

To request translation or disability-related accommodations, please contact us at **hcddadmin@clackamas.us | 971-442-3954.**

Si quiere solicitar servicios de traducción o adaptaciones para la discapacidad, contáctenos en/al **hcddadmin@clackamas.us | 971-442-3954.**

Чтобы запросить перевод или приспособления, связанные с инвалидностью, пожалуйста, свяжитесь с нами по: **hcddadmin@clackamas.us | 971-442-3954.**

Щоб попросити переклад або спеціальні послуги для осіб з особливими потребами, зверніться до нас, скориставшись такими контактними даними: **hcddadmin@clackamas.us | 971-442-3954.**

如需翻译服务或残障相关的协助，请与我们联系：**hcddadmin@clackamas.us | 971-442-3954。**

Để yêu cầu dịch vụ dịch thuật hoặc điều chỉnh liên quan đến tình trạng khuyết tật, vui lòng liên hệ với chúng tôi qua **hcddadmin@clackamas.us | 971-442-3954.**



Clackamas County
www.clackamas.us

April 23, 2026

BCC Agenda Item: _____

Board of County Commissioners
Clackamas County

Approval of a Revenue Grant Agreement with Oregon Housing and Community Services for Oregon Rehousing Initiative funding. Agreement Value is \$1,709,812.09 for two years. Funding is through the Oregon Housing and Community Services Department. No County General Funds are involved.

Previous Board Action/Review: No previous board action, a new request to renew previous funding.

Performance Clackamas: Safe, Secure, and Livable Communities

Counsel Review: Yes: Ryan Hammond

Procurement Review: N/A

Contact Person: Vahid Brown

Contact Phone: 971-332-9870

EXECUTIVE SUMMARY: The Housing and Community Development Division (HCDD) of the Health, Housing, and Human Services Department requests approval of a Grant Agreement with the State of Oregon acting by and through its Housing and Community Services Department for the Oregon Rehousing Initiative (ORI) Grant.

The Oregon Rehousing Initiative (ORI) Grant was established in response to a significant rise in unsheltered homelessness in Oregon. This Grant aims to address homelessness through a comprehensive approach that includes street outreach, rapid rehousing, unit access, and data collection.

The ORI Grant funding ensures critical services are implemented to support individuals and families experiencing homelessness. The primary goal is to ensure holistic coverage of rehousing services and to support eligible households in achieving stable housing. The ORI Grant funding will assist in reducing homelessness and enhancing the well-being of individuals and families in Clackamas County.

RECOMMENDATION: Staff respectfully request that the Board of County Commissioners approve the Grant Agreement (12474) and authorize Chair Roberts or his designee to sign on behalf of Clackamas County.

Respectfully submitted,

Mary Rumbaugh

Mary Rumbaugh

Director of Health Housing and Human Services

STATE OF OREGON GRANT AGREEMENT

Grant No. 9234

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

SECTION 1: AUTHORITY

Pursuant to Oregon Revised Statutes (“ORS”) 190.110, 456.561, 456.625 (17), and 458.392, and Executive Order 25-01, Agency is authorized to enter into a grant agreement and provide funding for the purposes described in this Grant.

SECTION 2: PURPOSE

The purpose of this Grant is to support the Oregon Rehousing Initiative (“ORI”), which is designed to provide rehousing and supportive services to homeless households.

SECTION 3: EFFECTIVE DATE AND DURATION

When all Parties have executed this Grant, and all necessary approvals have been obtained (“Executed Date”), this Grant is effective and has a Grant funding start date as of July 1, 2025 (“Effective Date”), and, unless extended or terminated earlier in accordance with its terms, will expire on June 30, 2027.

SECTION 4: GRANT ADMINISTRATORS

4.1 Agency’s Grant Administrator is:

Nicole Servin
725 Summer Street NE, Suite B, Salem, OR 97301
971-388-4525
nicole.servin@hcs.oregon.gov

4.2 Grantee’s Grant Administrator is:

Vahid Brown
2051 Kaen Road, Oregon City, OR 97045
971-334-9870
vbrown@clackamas.us

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

SECTION 5: PROJECT ACTIVITIES

Grantee must perform the project activities set forth in Exhibit A (the “Project”), attached hereto and incorporated in this Grant 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 Grant, Agency will provide Grantee up to \$1,709,812.09 (“Grant Funds”) for the Project. Agency will pay the Grant Funds from monies available through a general fund appropriation from House Bill 5011 (2025) (“Funding Source”).

SECTION 7: DISBURSEMENT GENERALLY

7.1 Disbursement.

- 7.1.1** Subject to the availability of sufficient monies in and from the Funding Source based on Agency’s reasonable projections of monies accruing to the Funding Source, Agency will disburse Grant Funds to Grantee to reimburse Grantee for costs and expenses actually incurred for the allowable Project activities described in Exhibit A that are undertaken during the Performance Period.
- 7.1.2** Grantee must provide to Agency any information or detail regarding the expenditure of Grant Funds required under Exhibit A prior to disbursement or as Agency may request.
- 7.1.3** Agency will only disburse Grant Funds for completed and approved Project activities. If Agency determines that Grantee is responsible for deficiencies in completed Project activities, Agency will prepare and deliver to Grantee a written description of the deficiencies within 15 days Agency’s receipt of a request for disbursement from Grantee. Grantee must correct any identified deficiencies at no additional cost to Agency within 15 days of receiving notice of such deficiency. Grantee may resubmit a request for disbursement that includes evidence satisfactory to Agency showing that the deficiencies were corrected.

7.2 Conditions Precedent to Disbursement. In addition to the conditions set forth in Section 7.1, Agency’s obligation to disburse Grant Funds to Grantee under this Grant is subject to satisfaction of each of the following conditions precedent:

- 7.2.1** 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;
- 7.2.2** No default as described in Section 14 has occurred;
- 7.2.3** There are no unresolved deficiencies in project activities as described in Section 7.1.3; and

7.2.4 Grantee’s representations and warranties set forth in Section 8 are true and correct on the date(s) of disbursement with the same effect as though made on the date(s) of disbursement.

7.3 No Duplicate Payment. Grantee may use other funds in addition to the Grant Funds to complete the Project; provided, however, Grantee may not credit or pay any Grant Funds for Project costs that are paid for with other funds and would result in duplicate funding.

7.4 Suspension of Funding. Agency may by written notice to Grantee, temporarily cease funding and require Grantee to stop all, or any part, of the Project dependent upon Grant Funds, if Agency has or reasonably projects that it will have insufficient funds from the Funding Source to disburse the full amount of the Grant Funds. Upon receipt of the notice, Grantee must immediately cease all Project activities dependent on Grant Funds, or if that is impossible, must take all necessary steps to minimize the Project activities allocable to Grant Funds.

