



# CITY COUNCIL & URBAN RENEWAL AGENCY

Regular Meeting Minutes  
February 12, 2024

Mayor Drotzmann called the regular meeting to order at 7:00pm. Present were Councilors McCarthy, Barron, Linton, Primmer, Hardin, and Peterson. Councilors Myers and Duron were excused. City Staff in attendance included: City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Rich Tovey, Chief Edmiston, Planning Director Clint Spencer, Parks and Recreation Director Brandon Artz, Court Administrator Jillian Villes, IT Senior Engineer Sam Allen, and City Recorder Lilly Alarcon-Strong. Youth Advisor Manuel Salazar was also in attendance. The pledge of allegiance was given.

## **Presentation- Hermiston School District (HSD) Updates**

HSD Athletic Director Larry Usher gave information regarding: Student enrollment numbers have declined this year, study table opportunities for staff furthering their education, Highschool Welcome for upcoming freshman, Athletic updates to include Hermiston staying in the 3A League for the WIAA and how HSD was certified for this league, number of students participating in athletics and other extracurricular activities continue to increase, Officials Class which is new this year, student transfers due to athletics and possible athletic/school boundary changes, community athletic tournaments and the hope of Hermiston becoming the "Athletic Hub" in the area.

Councilor McCarthy spoke regarding the State Sendoff for Cheer and what a great event and experience that was to see.

Mr. Usher stated the Competitive Cheer Squad placed 3<sup>rd</sup> in one of their performances at the State level. This is the first year of competitive cheer. There are over 25 club sports students can participate in, this number does not include non-sport activities. Mr. Usher also spoke regarding the 7 Brides for 7 Brothers High School play, potential to add additional sports to the WIAA such as girl flag-football and more, and how that impacts the current athletics already offered.

## **Presentation- Umatilla County Housing Authority (UCHA) Updates**

UCHA Executive Director Roger Condie presented information (attached) regarding: Statistics on Homeless Veterans; new Liberty Village Apartments funding, site, construction, amenities, timeline, layout, and more as this apartment complex will be specifically for homeless Veterans.

Mayor Drotzmann thanked Mr. Condie and UCHA for working to provide housing for those in need.

## **Citizen Input on Non-Agenda Items**

Nick Ridling (1003 SW Olive Court)- Stated he is disappointed that the Vacancy Review Board did not interview him for his application to be on the Budget Committee. There have been concerns regarding the budget deficit and he believes he would be a good asset to this Committee and is still interested in helping with the budget. Mr. Ridling asked if the Vacancy Review Board operates in an official capacity like the other Committees created under Section 32 of the Code of Ordinances as it appears that this Board's members are the Mayor and two Councilors which he believes is a flawed and not transparent process and asked that it become an official Committee.

Kena West (690 W Sandpiper Ave)- Stated she has a difficult time understanding this process as people should be interviewed to determine who is the best candidate and then should be voted on by everyone not just a



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few people. Mrs. West stated she believes Mr. Ridling is the best candidate as he has a lot of experience with numbers and caught inconsistencies with previously presented budget numbers.

## **Consent Agenda Items**

Councilor Linton asked to remove item E. from the Consent Agenda. Councilor Primmer moved and Councilor Linton seconded to approve Consent Agenda items A-J, with the exception of item E. to include:

- A. Confirmation to reappoint Position 4 on the Recreation Projects Fund Advisory Committee (representing Hoteliers) ending 12/31/2026 to James Whalley
- B. Confirmation to appoint Position 3 on the Parks and Recreation Advisory Committee term ending 12/31/2024 to Hunter Tibbals
- C. Recommendation to reappoint Position 1 on the Faith-Based Advisory Committee term ending 12/31/2026 to James Lafolette 1
- D. Recommendation to reappoint Position 2 on the Faith-Based Advisory Committee term ending 12/31/2026 to Terry Cummings
- F. Recommendation to reappoint Position 5 on the Budget Committee term ending 12/31/2026 to Lori Davis
- G. Recommendation to reappoint Position 6 on the Budget Committee term ending 12/31/2026 to Paul Magana
- H. Committee Vacancy Announcements
- I. Minutes of the January 22nd City Council Work Session and Regular Meeting
- J. Minutes of the January 25th & 26th City Council Goal Setting Session

Motion carried unanimously.

## **Items Removed from Consent Agenda**

- E. Recommendation to appoint Position 4 on the Budget Committee term ending 12/31/2026 to Ed Brookshier

Councilor Linton asked if Ed Brookshier was in attendance and wanted to know who he is and what his experience is with budget and financing, as well as why the Vacancy Review Board selected him without conducting interviews.

Mayor Drotzmann stated Mr. Brookshier was not in attendance but he was the City Manager for the City of Hermiston for 25 years prior to City Manager Smith being hired.

Councilor McCarthy stated every committee application asks that the candidate list relevant experience; this is reviewed in every circumstance before the Vacancy Review Board makes a recommendation to the City Council.

Councilor Barron moved and Councilor McCarthy seconded to approve Consent Agenda Item E. Motion carried unanimously.

## **Resolution No. 2307 – A Resolution To Consent For Inclusion Of Territory In Umatilla County Road District**

City Manager Smith gave information regarding the City consenting to the Board of Commissioners initiating the formation of the Umatilla County Road District which will include the city limits of Hermiston.

After further discussion, Councilor Primmer moved and Councilor Hardin seconded to approve Resolution No. 2307 and lay upon the record. Motion carried unanimously.



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## **Resolution No. 2308 – A Resolution To Authorize Bonds for Various City Projects**

City Manager Smith gave information (PowerPoint Presentation attached) regarding authorizing financing to complete city projects as presented during the Council Work Session Meeting on January 22, 2024.

### Public Comment

Stephanie Prosch (25 SW Cedar Drive)- Stated she is part of the Friends of Library Group and asked that the Council please approve this resolution as Libraries are important city services for growing communities.

After further discussion, Councilor McCarthy moved and Councilor Barron seconded to approve Resolution No. 2308 and lay upon the record. Councilors McCarthy, Barron, Primmer, Hardin, and Peterson voted in favor; Councilor Linton voted against. Motion carried 5-1.

## **Resolution No. 2309 – Designate No Parking W Dogwood Ave from NW Spruce St to NW 2nd St**

City Manager Smith gave information regarding designating no parking areas to reduce the amount of nuisance parking including long-term storage in the area.

After further discussion, Councilor Hardin moved and Councilor Primmer seconded to approve Resolution No. 2309 and lay upon the record. Motion carried unanimously.

## **Resolution No. 2310- Adopting the Revised City Design Standards and Specifications Manual**

Assistant City Manager Mark Morgan gave information regarding updating the City Design Standards and Specifications Manual as attached in the agenda packet.

After further discussion, Councilor Primmer moved and Councilor McCarthy seconded to approve Resolution No. 2310 and lay upon the record. Motion carried unanimously.

**Resolution No. 2311 - Adopting the Immunity from Liability for use of Trails or Structures in Public Easement or Unimproved Right of Way Provided in ORS 105.668-** City Manager Smith gave information regarding adopting provisions of ORS 105.668 as explained in the agenda packet.

After further discussion, Councilor Linton moved and Councilor McCarthy seconded to approve Resolution No. 2311 and lay upon the record. Motion carried unanimously.

**Ordinance No. 2355 – An Ordinance Amending Chapters 51 and 52 of the Hermiston Municipal Code by Increasing the Due and Payable Date for Sewer, Water, and Solid Waste Bills from within Ten Days to Twenty Days-** City Manager Smith gave information regarding adopting these changes to allow customers additional time to make payments on their accounts.

