organic materials, overly fragile materials, or work deemed unsafe for display or installation will not be accepted.



Originality and Artist Credit

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

Submission of Proposals

To facilitate evaluation, a copy of the entire proposal must be received at the email address below no later than 11:59PM PST on Tuesday, May 19th, 2026. Late submittals will not be accepted.

Ela Kubok, Deputy Director
Ekubok@homesforgood.org

Please minimize file size to allow for a single electronic submission. Only emailed proposals will be accepted. A confirmation receipt will be emailed within one business day. If you do not receive an email confirmation within one business day, please reach out to ensure your submission was accepted and received.

Evaluation Criteria

Proposals will be evaluated based on the following criteria:

Category	Points
Preference Points (outlined below)	25
Trauma Informed Design Approach	25
Quality of Proposal	20
Use of Space and Composition	15
Plan for Engaging with Residents	15
Creativity and Originality	10
Total Points Available	100

Selection Process

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

The determination of the criteria and process whereby proposals are evaluated, the decision as to who shall receive a contract award, or whether or not an award shall ever be made, shall be at the sole and absolute discretion of Homes for Good. Homes for Good may at any time request clarifications and supplemental information from any respondent after receipt of proposals. Additionally, Homes for Good may enter into a contract for all or a portion of the planned developments, at the discretion of the agency.

Preference Points

Homes for Good has established preference points within the scoring criteria to help provide opportunities to communities of color, low-income people, and members of our community. Preference points are individually declared and are awarded based on the individual categorical criteria. Applicants may receive preference points for all, some, or no categories. There is a total of 25 preference points available.

BIPOC Preference

In 2019, Homes for Good started significant agency wide work in increasing Access and Opportunities to our Community. The Homes for Good selection committee for this RFP will award (10) preference points to artists (or groups of artists) who identify as Black, Indigenous, or People of Color (BIPOC).



Resident/Program Participant Preference

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

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

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

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

1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
\$51,350	\$58,700	\$66,050	\$73,350	\$79,250	\$85,100	\$91,000	\$96,850

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

Residency Preference

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

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

Schedule

Task	Date
RFP Issue Date	Thursday, April 23rd, 2026
Pre-bid Conference Walk Through	Thursday, May 7th at 2.30pm onsite
Proposals Due	Tuesday, May 19th, 2026
Committee Evaluation	Week of May 26th
Interviews (if necessary)	End of May 2026
Final Selection of Artist(s) and Notification	By June 1st, 2026
Artwork Installation	Approximately August 2026

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



Pre-bid Conference Walk Through

Homes for Good will host a Pre-bid Conference Walk-Through of the site on **Thursday, May 7th, 2026, from 2.30pm-3.30pm PT at 599 East Broadway Eugene, OR 97401**. Parking is limited onsite. This will be a time that artists will be able to walk through the site to see the space in person before bid submission. RSVPs are not required, but if you plan on attending, you can RSVP by emailing ekubok@homesforgood.org

Notifications

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

Updates to the RFP

In the event there are changes or clarifications to this RFP, Homes for Good will issue an addendum. Addenda will only be sent to those parties who have specifically requested in writing to be notified of addenda. It is the responsibility of respondents to ensure that all addenda issued by Homes for Good have been received. Addenda will be published to interested parties who send an email request to Ela Kubok at ekubok@homesforgood.org with the subject line: Bridges on Broadway Artwork RFP Updates.

Proposal Clarity

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

Reservation of Rights

Homes for Good reserves the right to:

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

Contract Requirements

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

Withdrawal of Proposals

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

Collusion

By submitting a proposal, each Proposer represents and warrants that its proposal is genuine and not a sham or collusive or made in the interest of or on behalf of any person not named therein; that the Proposer has not directly induced or solicited any other person to submit a sham proposal or any other person to refrain from submitting a proposal; and that the Proposer has not in any manner sought collusion to secure any improper advantage over any other person submitting a proposal.

Regulations



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



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

Public Record

All documents submitted to Homes for Good shall become public records, subject to disclosure, unless otherwise protected pursuant to the Oregon Public Records Law. Because only emailed submissions will be accepted for this RFP, there will be no physical artwork accepted nor returned. For artwork that is not selected, artists will retain rights to their designs.

Ownership

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

Equal Opportunity Employer

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



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Attachment I: Coversheet

Artist Info

Artists Name(s): _____

Phone Number: _____ Email: _____

Address: _____

Preference Points Self Identification

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

- Black, Indigenous, or Person of Color (BIPOC)
- Lane County Resident
- Current Program Participant/Resident **OR** income at or below 80% AMI
- Past Program Participant/Resident
- Section 3 Business

Applicants Signature _____