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 work together in good faith to amend this Grant to revise the amount of Grant Funds and Project activities to reflect the available funds. If sufficient funding does not become available and the Parties do not reach agreement on an amendment, Agency, in its sole discretion, may either (i) cancel or modify its suspension of funding notice by a supplemental written notice or (ii) terminate this Grant as permitted by either Section 17.2.1 or 17.2.2 of this Grant.

SECTION 8: REPRESENTATIONS AND WARRANTIES

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

8.1.1 Grantee is an Oregon county duly organized and validly existing;

8.1.2 Grantee has all necessary rights, powers, and authority under any organizational documents and under Oregon Law to (i) execute this Grant, (ii) incur and perform its obligations under this Grant, and (iii) receive financing, including the Grant Funds, for the Project;

8.1.3 This Grant 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 Grant 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 Project or the ability or authority of Grantee to carry out the Project.

8.2 False Claims Act. Grantee acknowledges the Oregon False Claims Act, ORS 180.750 to 180.785,

applies to any “claim” (as defined by ORS 180.750) made by (or caused by) Grantee that pertains to this Grant or to the Project. Grantee certifies that no claim described in the previous sentence is or will be a “false claim” (as defined by ORS 180.750) or an act prohibited by ORS 180.755. Grantee further acknowledges that, in addition to the remedies under Section 15, if Grantee makes (or causes to be made) a false claim or performs (or causes to be performed) an act prohibited under the Oregon False Claims Act, the Oregon Attorney General may enforce the liabilities and penalties provided by the Oregon False Claims Act against Grantee.

- 8.3 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: RESERVED

SECTION 10: CONFIDENTIAL INFORMATION

- 10.1 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: (i) is confidential to Agency or Project 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) (“Personal Information”), and (b) social security numbers (items (i) and (ii) separately and collectively “Confidential Information”).
- 10.2 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 Project activities. 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.
- 10.3 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.600-646A.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 7 calendar days (i) notify Agency’s Grant Administrator 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 occur. For the avoidance of doubt, if Agency determines notice is required of any such Breach to any individual(s) or entity(ies), Agency may direct Grantee to provide notice and shall have the right, but not the obligation, to specify the timing, content, and method of such notice, subject to Grantee’s obligations under applicable law.

Subgrants/ Contracts. Grantee must require any subgrantees, contractors, or subcontractors under this Grant 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 10.1 and 10.2 of this section.

SECTION 11: CONTRIBUTION

11.1 Third-Party Tort Claims.

- 11.1.1** If any third party makes any claim or brings any action, suit or proceeding alleging a tort as now or hereafter defined in ORS 30.260 (“Third-Party Tort Claim”) against a Party to this Agreement (the “Notified Party”) with respect to which the other Party may have liability, the Notified Party must promptly notify the other Party in writing and deliver a copy of the claim, process, and all legal pleadings related to the Third-Party Tort Claim. Either Party is entitled to participate in the defense of a Third-Party Tort Claim, and to defend a Third-Party Tort Claim with counsel of its own choosing. The foregoing provisions are conditions precedent for either Party’s liability to the other in regard to the Third-Party Claim.
- 11.1.2** If the Parties are jointly liable (or would be if joined in the Third-Party Tort Claim), the Parties shall contribute to the amount of expenses (including attorneys’ fees), judgments, fines and amounts paid in settlement actually and reasonably incurred and paid or payable in such proportion as is appropriate to reflect their respective relative fault. The relative fault of the Parties shall be determined by reference to, among other things, the Parties’ relative intent, knowledge, access to information and opportunity to correct or prevent the circumstances resulting in such expenses, judgments, fines or settlement amounts. Each Party’s contribution amount in any instance is capped to the same extent it would have been capped under Oregon law if that Party had sole liability in the proceeding. This section shall survive termination of this Grant.
- 11.1.3** Grantee shall take all reasonable steps to require its subgrantee(s) and contractor(s) that are not units of local government as defined in ORS 190.003, if any, to indemnify, defend (subject to ORS chapter 180), save and hold harmless the State of Oregon and its officers, employees and agents (“Indemnitee”) from and against any and all claims, actions, liabilities, damages, losses, or expenses (including attorneys’ fees) arising from a tort (as now or hereafter defined in ORS

30.260) caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of Grantee’s subgrantee or contractor, including a contractor’s subcontractors, or any of the officers, agents, employees of the contractor (“Contractor Tort Claims”). It is the specific intention of the Parties that the Indemnitee shall, in all instances, except for Contractor Tort Claims arising solely from the negligent or willful acts or omissions of the Indemnitee, be indemnified by subgrantee or contractor from and against any and all Contractor Tort Claims. This section shall survive termination of this Grant.

11.2 Indemnity; Release – Claims Other Than Torts.

11.2.1 Except for Third-Party Tort Claims and Contractor Tort Claims as provided above, to the extent authorized by law, Grantee shall defend, indemnify, save and hold harmless and release the State of Oregon, Agency, and their officers, employees and agents from and against any and all claims, demands, suits, actions, proceedings, losses, damages, liability and court awards including but not limited to costs, expenses, and reasonable attorneys’ fees incurred (collectively, “Non-Tort Claims”), related to any actual or alleged act or omission by Grantee, or its officers, employees, contractors, or agents in connection with this Grant, and the Project, including without limitation, any expenses incurred or amounts paid in connection with an inquiry, investigation, audit or similar proceeding by the Internal Revenue Service, Treasury, and any other federal, state, governmental or quasi-governmental body with regulatory jurisdiction arising from the Project or the actions or omissions of Grantee, or its officers, employees, subgrantees, contractors, or agents.

11.2.2 Notwithstanding the foregoing, neither Grantee nor any attorney engaged by Grantee may defend any Non-Tort Claim in the name of the State of Oregon, nor purport to act as legal representative for the State of Oregon, without first receiving from the Oregon Attorney General in a form and manner determined appropriate by the Oregon Attorney General, authority to act as legal counsel for the State of Oregon, nor may Grantee settle any Non-Tort Claim on behalf of the State of Oregon without the approval of the Oregon Attorney General. If the State of Oregon assumes its own defense, Grantee will be liable for the attorney fees of the State of Oregon, including but not limited to any fees charged by the Oregon Department of Justice. The provisions of this section are not to be construed as a waiver by the State of Oregon, or Agency of any immunity, defense or limitation on damages provided for under Chapter 30 of the Oregon Revised Statutes or under the laws of the United States or other laws of the State of Oregon.