After some discussion, the Council thanked Customer Service staff for bringing this matter to their attention and Mayor Drotzmann requested that the first reading be by title only. Hearing no opposition, City Attorney Tovey read the ordinance by title only. Mayor Drotzmann requested the ordinance be put on for final adoption at this meeting and that the second reading be by title only. After City Attorney Tovey read the ordinance by



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title only, Councilor Primmer moved, and Councilor McCarthy seconded that Ordinance No. 2355 be adopted and become effective 30 days after adoption by the City Council. Motion carried unanimously.

## **Committee Reports**

Parks and Recreation Advisory Committee- Councilor McCarthy gave information regarding the many different activities and programs offered through Parks and Recreation, naming the park currently called Cimieron Park, as well as welcoming their newest member to the Committee.

EOTEC Advisory Committee- Councilor Barron spoke regarding barn expansion, HERO'S Complex, operations updates including new EOTEC branding, and hearing a presentation from members of the Pickleball group who are trying to find a permanent location. Councilor Primmer stated the Committee will need in March instead of its next scheduled quarterly meeting.

Stepping Stones Alliance (SSA) (not a City Committee)- Mayor Drotzmann gave information regarding electrical and water well issues that SSA is completing in order for them to go online at their permanent location and thanked the community for all the support SSA has received.

## **Mayor's Report**

Mayor Drotzmann spoke regarding:

- Thanked the Council for being able to attend the Annual Goal Setting Session and Sara Singer Wilson and the SSW Team for all the work they did to ensure a successful meeting
- Reminded the Council about the REACH Project Ribbon Cutting and Tour

## **Council Reports**

Councilor McCarthy thanked those volunteering in committees and reminded the public that there are other ways to be involved such as running for Municipal Court Judge, Mayor, and City Council as this is an election year.

Councilor Primmer stated Representative Greg Smith will be hosting a community forum to speak and hear concerns regarding Measure 110 this Saturday from 10:00am to 11:30am at the River Front Lodge in Boardman.

Mayor Drotzmann encouraged the public to attend this event and testify in person or through Zoom.

Councilor Peterson wished Carol Clupny a happy birthday stating Mrs. Clupny is a local do-gooder and established the first Parkinson Support Group in Hermiston.

Mayor Drotzmann agreed stating the Clupny's are great volunteers and supporters of Hermiston, specifically to Funland Park and recreation.

## **Youth Advisory Report**

Manuel Salazar spoke regarding the 7 Brides for 7 Brothers play and encouraged the public to attend, asked that the Vacancy Review Board makes sure everyone has an opportunity to represent a Committee they are interested in, and stated he has ideas on how to make the intersection on 1<sup>st</sup> and W. Highland Ave better for traffic and pedestrian flow.



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Mayor Drotzmann encouraged Mr. Salazar to work with City Planner Clint Spencer as this area has been and continues to be a topic of discussion and planning.

### **City Manager's Report**

City Manager Smith thanked City Staff to include Sam Allen, Heather La Beau, Jillian Viles, and Lilly Alarcon-Strong for working to implement a new camera system for Zoom and YouTube participants.

### **Adjourn City Council Meeting and Convene Hermiston Urban Renewal Agency (HURA) Meeting**

At 9:06pm Mayor Drotzmann adjourned the City Council Meeting as there was no other business and convened the Urban Renewal Agency Meeting.

### **HURA Resolution No. 20 - Award a Contract to Reconstruct the SE 2nd Street/Highway 395 S intersection**

City Manager Smith asked the Board to consider awarding the SE 2<sup>nd</sup> Street/Highway 395 S Intersection contract to Odyssey Contracting LLC as the lowest bidder.

Member Primmer moved and Member Barron seconded to adopt HURA Resolution No. 20 and lay upon the record. Motion carried unanimously.

### **HURA Resolution No. 21 - Bond Authorization for North Hermiston Urban Renewal Area Infrastructure**

**Project-** City Manager Smith asked that the Board authorize bonding for the North Hermiston Urban Renewal Area (NHURA) infrastructure project.

After further discussion, Member McCarthy moved and Member Barron seconded to adopt HURA Resolution No. 21 and lay upon the record. Members McCarthy, Barron, Primmer, Hardin, and Peterson voted in favor; Member Linton voted against. Motion carried 5-1.

### **Adjourn Urban Renewal Agency Meeting**

Chair Drotzmann adjourned the HURA meeting at 9:12pm as there was no other HURA business.

SIGNED:

\_\_\_\_\_  
Dr. David Drotzmann, Mayor

ATTEST:

\_\_\_\_\_  
Lilly Alarcon-Strong, CMC, City Recorder

### 1. Introduction:

- Thank the council for the opportunity to speak.
- Introduce Liberty Village Apartments as a proposed 17-unit affordable housing complex for Veterans.

### 2. Project Details:

- The complex will serve Veterans earning less than 60% of the area median income.
- The site is located at 588 E. Newport Ave in Hermiston, Oregon.
- Hermiston is a rural community in Umatilla County with a population of less than 20,000.
- The Housing Authority of the County of Umatilla (UCHA) will sponsor, own, and operate the project.
- UCHA has a successful track record of developing and managing over 400 units of quality affordable housing.
- The large Veteran population in Umatilla and Morrow Counties is drawn to eastern Oregon by the Veterans Affairs Medical Center in Walla Walla, Washington.
- There is a limited number of dedicated housing units for Veterans within a 45-mile radius of Hermiston.
- UCHA has transferred Tenant Based Vouchers into Project Based Vouchers, with up to 15 vouchers allocated for this 17-unit building.

### 3. Need for Affordable Housing:

- Previous conversations with local Veterans Affairs and nonprofit outreach and service providers have highlighted the dire need for affordable one-bedroom units for low-income Veterans.
- Many low-income Veterans are living in extremely poor conditions, often in rural areas with limited access to services.
- Veterans at risk of homelessness are underreported.
- Affordable housing and access to services can help Veterans break cycles of poverty, housing and employment instability, and poor physical and behavioral health.

### 4. Project Features:

- The proposed site is owned by UCHA and has no topographical challenges, previous structures, or potentially hazardous uses.
- The project will contain 17 one-bedroom units, with 2 units accessible for people with disabilities and 6 units adaptable for accessibility.
- UCHA hopes to include 4 units set aside for Veterans experiencing severe mental illness.

- The site is surrounded by a mix of single-family homes, manufactured housing, and a city park, with easy access to amenities such as grocery stores, schools, libraries, public transportation, and the Umatilla County Veteran Affairs offices.

- The nonresidential space will include a manager's office, laundry facilities, and a large community room for onsite services, information sessions, and service referrals.

#### 5. Partnerships and Support:

- UCHA is working on fortifying Memorandums of Understanding (MOUs) with various agencies in the area, including CCS, CAPECO, BMAC, and other veteran service providers.

- The community room will provide secure locations for a variety of community group programs, with the potential for shared office space for program providers to meet with clients.

#### 6. Funding:

- The project has received HOME-ARP funds from Oregon Housing Community Services (OHCS), with specific requirements for the population served.

- UCHA believes this funding aligns with Oregon's push to find housing for the unhoused population.

- The primary focus will be on at-risk or currently homeless Veterans, with other categories considered if no Veterans are on the waiting list.

- The project also hopes to pursue additional subsidized funding sources, including \$850,000 from FHLB Des Moines and \$7.3 million from OHCS HOME-ARP.

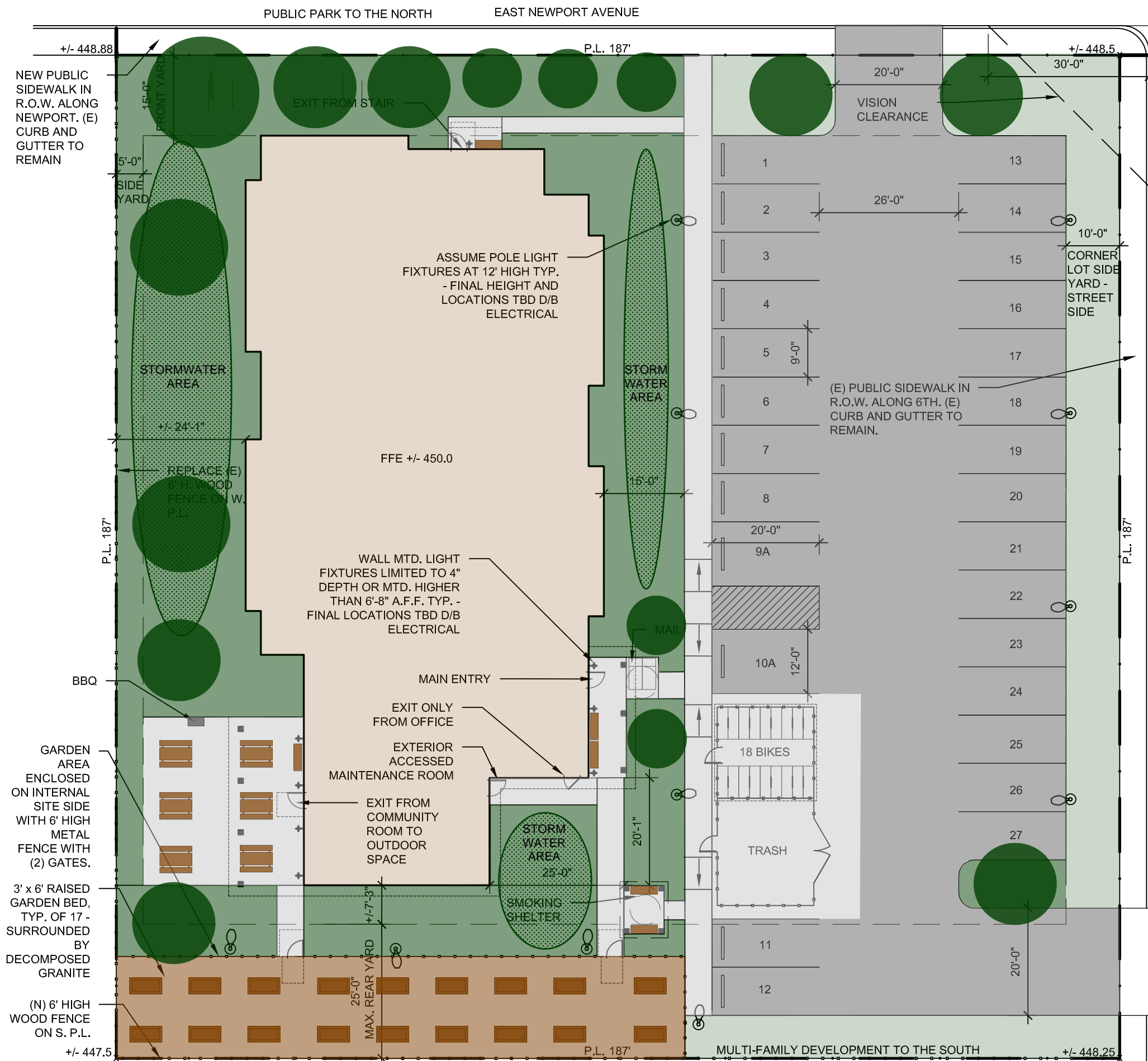
- The project is projected to be fully funded.

#### 7. Conclusion:

- Emphasize that Liberty Village Apartments will fill a critical need for affordable housing for the local Veteran population.

- Highlight that the site location, building design, and service partnerships will encourage healthy self-sufficiency and easy access to services.

- Mention that Liberty Village will be a residential community designed to meet the unique challenges of military life.



**SITE ZONING: R-3 MEDIUM-HIGH DENSITY RESIDENTIAL**

- NO SPECIAL OVERLAYS OR SUB-ZONES
- NO SPECIAL ENVIRONMENTAL CONDITIONS
- NEIGHBORING SITES ZONED R-3
- MULTI-FAMILY DWELLING PERMITTED OUTRIGHT
- NO KNOWN SPECIAL ENVIRONMENTAL CONDITIONS
- NO KNOWN EASEMENTS OR ENCROACHMENTS

**17 DWELLING UNITS**

- (15) 1 BR AND (2) 2 BR APARTMENTS
- 2 STORIES

**PARKING SPACES REQUIRED:**

- 1.5 PER UNIT WITH LESS THAN 3 BEDROOMS;
- 1 SPACE PER 333 SF FOR OFFICE

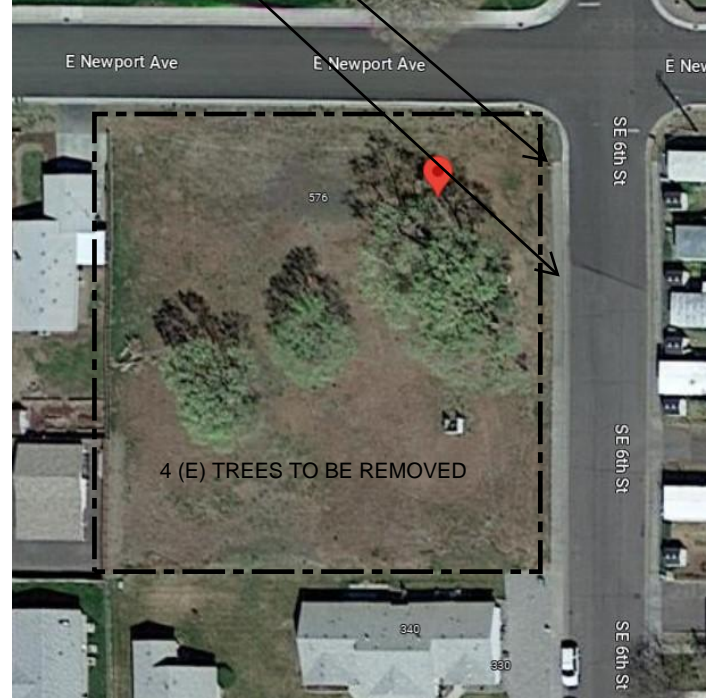
**27 SPACES ARE PROVIDED**

- 25 STANDARD SPACES (9' X 20')
- 2 ACCESSIBLE SPACES (12' X 20')
- 20% OF PROVIDED SPACES (6) ARE REQUIRED TO BE EV CHARGING STATION READY

- BIKE PARKING IS REQUIRED NEAR FRONT DOOR
- NO REQUIRED RATIO IS PROVIDED IN L.U. CODE
- (18) SPACES ARE PROVIDED NEAR ENTRY IN COVERED, SECURE ENCLOSURE

(E) FIRE HYDRANT

(E) SIDEWALK



SITE AERIAL: NTS

1  
A0

**SITE PLAN**

Scale: 1" = 20'-0"