SECTION 12: INSURANCE

12.1 Grantee Insurance. Subject to Section 12.2, Grantee must obtain and maintain insurance coverage in the types and amounts indicated in Exhibit B.

12.2 Public Body Insurance. If Grantee is a “public body” as defined in ORS 30.260, Grantee agrees to insure any obligations that may arise for Grantee under this Grant, including any indemnity obligations, through (i) the purchase of insurance indicated in Exhibit B, (ii) the use of self-insurance or assessments paid under ORS 30.282 that is substantially similar to the types and amounts of

insurance coverage indicated in Exhibit B, or (iii) a combination of any or all of the foregoing.

- 12.3 Real Property.** If the Project includes 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.
- 12.4 First-Tier Subgrantee/ Contractor Insurance.** Grantee must require any subgrantees or any of its first-tier contractors to maintain insurance in the types and amounts that are commensurate with the type of work being performed by the subgrantees or the first-tier contractors of Grantee or its subgrantees, and that are consistent with applicable industry standards.

SECTION 13: GOVERNING LAW, JURISDICTION

This Grant is governed by and construed in accordance with the laws of the State of Oregon without regard to principles of conflicts of law. 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 Grant must be brought and conducted solely and exclusively within the Circuit Court of Marion County for the State of Oregon; provided, however, if a Claim must be brought in a federal forum, then it will be brought and conducted solely and exclusively within the United States District Court for the District of Oregon. In no event may this section be construed as a waiver by the State of Oregon of any form of defense or immunity, whether sovereign immunity, governmental immunity, immunity based on the eleventh amendment to the Constitution of the United States, or otherwise, to or from any Claim or from the jurisdiction of any court. GRANTEE, BY EXECUTION OF THIS GRANT, HEREBY CONSENTS TO THE PERSONAL JURISDICTION OF SUCH COURTS.

SECTION 14: DEFAULT

- 14.1 Grantee.** Grantee will be in default under this Grant upon the occurrence of any of the following events:
- 14.1.1** Grantee fails to use the Grant Funds for the intended purpose described in Exhibit A or otherwise fails to perform, observe, or discharge any of its covenants, agreements, or obligations under this Grant;
 - 14.1.2** Any representation, warranty, or statement made by Grantee in this Grant or in any documents or reports relied upon by Agency to measure the Project, the expenditure of Grant Funds, or the performance by Grantee is untrue in any material respect; or
 - 14.1.3** 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.

- 14.2 Agency.** Agency will be in default under this Grant 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 Grant; provided, however, Agency will not be in default if Agency fails to disburse Grant Funds because there is insufficient expenditure authority or insufficient funding or because the conditions for disbursement set forth in Section 7 have not been met.

SECTION 15: REMEDIES

- 15.1 Agency Remedies.** In the event Grantee is in default under Section 14.1, Agency may, at its option, pursue any or all of the remedies available to it under this Grant and at law or in equity, including, but not limited to: (i) termination of this Grant under Section 17.2, (ii) reducing or withholding payment for deficient or late Project activities or materials, (iii) requiring Grantee to complete, at Grantee's expense, additional activities necessary to satisfy its obligations or meet performance standards under this Grant, (iv) initiation of an action or proceeding for damages, specific performance, or declaratory or injunctive relief, (v) exercise of its right to recovery of overpayments under Section 16 of this Grant or setoff, or both, or (vi) reducing the Grant Funds amount, or (vii) 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. Agency's election not to pursue any available remedy under this Grant or applicable law will not constitute a waiver of default or of any other remedy.
- 15.2 Grantee Remedies.** In the event Agency is in default under Section 14.2 and whether or not Grantee elects to terminate this Grant, Grantee's sole monetary remedy will be, within any limits set forth in this Grant, reimbursement for Project activities completed and accepted by Agency 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 Grant or for anticipated profits.

SECTION 16: WITHHOLDING FUNDS, RECOVERY

Agency may withhold Grant Funds due to Grantee, and Grantee must return to Agency within 30 days of Agency's written demand:

- 16.1** Any Grant Funds paid to Grantee under this Grant, or payments made under any other agreement between Agency and Grantee, that exceed the amount to which Grantee is entitled;
- 16.2** Any Grant Funds received by Grantee that remain unexpended for payment of Project expenses at the end of the Performance Period;

- 16.3 Any Grant Funds Agency determines were spent on purposes other than allowable Project activities;
or
- 16.4 Any Grant Funds Grantee received as payment for deficient activities or materials.

SECTION 17: TERMINATION

- 17.1 **Mutual.** This Grant may be terminated at any time by mutual written consent of the Parties.
- 17.2 **By Agency.** Agency may terminate this Grant as follows:
 - 17.2.1 At Agency's discretion, upon 30 days' advance written notice to Grantee;
 - 17.2.2 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 Grant;
 - 17.2.3 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 Grant is prohibited, or Agency is prohibited from funding the Grant from the Funding Source; or
 - 17.2.4 Immediately upon written notice to Grantee, if Grantee is in default under this Grant.
- 17.3 **By Grantee.** Grantee may terminate this Grant as follows:
 - 17.3.1 Immediately upon written notice to Agency if Agency is in default under this Grant and such default remains uncured 15 calendar days after written notice thereof to Agency.
 - 17.3.2 Upon 30 calendar days' advance written notice to Agency, if Grantee fails to receive funding, appropriations, limitations, or other expenditure authority at levels sufficient to continue its current operations, Grantee's board downsizes or eliminates the division performing Grantee's obligations under this Grant resulting in the division's inability to continue to perform such obligation, and Grantee has repaid to Agency all Grant funds previously disbursed by Agency under this Grant that have not been spent by Grantee in accordance with this Grant as of the date of termination.
- 17.4 **Cease Activities.** Upon receiving a notice of termination of this Grant, Grantee must immediately cease all activities under this Grant, unless Agency expressly directs otherwise in such notice. Upon termination, Grantee must deliver to Agency all materials or other property that are or would be required to be provided to Agency under this Grant or that are needed to complete the Project activities that would have been performed by Grantee.

SECTION 18: MISCELLANEOUS

- 18.1 **Conflict of Interest.** Grantee by signature to this Grant declares and certifies the award of this Grant

and the Project activities to be funded by this Grant, create no potential or actual conflict of interest, as defined by ORS Chapter 244, for a director, officer, or employee of Grantee.