N

**BDA**  
Architecture & Planning, P.C.

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541.683.8661

1369 Olive Street  
Eugene, Oregon 97401

**LIBERTY VILLAGE**  
588 NEWPORT AVENUE  
HERMISTON, OREGON

UMATILLA COUNTY HOUSING AUTHORITY & CASA OF OREGON

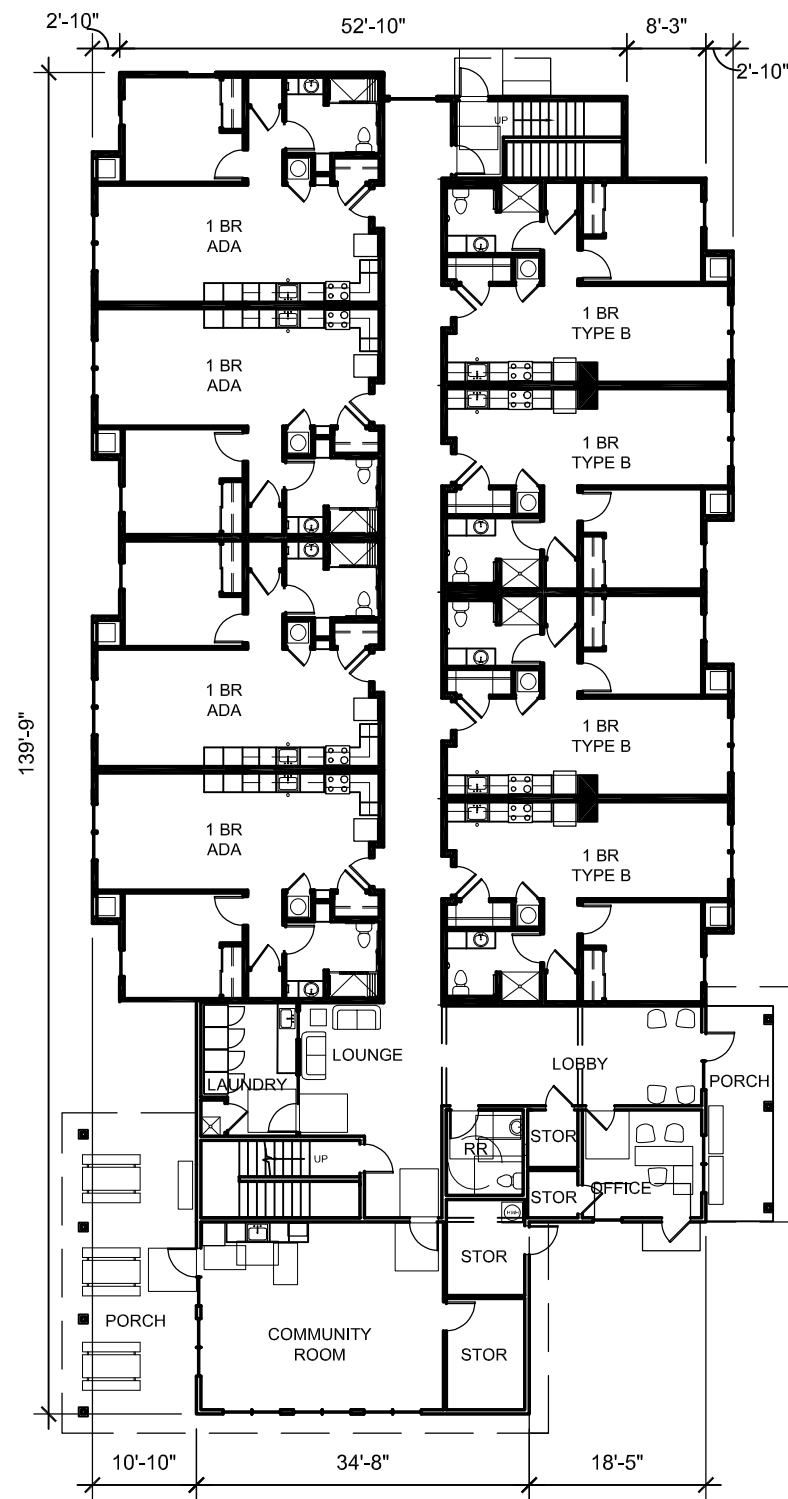
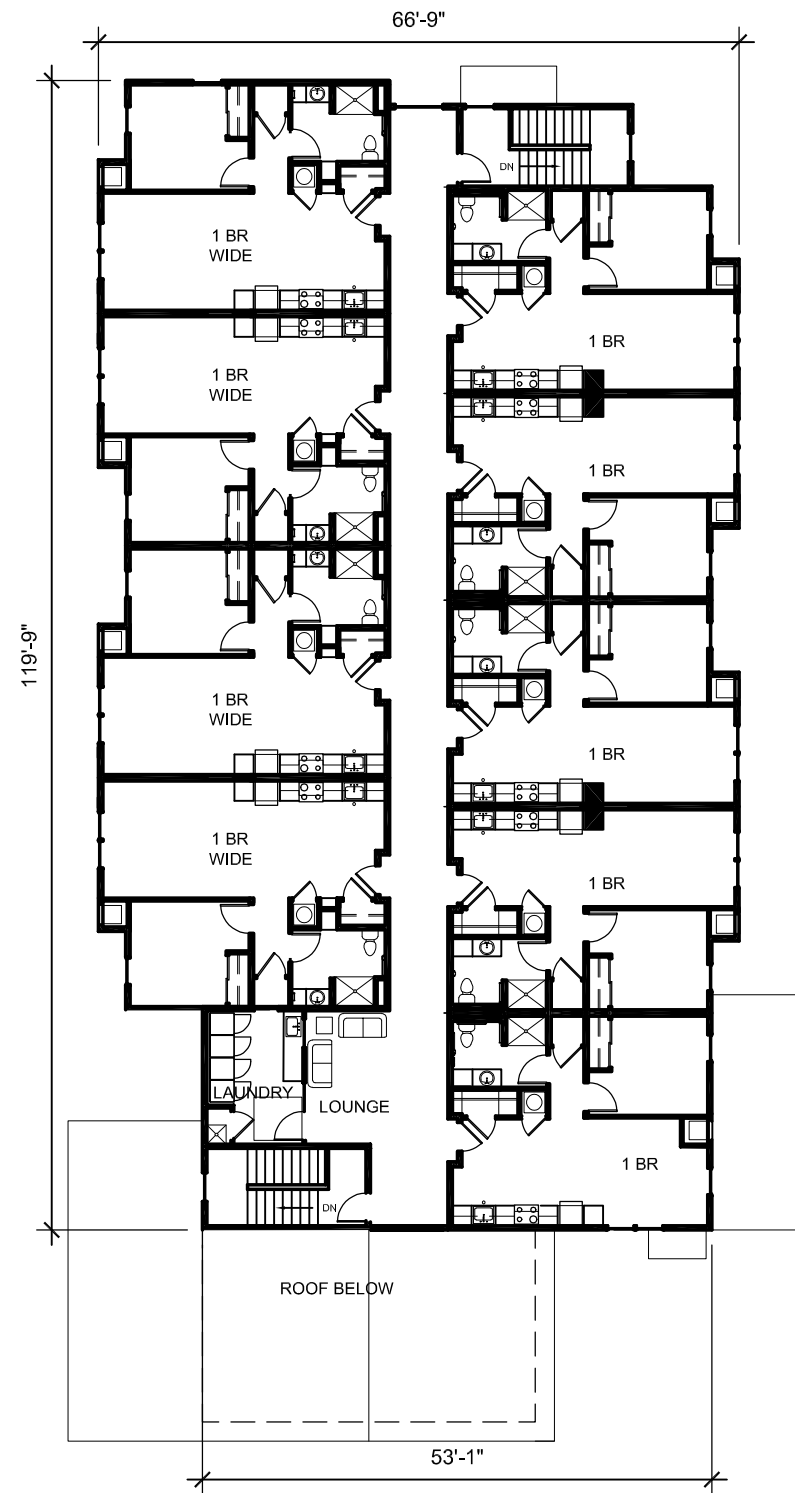
**SITE PLAN**

FULL SIZE ON 11X17

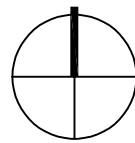
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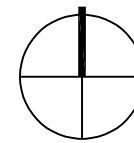


**2**  
A1 SECOND FLOOR PLAN



Scale: 1" = 20'-0"

**1**  
A1 FIRST FLOOR PLAN



Scale: 1" = 20'-0"

FLOOR  
PLANS

date 10-9-23  
d.b. ADD

**LIBERTY VILLAGE**  
588 NEWPORT AVENUE  
HERMISTON, OREGON

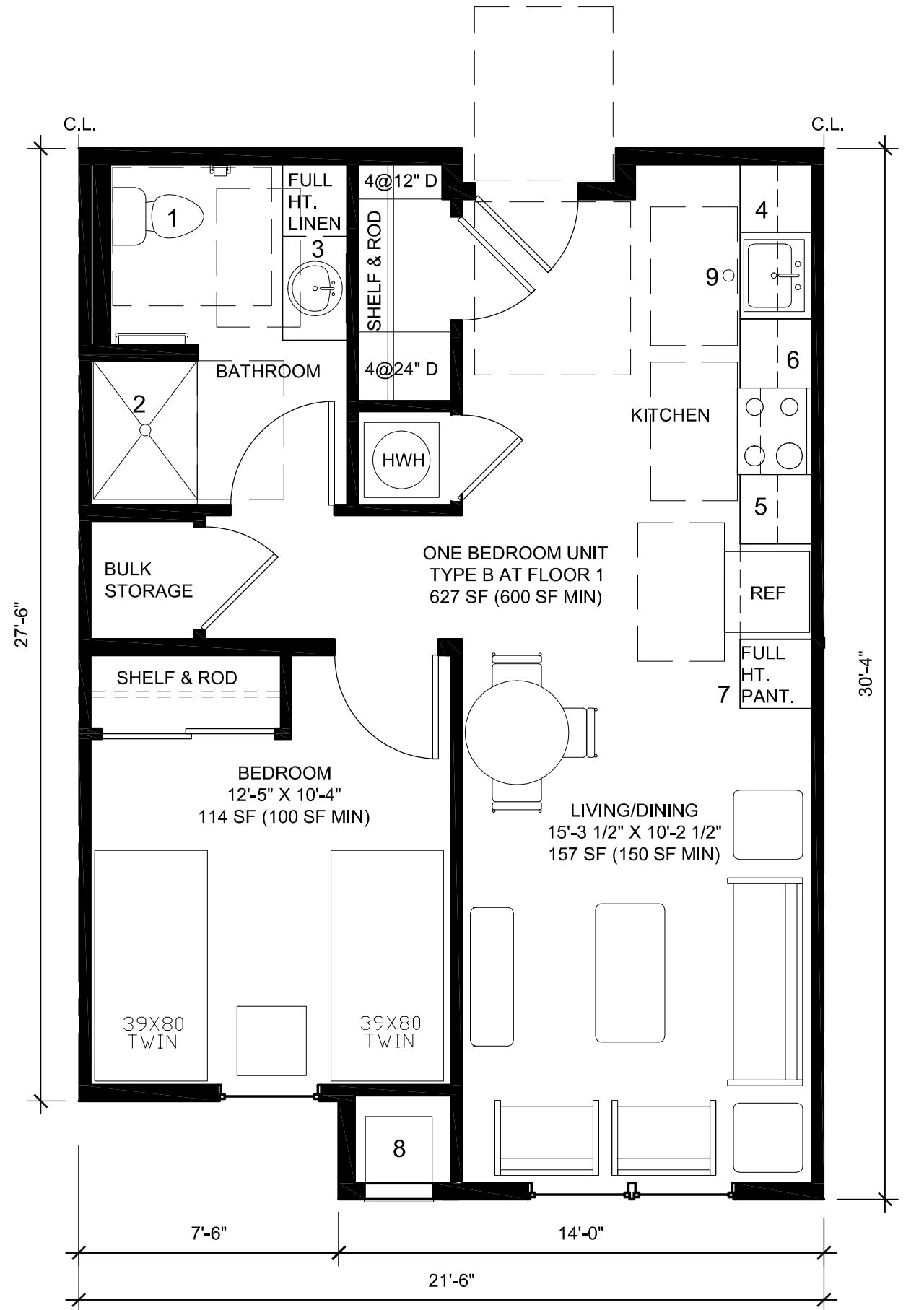
UMATILLA COUNTY HOUSING AUTHORITY & CASA OF OREGON

**BDA**  
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- 1 - ADA HEIGHT TOILET - BLOCKING FOR FUTURE GRAB BARS
- 2 - SHOWER UNIT WITH REINFORCING FOR FUTURE GRAB BARS
- 3 - VANITY COUNTER AND FULL HT LINEN CABINET
- 4 - KITCHEN WITH 36" CTR HT., SINGLE BOWL SINK, 30" RANGE & 18 CF REF
- 5 - BASE CABINETS WITH DOORS, INCLUDE 1 BANK OF DRAWERS
- 6 - UPPER CABINETS - CABINETS WITH DOORS
- 7 - FULL HEIGHT 24" WIDE AND DEEP PANTRY CABINET
- 8 - VERTICAL TERMINAL HEAT PUMP DUCTED TO LIVING AND BEDROOM
- 9 - FLOOR DRAIN NEAR KITCHEN SINK