- 18.2 Nonappropriation.** Agency’s obligation to pay any amounts and otherwise perform its duties under this Grant is conditioned upon Agency receiving funding, appropriations, limitations, allotments, or other expenditure authority sufficient to allow Agency, in the exercise of its reasonable administrative discretion, to meet its obligations under this Grant. Nothing in this Grant may be construed as permitting any violation of Article XI, Section 7 of the Oregon Constitution or any other law limiting the activities, liabilities, or monetary obligations of Agency.
- 18.3 Amendments.** The terms of this Grant may not be altered, modified, supplemented, or otherwise amended, except by written agreement of the Parties.
- 18.4 Notice.** Except as otherwise expressly provided in this Grant, any notices to be given under this Grant must be given in writing by email, personal delivery, or registered or certified mail, to a Party’s Grant Administrator at the physical address or email address set forth in this Grant, or to such other addresses as either Party may indicate pursuant to this section. Any notice so addressed and mailed becomes effective five (5) days after mailing. Any notice given by personal delivery becomes effective when actually delivered. Any notice given by email becomes effective upon the sender’s receipt of confirmation of delivery, either by return email or by demonstrating through other technological means that the email has been delivered to the recipient’s email address.
- 18.5 Survival.** The provisions of this Grant which by their nature are intended to survive expiration or termination of this Grant (including, but not limited to, remedies and record-keeping) will survive.
- 18.6 Severability.** The Parties agree if any term or provision of this Grant is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and provisions will not be affected, and the rights and obligations of the Parties will be construed and enforced as if the Grant did not contain the particular term or provision held to be invalid.
- 18.7 Counterparts.** This Grant may be executed in several counterparts, all of which when taken together constitute one agreement, notwithstanding that all Parties are not signatories to the same counterpart. Each copy of the Grant so executed constitutes an original.
- 18.8 Compliance with Law.** In connection with their activities under this Grant, the Parties must comply with all applicable federal, state, and local laws.
- 18.9 Intended Beneficiaries.** Agency and Grantee are the only parties to this Grant and are the only parties entitled to enforce its terms. Nothing in this Grant provides, is intended to provide, or may be construed to provide any direct or indirect benefit or right to third persons unless such third persons are individually identified by name herein and expressly described as intended beneficiaries of this Grant.
- 18.10 Assignment and Successors.** Grantee may not assign or transfer its interest in this Grant without the prior written consent of Agency and any attempt by Grantee to assign or transfer its interest in this

Grant 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 Grant will not relieve Grantee of any of its duties or obligations under this Grant. The provisions of this Grant will be binding upon and inure to the benefit of the Parties hereto, and their respective successors and permitted assigns.

- 18.11 Contracts and Subgrants.** Grantee may not, without Agency's prior written consent, enter into any contracts or subgrants for any of the Project activities required of Grantee under this Grant.
- 18.11.1** Agency's consent to any contract or subgrant will not relieve Grantee of any of its duties or obligations under this Grant.
- 18.11.2** If Agency consents to such a contract or subgrant, Grantee must take all reasonable steps to cause its contractor(s) and subgrantee(s) that are not units of local government as defined in ORS 190.003, if any, to indemnify, defend, save, and hold harmless the State of Oregon and its officers, employees, and agents ("Indemnitees") from and against any and all claims, actions, liabilities, damages, losses, or expenses (including attorneys' fees) arising from a tort (as now or hereafter defined in ORS 30.260) caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of Grantee's contractor(s), subgrantee(s), or any of the officers, agents, employees, or subcontractors of such contractor(s) or subgrantee(s) ("Claims"). Indemnitees must, in all instances, except for Claims arising solely from the negligent or willful acts or omissions of the Indemnitee, be indemnified by such contractor(s) or subgrantee(s) from and against any and all Claims.
- 18.12 Time of the Essence.** Time is of the essence in Grantee's performance of the Project activities under this Grant.
- 18.13 Records Maintenance and Access.** Grantee must maintain all financial records relating to this Grant 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 Grant 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 Grant, are collectively referred to as "Records." Grantee acknowledges and agrees Agency, the Oregon Secretary of State's Office, and their duly authorized representatives will have access to all Records to the extent permitted by law 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 following the expiration or termination of this Grant, or such longer period as may be required by applicable law, , or until the conclusion of any audit, controversy, or litigation arising out of or related to this Grant, whichever date is later.
- 18.14 Fixed Assets.** Grantee must, and must cause its subgrantees 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 Part 200, Subpart D, and specific requirements of the source of funds. The applicable federal regulations shall apply to all equipment purchased with Agency funding, regardless of source of funds. References in the federal regulations to a federal awarding entity shall be deemed a reference to Agency, and references to a non-federal entity shall be deemed a reference to Grantee.

18.15 Prevailing Wage Requirements.

- 18.15.1** Grantee must comply with state prevailing wage law as set forth in ORS 279C.800 through 279C.870, and the administrative rules promulgated thereunder (OAR Chapter 839, Division 25) (collectively, state "PWR"). This includes but is not limited to imposing an obligation that when PWR applies to the Project, grantees, subgrantees, and contractors on the Project must pay the prevailing rate of wage for workers in each trade or occupation in each locality as determined by the Commissioner of the Bureau of Labor and Industries ("BOLI") under ORS 279C.815. Further, Grantee must require its subgrantees and contractors to file separate work bonds with the Construction Contractors Board, unless the subgrantee or contractor is exempt under ORS 279C.836 and OAR 839-025-0015.
- 18.15.2** When the federal Davis-Bacon Act applies to the Project, subgrantees and contractors on the Project must pay the prevailing rate of wage as determined by the United States Secretary of Labor under the Davis-Bacon Act (40 U.S.C. 3141 et seq.).
- 18.15.3** Notwithstanding (18.15.1) and (18.15.2) above, when both PWR and the federal Davis-Bacon Act apply to the Project, subgrantees and contractors on the Project must pay a rate of wage that meets or exceeds the greater of the rate provided in (18.15.1) or (18.15.2) above.
- 18.15.4** When PWR applies, Grantee and its subgrantees and contractors shall not contract with any contractor on BOLI's current [List of Contractors Ineligible to Receive Public Works Contracts](#).
- 18.15.5** When PWR applies, Grantee shall be responsible for both providing the notice to the BOLI Commissioner required by ORS 279C.835 and the payment of any prevailing wage fee(s) required under ORS 279C.825 and BOLI's rules, including OAR 839-025-0200 to OAR 839-025-0230. For avoidance of any doubt, Grantee contractually agrees to pay applicable prevailing wage fees for the Project.
- 18.15.6** Pursuant to ORS 279C.817, Grantee and any subgrantees or contractors may request that the BOLI Commissioner make a determination about whether the Project is a public works on which payment of the prevailing rate of wage is required under ORS 279C.840 (i.e. whether PWR applies).