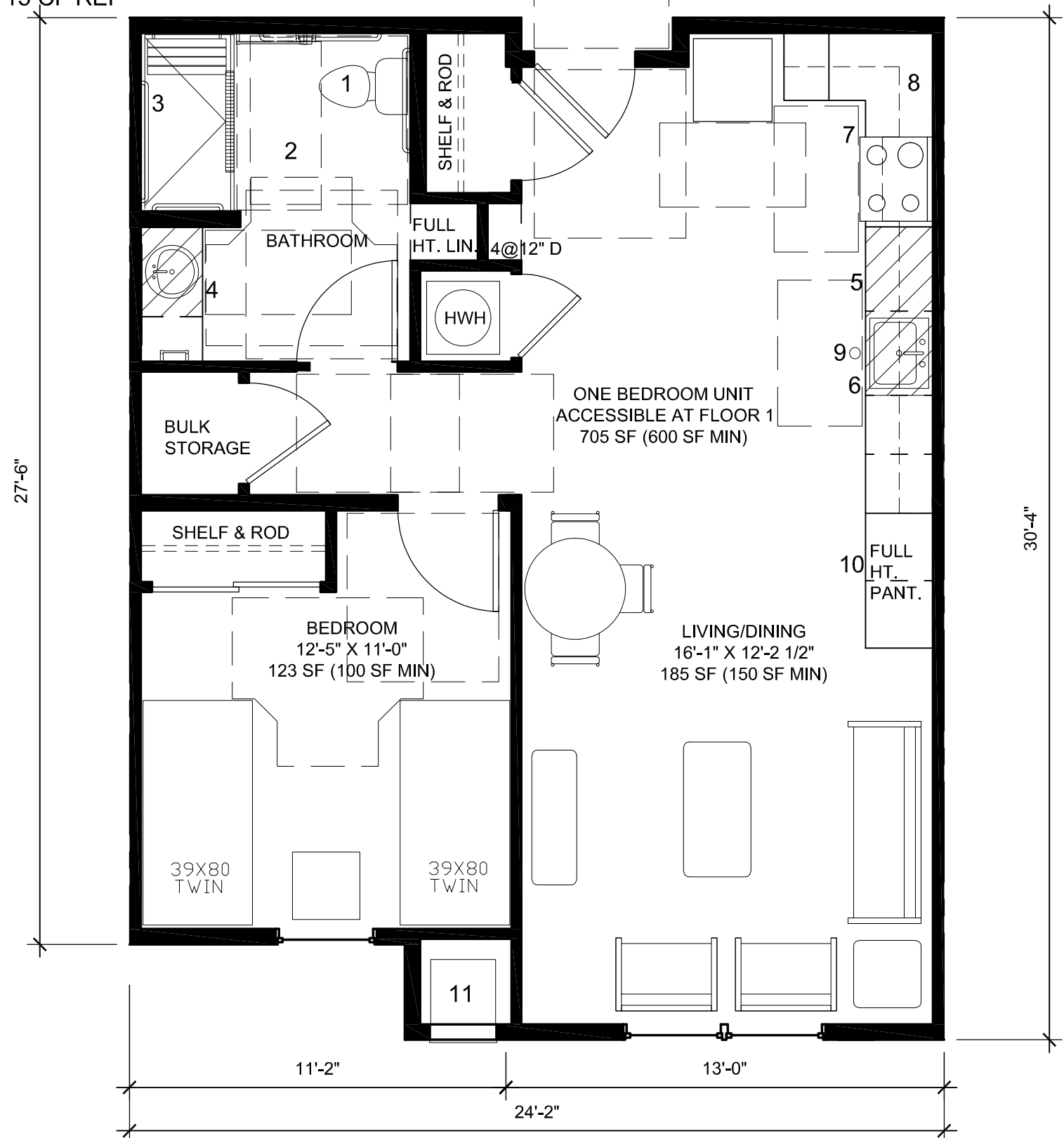


**1**  
A2

# UNIT PLANS

Scale: 1/4" = 1'-0"

- 1 - ADA HEIGHT TOILET WITH ASSOCIATED GRAB BARS
- 2 - TILE FLOOR AND CULTURED MARBLE SURROUND AT SHOWER
- 3 - ROD, GRAB BARS AND FOLD-DOWN SEAT AT SHOWER
- 4 - VANITY COUNTER - OPEN UNDER COUNTER
- 5 - KITCHEN WITH 34" CTR HT, SINGLE BOWL SINK, 30" SLIDE-IN RANGE & 15 CF REF
- 6 - OPEN UNDER COUNTER AT SINK AND WORK SPACE NEXT TO RANGE
- 7 - BASE CABINETS WITH DOORS, INCLUDE 1 BANK OF DRAWERS
- 8 - UPPER CABINETS - CABINETS WITH DOORS
- 9 - FLOOR DRAIN NEAR KITCHEN SINK
- 10 - FULL HEIGHT 48" WIDE BY 24" DEEP PANTRY CABINET
- 11 - VERTICAL TERMINAL HEAT PUMP DUCTED TO LIVING AND BEDROOM

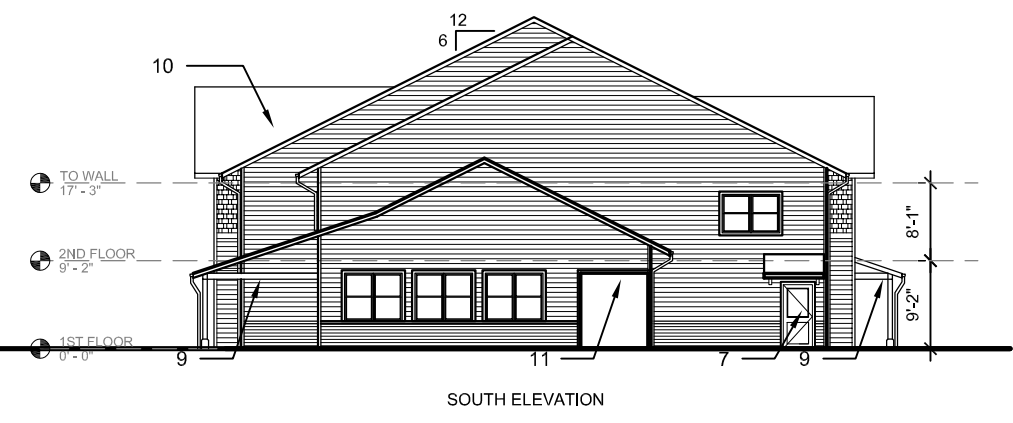
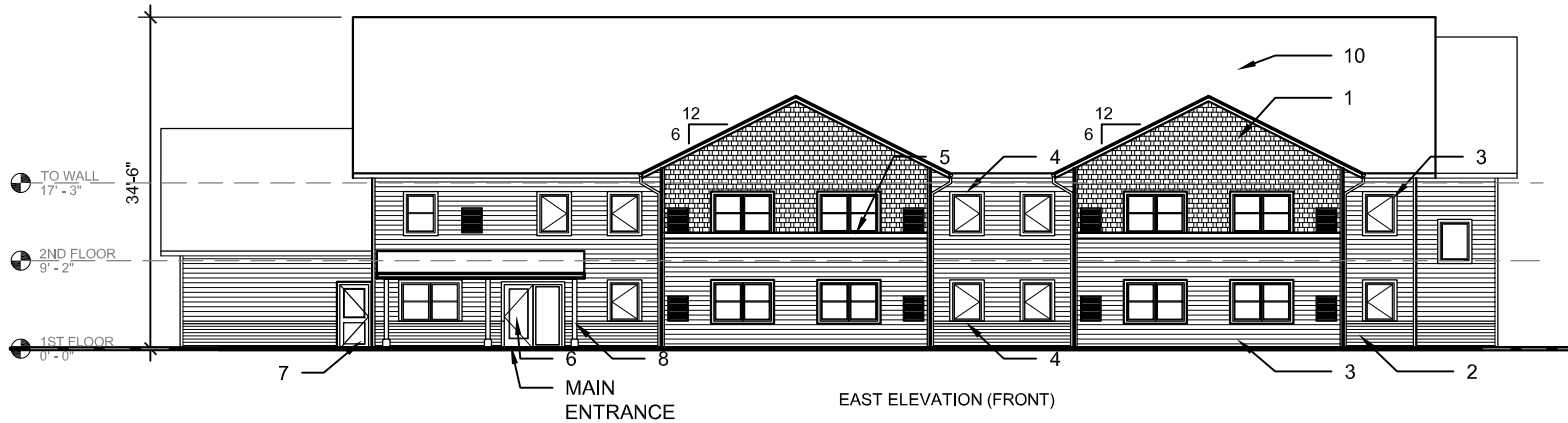
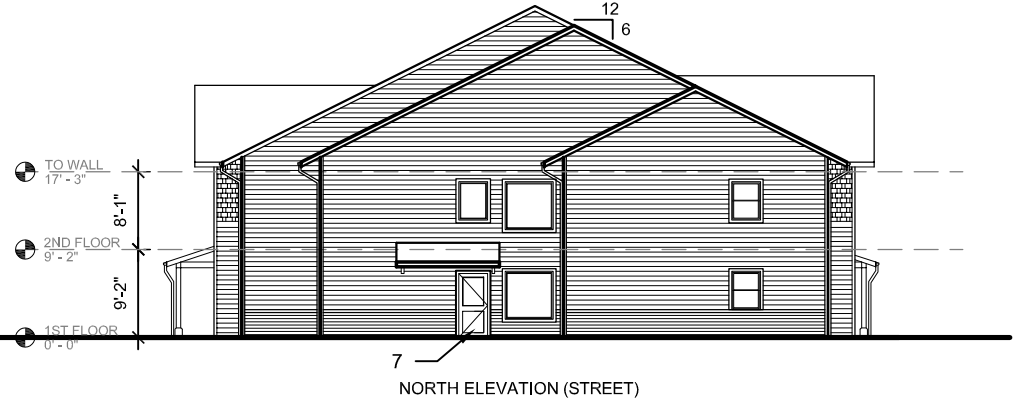


**1** UNIT PLANS  
 A3

UNIT PLAN MEETS SECTION 504 WITH 2010 ADA DOJ (5% OF UNITS REQUIRED (1 OF 17), TYP. OF 4 UNITS PROVIDED)  
 UNIT PLAN MEETS 2022 OSSC AS TYPE B UNIT PER ANSI A117.1-2017 AND FAIR HOUSING DESIGN MANUAL

Scale: 1/4" = 1'-0"

- 1 - HARDIE SHINGLE SIDING (PT-1)
- 2 - HARDIE LAP SIDING - 4" EXPOSURE (PT-2)
- 3 - HARDIE LAP SIDING - 6" EXPOSURE (PT-3, PT-4)
- 4 - HARDIE TRIM - 1/2" X 4" (DOORS, WINDOWS, CORNERS, FIRST FLOOR BELLY BAND) (PT-5)
- 5 - HARDIE TRIM - 1/2" X 8" (SECOND FLOOR BELLY BAND) (PT-5)
- 6 - FULL LIGHT DOOR WITH SIDELIGHT (PT-6)
- 7 - 2 PANEL SOLID DOOR (PT-6)
- 8 - STAINED D.F. POSTS ON 12 X 12 X 12 CONC. PIER
- 9 - STAINED D.F. BEAMS AT PORCH ROOFS
- 10 - ASPHALT SHINGLE ROOF
- 11 - PANEL SIDING FOR ELECTRIC EQUIPMENT



**1**  
**A4** **BUILDING ELEVATIONS**

Scale: 1" = 20'-0"

**LIBERTY VILLAGE AREA SUMMARY NOFA 2023 (10-09-2023)**

	TYPE	QUANTITY	TOTAL AREA (SF)
1ST FLOOR	RESIDENTIAL UNIT AREA		5,340
	PROPERTY MANAGEMENT OFFICE W/STOR		190
	ENTRY LOBBY		285
	COMMUNITY ROOM WITH KITCHEN & STORAGE		636
	COMMON RESTROOM		87
	LAUNDRY		155
	LOUNGE		121
	MAINTENANCE/STORAGE		125
	STAIRS		313
	CIRCULATION - CORRIDOR		758
<b>FIRST FLOOR TOTAL AREA (GSF)</b>		<b>8,010</b>	
2ND FLOOR	RESIDENTIAL UNIT AREA		5,958
	LAUNDRY		155
	LOUNGE		121
	CIRCULATION - CORRIDOR		773
	STAIRS		313
	<b>SECOND FLOOR TOTAL AREA (GSF)</b>		<b>7,320</b>
	<b>SECOND FLOOR TOTAL AREA (EXCL. S &amp; E)</b>		7,007
UNIT TYPE 1 (1 BR)		8	627
UNIT TYPE 2 (1 BR - ADA/WIDE)		8	705
UNIT TYPE 3 (1 BR - NO BAY)		1	618
Total Unit Quantity and Area:		17	
<b>Total Floor Area:</b>			<b>15,330</b>
Roof Area			
Overall Site Area			<b>34,969</b>
Concrete Paving			3,901
Standard Asphalt Pavement			10,312
Parking Area Landscape Buffers from street and island planters			2,805
Remaining Site Area (Landscape and Stormwater)			17,951
Offsite Concrete - New sidewalk and driveway aprons			1,075

TOTAL UNIT AREA		11,298
RESIDENTIAL COMMON AREA		1,560
BACK OF HOUSE		125
PM		190
CIRCULATION		2,157
TOTAL BUILDING AREA		<b>15,330</b>
MULTI-FAMILY RESIDENTIAL		
Bicycle Parking*		2
Required Car Parking 1.5:1		26
Provided Parking		<b>27</b>
Required Accessible Parking		1
Provided Accessible Parking		<b>2</b>
* Bicycle parking is required near door for projects with more than 15 car parking spaces, but no required number is included in land use code.		

**LIBERY VILLAGE HOUSING - HERMISTON  
OUTLINE SPECIFICATIONS**

**2023 NOFA**

**Date 7-18-23**

*Updates in bold italics dated 10-09-2023*

**DIVISION 1 - GENERAL REQUIREMENTS**

Sustainability requirements:

- See "Earth Advantage Points Worksheet" requirements – Gold Certification goal
- Individual measures noted in appropriate outline specification sections

**011200 Design Build**

Design Build Subcontractors through General Contractor:

1) **Mechanical Design**

- a) Heating and cooling system design – *Provide Vertical Terminal Heat Pumps* for dwelling units and VRF for common areas
- b) Ventilation system design (including code required/sustainability program required ERV ventilation for dwelling units)
- c) Duct layout and sizing
- d) Exterior roof & wall duct penetrations
- e) Coordination with structural, electrical and plumbing as needed

2) **Electrical Design Build**

- a) Electrical service design and sizing
- b) Electrical device layout
- c) Light fixtures (exterior and interior)
- d) Low voltage, fire alarm & sprinkler monitoring, phone, TV, internet
- e) Individual unit electric meters and additional house meter
- f) Entry intercom system connected to resident phones
- g) Security System including camera layout
- h) Access control system (TBD as required by owner)
- i) Future solar as required by OHCS
- j) Prep for 20% of parking spaces to have future EV charging per state law

3) **Plumbing Design Build**

- a) Waste and supply sizing and layout
- b) Individual unit electric hot water heaters plus additional to serve laundry and public restroom
- c) Coordination with civil and utility for gas supply sizing (if needed for any mechanical equipment)
- d) Plumbing fixtures (low flow as required by EA program)
- e) Condensate drains inside wall to within 18 inches above grade (for ductless mini-splits)
- f) Coordination with civil to connect roof drains to rain gardens
- g) Main roof and porch roof areas with gutters and downspouts to be tied into underground stormlines piped to rain gardens.
- h) *Provide floor drains in unit kitchens – Tying into restroom toilet stack is prohibited.*

4) **Fire Sprinklers:**

- a) NFPA 13R (2016 – confirm with jurisdiction) throughout
- b) Fire Riser in exterior accessed Storage/Utility Room or as required by Fire Marshal
- c) Piping design and head locations

**012100 Allowances**

**LIBERY VILLAGE HOUSING - HERMISTON  
OUTLINE SPECIFICATIONS**

**2023 NOFA**

**Date 7-18-23**

*Updates in bold italics dated 10-09-2023*

- 1) Signage: monument sign \$5,000
- 2) Exterior furniture: \$5,000
- 3) General signage: \$7,500

**014000 Quality Requirements**

Sustainability requirements:

- Earth Advantage Gold
- Blower door test .30 CFM50 per SF of enclosure
- Earth Advantage Thermal Bypass Checklist

**017419 Construction Waste Management and Disposal**

Sustainability requirements:

- Waste management reduction plan
- Recycle job site waste (95% of all wood, cardboard and metals)
- Investigate drywall recycling in area and recycle 95% if available.