18.16 Headings. The headings in this Grant are for the purpose of reference only and do not limit or otherwise affect any of the terms hereof.

18.17 Grant Documents. This Grant consists of the following exhibits, which are incorporated by this reference and listed in descending order of precedence:

- Exhibit A (the "Project")
- Exhibit C (Online Systems)
- Exhibit B (Insurance)

18.18 Merger, Waiver. This Grant 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 Grant. No waiver or consent under this Grant 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.

SECTION 19: SIGNATURES

EACH PARTY, BY SIGNATURE OF ITS AUTHORIZED REPRESENTATIVE, HEREBY ACKNOWLEDGES IT HAS READ THIS GRANT, UNDERSTANDS IT, AND AGREES TO BE BOUND BY ITS TERMS AND CONDITIONS. The Parties further agree that by the exchange of this Grant 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 Grant, 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 Grant as of the dates set forth below.

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

By: _____
Phillip Andrews, Designated Procurement Officer

Date

Grant Administrator Approval

By: _____
Nicole Servin, Program Analyst

Date

Clackamas County

By: _____
Authorized Signature

Date

Printed Name

Title

Approved for Legal Sufficiency in accordance with ORS 291.047

By: Sr. AAG Zoey Kohn

2/4/2025
Date

EXHIBIT A THE PROJECT

1. BACKGROUND AND GOALS

ORI is a State-funded program designed to provide rehousing and supportive services to homeless households. It is a response to the significant rise in unsheltered homelessness in Oregon. ORI aims to address homelessness through a comprehensive approach that includes street outreach, rapid rehousing, unit access, and data collection. ORI is part of Oregon's broader effort to combat poverty and improve housing stability across Oregon.

The primary goals of ORI are to ensure holistic coverage of rehousing services statewide without duplication or overlap, and to support eligible households in achieving stable housing. ORI emphasizes the importance of not considering income limitations or U.S. citizenship as eligibility criteria, thereby broadening access to services. Grant Funds are intended to supplement existing resources and support both new and ongoing programs, ensuring that Grant Funds are not used to replace other available funding sources. By focusing on these goals, ORI aims to significantly reduce homelessness and enhance the well-being of individuals and families across Oregon.

The purpose of this Grant is to provide funding to Grantee to implement ORI. Grantee must rehouse 62 households during the Performance Period.

2. DEFINITIONS

“Administrative Costs” means costs to administer the Project. Administrative Costs must be reasonable and necessary, and can include costs that are directly related to this Grant, or indirectly related because they are necessary for the general operation of the organization. Examples of Administrative Costs include, but are not limited to:

- Senior executive management personnel costs;
- Administrative staff travel costs;
- General operating costs, such as: accounting, budget, human resources, contracting, marketing, audit, and organization insurance;
- Board expenses (excluding meals);
- Organization-wide membership fees and dues specific to homeless systems and programs;
- General facility costs, such as rent, depreciation, operation, and maintenance; and
- Equipment rental or purchase, utilities, and information technology costs.

“Continuum of Care” or “CoC” means a coordinated network of community-based programs and stakeholders that work together to prevent and end homelessness. The CoC ensures that services are client-centered, locally responsive, and aligned with broader state and federal goals to reduce homelessness.

“Conversion” means an activity that adds to the value of an existing structure, appreciably prolongs its useful life, or adapts it to new uses.

“Homeless Management Information System” or “HMIS” has the meaning provided in 24 CFR 576.2. Victim service providers must use a HMIS comparable database.

“**Program Guidance**” is Agency’s publication that outlines the requirements associated with ORI. The Program Guidance is incorporated into this Grant by this reference, and can be found on Agency’s website: <https://www.oregon.gov/ohcs/homelessness-response/Documents/oregon-rehousing-initiative-program-guidance.pdf>.

“**Rehabilitation**” means action taken to return a property to a useful state by means of repair, modification, or alteration. Bringing a property to the point where it is usable, safe, comfortable, hygienic, etc., but not necessarily bringing it back to its previous state or improving the property.

“**Renovation**” means the process to upgrade or improve an existing structure.

“**State**” means Oregon.

3. PROJECT ACTIVITIES

Grantee must use the Grant Funds to provide rehousing and supportive services to homeless households in Oregon.

All activities conducted under this Grant must be housing focused. Housing focused activities seek to lower barriers for people experiencing homelessness or housing instability. Grantee may not screen clients out on the basis of behavioral, psychological, or physiological traits, or based on citizenship or immigration status, or economic preconditions. Housing focused activities must ensure the safety and support of both staff and clients by managing behaviors that pose a risk to health and safety rather than implementing blanket exclusions based on a past diagnosis or current behavioral health symptoms. Grantee must actively coordinate services and supports for helping people exit homelessness and make efforts to reduce the barriers to rehousing.

Agency’s Program Guidance outlines several key activities that Grantee must undertake, including:

A. Eligibility and Documentation. Grantee must conduct an initial evaluation of clients in accordance with local CoC requirements applicable at the time of client evaluation, and must maintain documentation related to eligibility. Eligibility is based on the client’s housing status at the time of the initial evaluation. Eligible housing status categories include the following:

- i. **Category 1: Literally Homeless.** Individual or family that 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 limited 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 shelters, 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, if the individual or family resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.
- ii. **Category 3: Homeless Under Federal Statute.** Unaccompanied youth under 25 years of age, or families with children and youth, who do not qualify as homeless under another category but who:

- Are defined as homeless under a federal statute:
 - Runaway and Homeless Youth Act (34 U.S.C. sec. 11201 to 11281)
 - Head Start Act (42 U.S.C. 9801 et. seq.)
 - The Violence Against Women Act of 1994 (34 U.S.C. sec. 12511 to 12512) (“VAWA”)
 - Section 330 of the Public Health Service Act (42 U.S.C. 254b and 254b-1)
 - Food and Nutrition Act of 2008 (7 U.S.C. 2011 et seq.)
 - Section 17 of the Child Nutrition Act of 1966 (42 U.S.C. 1786)
 - Subtitle VII-B of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11431 et. seq.);
- Have not had a lease, ownership interest, or occupancy agreement for permanent housing during the 60 days prior to the program assistance eligibility determination;
- Have experienced persistent instability, as measured by at least two moves 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.

iii. Category 4: Fleeing/ Attempting to Flee Domestic Violence. Individual or family that:

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

B. ORI Services. Grantee must provide ORI services for eligible clients as funding is available. ORI services include, but are not limited to:

i. Street Outreach. Engaging with individuals experiencing homelessness directly in the places they are staying, such as streets, parks, and other public spaces. The goal is to build trust and provide immediate support, which can include:

- Housing navigation and placement services;
- Marketing and outreach; and
- Sanitation services.

ii. Rapid Rehousing. Services to enable clients to obtain permanent housing when they are currently homeless, which can include:

- Coordinated entry planning and delivery, as required by the local CoC;
- Housing navigation and placement services;
- Rehousing and supportive housing services; and
- Financial assistance, including but not limited to:
 - Move-in costs;
 - Rental assistance (24-month maximum, may be prepaid to landlord to encourage participation);
 - Past property damage and housing debt;
 - Renter’s insurance.

iii. Unit Access. Expenses connected to the access of available units, including, but not limited to:

- Block leasing;
- Landlord engagement;
- Landlord incentives; and
- Renovation, Rehabilitation, or Conversion of existing structures.

For all clients rehoused using Grant Funds, Grantee must provide landlords with Agency-provided documentation showing landlord participated in ORI to ensure Agency can provide additional resources through its Landlord Guarantee Program.

iv. Facilities. Expenses related to Conversion, Rehabilitation, or Renovation of existing structures owned by Grantee when such work results in the addition of units for permanent housing for ORI. Grantee must place a Declaration of Restrictive Covenants on these facilities, in a format required by Agency, and must record the Declaration of Restrictive Covenants in the land records of the county in which the facility is located. Grantee must execute all documents reasonably required by Agency in connection with the Declaration of Restrictive Covenants, at Grantee’s expense. Grantee must ensure the obligations in the Declaration of Restrictive Covenants continue throughout the applicable restrictive use period, notwithstanding the expiration or termination of this Grant. Any facilities that benefited from Conversion, Rehabilitation, or Renovation under this Grant are subject to restrictive use as shown below:

Activity	Description	Minimum Period of Use
Minor Rehabilitation or Renovation	Rehabilitation or Renovation cost does not exceed 75% of the value* of the facility before Rehabilitation or Renovation	3 years
Major Rehabilitation or Renovation	Rehabilitation or Renovation cost exceeds 75% of the value* of the facility before rehabilitation or Renovation	10 years
Minor Conversion	Conversion cost does not exceed 75% of the value* of the facility before conversion	3 years
Major Conversion	Conversion cost exceeds 75% of the value* of the facility before rehabilitation	10 years

*Value is the fair market value of the facility, as determined by an independent real estate appraiser approved by Agency or by an Agency-approved process.

Grantee may not transfer, repurpose, sell, assign, bequeath, or dispose of any interest in a facility or its underlying property during the restrictive use period without first obtaining Agency’s written consent. Agency may condition any such consent on the transferee’s agreement to assume all obligations of Grantee under this Grant for the duration of the restrictive use period. Grantee’s proposed use of any monies gained from transferring property ownership must be preapproved by Agency.

- v. Data.** Expenses necessary to collect and report client services, demographic data, performance outcomes, and other elements required by Agency, including, but not limited to, the costs of:
- HMIS user licenses; and

- HMIS training and technical assistance.

4. EXEMPTIONS AND SPECIAL CONDITIONS

Agency waives the following provisions of the Program Guidance:

- The limitation that prevents ORI from rehousing new households after 6/30/2025;
- The use of housing status category 6 to determine eligibility; and
- The requirement to submit an ORI Regional Plan prior to providing services.

5. BUDGET

Agency will disburse Grant Funds only for the costs of Project activities that occur, including expenses incurred, during the Performance Period. The table below describes high-level allowable and unallowable costs for this Grant:

Allowable Costs	Unallowable Costs
Street outreach	Property acquisition
Rapid rehousing services	Construction
Unit access	Capacity building
Data collection	Meals for board
Administrative costs (up to 15% of total Grant Funds, shared with any subgrantees)	

Grantee must submit a detailed budget that allocates the Grant Funds across the allowable costs categories, using an Agency-provided form. No funding will be disbursed until the budget has been received, reviewed, and approved by Agency. Grantee is expected to respond promptly to budget requests and allocation instructions.

6. PROJECT MONITORING, REPORTING, AND PERFORMANCE MEASURES

A. Monitoring

- i. Agency may monitor Grantee’s activities, including Grantee’s policies and procedures for monitoring any subgrantees, to ensure Grantee and any subgrantees comply with the terms of this Grant and the use of the Grant Funds. Monitoring activities may include any action deemed necessary and appropriate by Agency, including but not limited to the following activities:
 - On-site or remote Records review;
 - Conducting audits;
 - On-site inspections;
 - Evaluating Grantee’s activities and progress; and
 - Providing training or technical assistance.
- ii. Agency may use third parties to assist with monitoring activities.
- iii. Agency may, from time to time, monitor the activities of any subgrantees. Notwithstanding any such review or monitoring by Agency, Grantee remains responsible for monitoring any

subgrantees at least once during the Performance Period and ensuring subgrantee compliance with this Grant.

B. Reporting

- i. Grantee must submit quarterly and annual reports to Agency using Agency-provided templates. The reports must describe Grantee’s progress toward its rehousing goals. Reports are due to Agency as follows:

Reporting Period	Report Type	Due Date
July 1, 2025 – September 30, 2025	Quarterly	November 20, 2025
October 1, 2025 – December 31, 2025	Quarterly	January 20, 2026
January 1, 2026 – March 31, 2026	Quarterly	April 20, 2026
April 1, 2026 – June 30, 2026	Quarterly and Annual	July 20, 2026
July 1, 2026 – September 30, 2026	Quarterly	October 20, 2026
October 1, 2026 – December 31, 2026	Quarterly	January 20, 2027
January 1, 2027 – March 31, 2027	Quarterly	April 20, 2027
April 1, 2027 – June 30, 2027	Quarterly and Annual	July 20, 2027

- ii. Grantee must, and must cause and require its subgrantees by written agreement to, ensure that data collection and reporting, which may include Confidential Information or personally identifiable information, is conducted through Agency-approved systems, including HMIS or HMIS-comparable systems for victim service providers, and follows applicable policies and procedures of Agency. Grantee must also provide technical assistance to its subgrantees, and may request assistance from Agency as needed.
- iii. In addition to the reports required by Section B(i), Grantee must, and must require its subgrantees by written agreement to, submit to Agency the following reports, in a format satisfactory to Agency. At Grantee’s discretion, Grantee may permit its subgrantees to submit reports to Grantee instead of Agency. Grantee must coordinate the reporting process and must ensure all reports are submitted to Agency by the due dates described below:
 - a. **Monthly System Query Report.** Activities funded with this Grant must be included in the monthly disaggregated HMIS data. Reports are due 20 days following the end of each month. Reports must be transmitted in a format and method as directed by Agency.
 - b. **Annual System Performance Measure (SPM) Report.** Activities funded with this Grant must be included in the Annual SPM Report. Reports are due upon Agency’s request, which will be after the SPM deadline in HUD HDX. Reports must be submitted in a format and method directed by Agency.

- iv. Grantee may request a reporting deadline extension by sending an email to Agency’s Grant Administrator at least 7 days prior to the deadline. To be effective, extensions must be approved in writing by Agency’s Grant Administrator.
- v. All reports must be complete and satisfactory to Agency. Grantee must also provide additional information and documents to Agency as Agency may require.
- vi. If the Performance Period begins prior to the Executed Date, any reports for Project activities shown in this Exhibit A as due prior to the Executed Date must be provided to Agency within 30 days of the Executed Date, if not already provided to Agency despite the lack of an executed Grant. Grantee will not be in default for failure to perform any reporting requirements prior to the Executed Date.

C. Performance Measures

Grantee must, and must cause and require its subgrantees and contractors by written agreement to, conduct the Project activities in a manner consistent with the requirements of this Grant and to achieve the following performance goals:

- i. Increase housing stability, as measured by the number of households successfully rehoused as defined by a household receiving ongoing assistance or exiting to permanent housing after successful rehousing placement under this Grant;
- ii. Reduce the length of time clients spend homeless by ensuring the average length of time from client evaluation to moving into housing does not exceed 45 days, unless approved in writing by Agency; and
- iii. Maintain housing stability by ensuring at least 80% of households exiting to permanent housing do not return to homelessness within 6 months of program exit.

If Grantee determines it is unable to meet these goals, Grantee must notify Agency and cooperate with Agency to develop a remedy plan. If Agency determines Grantee is unable to meet these goals, Agency will work with Grantee to develop a remedy plan.

7. DISBURSEMENT PROVISIONS

Agency will disburse the Grant Funds using OPUS, on a cost incurred basis upon receipt of Grantee’s Request(s) for Funds (“RFF”). Grantee must submit an RFF at least quarterly.

With each RFF, Grantee must submit supporting expenditure documentation satisfactory to Agency, including, but not limited to a general ledger excerpt or equivalent accounting documents that detail Grantee’s expenditures. Supporting documentation must specifically note the amount of Grant Funds provided to each subgrantee direct service provider.

Agency may require additional information or clarification as it deems necessary or appropriate in its sole discretion. Grantee’s final RFF must be received within 45 calendar days following expiration or termination of this Grant.

Grantee may request, or Agency may, on its own initiative, provide, advance disbursement of Grant Funds. Such a request must minimize the time between the disbursement of Grant Funds and the expenditure of Grant Funds. Requests for advance disbursements must be limited to the minimum amount needed for

Grantee's actual, immediate cash requirements to fulfill this Grant. Grantee's financial management systems must provide for fund control and accountability.

Approval of Grantee's request for advance disbursement will be at Agency's sole discretion. If Agency provides an advance disbursement of Grant Funds, Grantee must submit supporting expenditure documentation for the advanced Grant Funds. Before a request for an advance disbursement will be considered by Agency, Grantee must be current in its submittal of supporting expenditure documentation.

EXHIBIT B INSURANCE

INSURANCE REQUIREMENTS:

Grantee shall obtain at Grantee's expense the insurance specified in this exhibit prior to performing under this Grant. Grantee shall maintain such insurance in full force and at its own expense throughout the duration of this Grant, 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. All 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.

If Grantee maintains broader coverage and/or higher limits than the minimums shown in this exhibit, Agency requires and shall be entitled to the broader coverage and/or higher limits maintained by Grantee.

WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY:

All employers, including Grantee, that employ subject workers, as defined in ORS 656.027, shall comply with ORS 656.017, and provide Workers' Compensation Insurance coverage for those workers, unless they meet the requirement for an exemption under ORS 656.126(2). Grantee shall require and ensure that each of its subgrantees and contractors complies with these requirements. If Grantee is a subject employer, as defined in ORS 656.023, Grantee shall also obtain Employers' Liability insurance coverage with limits not less than \$500,000 each accident.

If Grantee is an employer subject to any other state's workers' compensation law, Grantee shall provide Workers' Compensation Insurance coverage for its employees as required by applicable workers' compensation laws including Employers' Liability Insurance coverage with limits not less than \$500,000 and shall require and ensure that each of its out-of-state subgrantees and contractors complies with these requirements.

As applicable, Grantee shall obtain coverage to discharge all responsibilities and liabilities that arise out of or relate to the Jones Act with limits of no less than \$5,000,000 and/or the Longshoremen's and Harbor Workers' Compensation Act.

COMMERCIAL GENERAL LIABILITY:

Grantee shall provide Commercial General Liability Insurance covering bodily injury and property damage in a form and with coverage that are satisfactory to the State of Oregon. This insurance must include personal and advertising injury liability, products and completed operations, contractual liability coverage for the indemnity provided under this Grant, and have no limitation of coverage to designated premises, project, or operation. Coverage must be written on an occurrence basis in an amount of not less than \$1,000,000 per occurrence and not less than \$2,000,000 annual aggregate limit.

AUTOMOBILE LIABILITY INSURANCE:

Grantee shall provide 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:

Grantee shall provide Professional Liability Insurance covering any damages caused by an error, omission or any negligent acts related to the services to be provided under this Grant by the Grantee and Grantee's subgrantees, contractors, agents, officers, or employees in an amount not less than \$1,000,000 per claim and not less than \$2,000,000 annual aggregate limit.

If coverage is provided 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:

Grantee shall provide Network Security and Privacy Liability Insurance for the duration of this Grant and for the period of time in which Grantee (or its business associates, subgrantees, or contractor(s)) maintains, possesses, stores, or has access to Agency or client data, whichever is longer, with a combined single limit of not less than \$1,000,000 per claim or incident. This insurance must 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.

CRIME PROTECTION COVERAGE: EMPLOYEE DISHONESTY or FIDELITY BOND:

Grantee shall provide Employee Dishonesty or Fidelity Bond coverages for dishonest acts of an employee of the Grantee. Coverage limits not less than \$100,000.

PHYSICAL ABUSE AND MOLESTATION INSURANCE:

Grantee shall provide Physical 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 must include the Grantee, and the Grantee's employees and volunteers. Coverage must be written on an occurrence basis in an amount of not less than \$1,000,000 per occurrence and not less than \$3,000,000 annual aggregate. Coverage can be provided by a separate policy or as an endorsement to the Commercial General Liability or Professional Liability policies. The limits must 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 must 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. When used, all of the primary and Excess or Umbrella policies must provide all of the insurance coverages required herein, including, but not limited to, primary and non-contributory, additional insured, Self-Insured Retentions (SIRs), indemnity, and defense requirements. The Excess or Umbrella or policies must be provided on a true “following form” or broader coverage basis, with coverage at least as broad as provided on the underlying insurance. No insurance policies maintained by the Additional Insureds, whether primary or excess, and which also apply to a loss covered hereunder, must be called upon to contribute to a loss until the Grantee’s primary and excess liability policies are exhausted.

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.

ADDITIONAL INSURED:

All liability insurance, except for Workers’ Compensation, Professional Liability, Directors and Officers Liability and Network Security and Privacy Liability (if applicable), required under this Grant must include an Additional Insured endorsement specifying the State of Oregon, its officers, employees, and agents as Additional Insureds, but only with respect to Grantee’s activities to be performed under this Grant. Coverage shall be primary and non-contributory with any other insurance and self-insurance.

Regarding Additional Insured status under the General Liability policy, Agency requires 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 Grant. The Additional Insured endorsement with respect to liability arising out of Grantee’s ongoing operations must be on, or at least as broad as, ISO Form CG 20 10 and the Additional Insured endorsement with respect to completed operations must be on, or at least as broad as, ISO form CG 20 37.

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 shall obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not 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 the Grant Agreement, for a minimum of 24 months following the later of:

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

CERTIFICATE(S) AND PROOF OF INSURANCE:

Grantee shall provide to Agency Certificate(s) of Insurance for all required insurance before delivering any goods and performing any activities required under this Grant. The Certificate(s) of Insurance must list the State of Oregon, its officers, employees, and agents as a Certificate holder and as an endorsed Additional Insured. The Certificate(s) of insurance must also include all required endorsements or copies of the applicable policy language effecting coverage required by this Grant. If Excess/Umbrella Insurance is used to meet the minimum insurance requirement, the Certificate(s) 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 Exhibit.

NOTICE OF CHANGE OR CANCELLATION:

Grantee or its insurer must provide at least 30 calendar 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 Grant 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.

EXHIBIT C ONLINE SYSTEMS

- 1. Sites.** Grantee and its subgrantees must enter all appropriate and necessary data into OPUS (a web-based application developed by Agency), Housing Stabilization Module (HSM) Allita, Homeless Management Information System (HMIS), or other Agency-approved systems (the “Sites”) at the time of client intake for this program. Exceptions are only allowed with prior written approval by Agency.
- 2. Sites’ Terms and Conditions.** As a condition of use of the Sites, Grantee and its subgrantees (“User”) agrees to all Agency terms and conditions contained in this Grant, notices on the Sites, or as otherwise directed by Agency. User agrees to not use the Sites for any unlawful purpose. Agency reserves the right, at its discretion, to update or revise the Sites’ terms of use. Continued use of the Sites constitutes acceptance of the Sites’ terms and conditions.
- 3. Local Data Collection.** Use of the Sites for additional reported “local” program data is at the 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 local data.
- 4. Data Rights.** Grantee hereby grants and will require and cause any subgrantee to grant Agency the right to reproduce, use, display, adapt, modify, distribute, and promote the content in any form and disclose, as allowed by law, any or all of the information or data furnished to or received by Agency directly or indirectly resulting from this Grant. Grantee also shall use and shall require and cause its subgrantees to use client release forms and privacy policy forms (samples provided by Agency) in connection with obtaining and transmitting client data.
- 5. Disclaimer of Warranties.** Grantee understands and agrees, and shall 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 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. Agency does not 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 the User’s risk. User hereby accepts the risk of its use of the Sites, and of the use of the Sites by its subgrantees.
- 6. Limitation of Liability.** Grantee agrees that under no circumstances will Agency be liable for any indirect, punitive, incidental, special, or consequential damages that result from the use of, or inability to use the Sites. 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.

In the next section, limit answers to space available.

Section III: Funding Opportunity Information - To Be Completed at Pre-Application Meeting by Dept Program and Fiscal Staff

Fiscal

1. Are there other revenue sources required, available, or will be used to fund the program? Have they already been secured? Please list all funding sources and amounts.

2. For applications with a match requirement, how much is required (in dollars) and what type of funding will be used to meet it (CGF, In-kind, local grant, etc.)?

3. Does this grant/financial assistance cover indirect costs? If yes, is there a rate cap? If no, can additional funds be obtained to support indirect expenses and what are those sources?

4. Does the grant/financial assistance fund an existing program? If yes, which program? If no, what is the purpose of the program?

Organizational Capacity:

1. Does the organization have adequate and qualified staff? If no, can staff be hired within the grant/financial assistance funding opportunity timeframe?

2. Are there partnership efforts required? If yes, who are we partnering with and what are their roles and responsibilities?

3. If this is a pilot project, what is the plan for sun setting the project and/or staff if it does not continue (e.g. making staff positions temporary or limited duration, etc.)?

4. If funded, would this grant/financial assistance create a new program, does the department intend for the program to continue after initial funding is exhausted? If yes, how will the department ensure funding (e.g. request new funding during the budget process, supplanted by a different program, etc.)?

Collaboration

1. List County departments that will collaborate on this award, if any.

Reporting Requirements

1. What are the program reporting requirements for this grant/funding opportunity?

2. How will performance be evaluated? Are we using existing data sources? If yes, what are they and where are they housed? If not, is it feasible to develop a data source within the grant timeframe?

3. What are the fiscal reporting requirements for this funding?

Mission/Purpose:

1. How does the grant/funding opportunity support the Department and/or Division's Mission/Purpose/Goals?

2. Who, if any, are the community partners who might be better suited to perform this work?

3. What are the objectives of this funding opportunity? How will we meet these objectives?

Other information necessary to understand this award, if any.

Program Approval:

Name (Typed/Printed)	Date	Signature
----------------------	------	-----------

** NOW READY FOR PROGRAM MANAGER SUBMISSION TO DIVISION DIRECTOR**
ATTACH ANY CERTIFICATIONS REQUIRED BY THE FUNDING AGENCY. COUNTY FINANCE OR ADMIN WILL SIGN