**017900 Demonstration and Training**

Sustainability requirements:

- Operations and Maintenance Guide
  - O&M for Owner by Contractor

**DIVISION 3 – CONCRETE**

**033000 Cast-in-place Concrete**

Sustainability requirements:

- Fly ash/Slag content between 15-24% if possible/depends on local availability.
- 1) Concrete slab at ground floor – assume typical spreadfootings and stem walls, thickened footing at interior bearing locations, spread footing at column point loads
  - 2) Porches/patios - 5" with reinforcing

**035413 Gypsum Underlayment**

- 1) Self-Leveling Floor underlayment
  - a. Compressive Strength: 3000 psi
  - b. Maxxon Level-Right or USG Levelrock
  - c. 1" with acoustic mat at units
  - d. 1.25" without acoustic underlayment in corridors
- 2) Assume 19.2" TJI spacing with cementitious underlayment.
- 3) No additional ¼" plywood underlayment required under resilient flooring.
- 4) No additional acoustic mat required under resilient flooring
- 5) Ceilings (with gypsum topping):
  - a. RC Deluxe Resilient Channel from Clark Dietrich
  - b. Two layers 5/8" gyp. board

**DIVISION 4 – MASONRY**

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**048100 Concrete Masonry Units**

- 6) CMU
  - a. Density: Light or Medium weight
  - b. Texture: Ground face
  - c. Size: 8 x 16
  - d. Extent of work – Trash Enclosure
- 7) Anti Graffiti coating – See Div 9 Exterior Paint

**DIVISION 5 – METALS**

**055000 Metal Fabrications**

- 1) Fabricated bike parking hoops
- 2) Misc. beam saddles: custom and powder coated.

**DIVISION 6 - WOOD AND PLASTICS**

**061000 Rough Carpentry**

Sustainability requirements:

- Intermediate Framing Techniques per Earth Advantage
  - Insulated corners and box headers
  - Engineered I-joists at all floor framing
- 1) Engineered lumber: TJI, LVL, PSL Timberstrand rim boards, microlam (limited glulams)
    - a) Floor framing to be 11 7/8" engineered TJIs assume 19.2" o.c.
  - 2) Engineered trusses for all roofs.
  - 3) All Dimensional lumber: K.D.
    - a) Exterior walls all 2x6 U.N.O.
    - b) Interior non-bearing walls all 2x4 U.N.O.
    - c) Walls between units are double 2x4 wall (parallel walls, 1" apart) with solid wood between double top plates
    - d) Corridor and stair walls are single 2x6 U.N.O.
  - 4) Framing at 16" O.C. throughout, U.N.O.
  - 5) 9'-2" foot floor to floor: results in 8'-0" ft floor to ceiling height typical below units
    - a) If central ERV is used, assume 10' fl to fl at 1<sup>st</sup> floor
  - 6) Corridor floor framed with 2x6 joists.
  - 7) Pressure treated sills to be with Boron SBX.
  - 8) Exposed PT 6x6 posts: non-incised pt, AWD from Allweather Wood Treaters or equal.

**061600 Sheathing**

Sustainability requirement:

- Plywood used for all walls and roof sheathing (**no OSB**)
- 1) Walls: plywood exposure 1 APA span rating 32/16, 4 or 5 ply. Thickness: 1/2"
  - 2) Roof: plywood exterior, exposure 1, 40/20 span rated. Thickness: 5/8"
  - 3) Subflooring: T&G plywood or engineered subfloor, exterior, exposure 1, APA span rated 32/16. Or Structure Wood Edge Gold OSB. Thickness: 1-1/8"



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- 4) ¼" plywood underlayment for all resilient flooring areas without gypcrete topping, not applicable at slab on grade (typ. at stair landings).

**061753 Metal-Plate-Connected Wood Trusses**

Sustainability requirement:

- Raised heel trusses with insulation baffles
  - 1) 16" min. raised heel roof trusses (to maintain R-49 over wall top plate)
  - 2) Trusses at 24" O.C.

**061800 Structural Glued-Laminated Timber**

- 1) Architectural grade where exposed/visible
- 2) Exterior grade where exposed to weather

**062013 Exterior Finish Carpentry**

- 1) Fascia boards and barge boards at roof:
  - a) Pre-primed 2x8 Cedar
- 2) All other exterior trim: Hardie 5/4 x widths shown

**062023 Interior Finish Carpentry**

- 1) Interior Trim: interior door trim, window stool & skirt, half-wall caps and skirts:
  - a) Primed MDF
- 2) Closet shelving and clothes rods:
  - a) wire shelving system – Closet Maid or similar
  - b) Supported at 24" O.C. or as determined by manufacturer
- 3) Stair handrail
  - a) Wood with clear finish

**DIVISION 7 - THERMAL AND MOISTURE PROTECTION**

**072100 Building Insulation**

Sustainability requirement

- Thermal Bi-pass Checklist
  - Greenguard Certified (very low formaldehyde levels)
- 1) Flat ceilings: R-60, attic blown-in
    - a) Tenting of fire sprinkler system in attics is done by the insulation installer.
    - b) R-49 perimeter at attic plate, with 16" raised heel trusses
  - 2) Exterior wall: R-23 blown-in
    - a) Knauf Jetstream Ultra Bib System
    - b) Special attention to Air Sealing penetrations before insulation
  - 3) Floor Slab perimeter:
    - a) 3" (R-15) XPS
  - 4) Sound attenuation batts : 3.5 inch min.
    - a) Public and private toilet rooms and bathrooms.
    - b) Laundry room
    - c) Offices

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- d) Party walls and corridor walls
- e) Floor/ceiling assemblies (between Floors 1 and 2)

**073113 Asphalt Shingles**

Sustainability requirement

- 40 year warranty or greater required
- 1) Shingles:
  - a) 40 yr. Laminated; 30 lb. Roofing felt
  - b) With Algae block
- 2) Underlayment:
  - a) ASTM D226 Type II (30lb) asphalt saturated organic or synthetic felt
  - b) 36" wide 40 mil. Rubberized asphalt self-adhering at *all roof edges*
- 3) Ridge vents:
  - a) "Shingle Vent II" by Air Vent, Inc.
  - b) 18 sq in per lin ft NFVA
- 4) Eave vents:
  - a) RS-400 vent strip by Cor-a-Vent
  - b) 9 sq in per lin ft NFVA

**074600 Siding and Weather Barrier (Rainscreen siding system)**

Sustainability requirements:

- House Wrap as air barrier and weather resistive barrier (WRB).
- Rainscreen drainage plane behind exterior siding
- 1) Pre-primed fiber cement siding by James Hardie:
  - a) Horizontal lap siding: exposure – 4" and 6", texture - smooth
  - b) Hardie 5/16" shingle siding
- 2) Trim: see 062013
- 3) Furring strips: 3/8" DuPont Rainvent battens
  - a) Insect screen top & bottom
- 4) Pre-manufactured Flashing Panels: "Quickflash" by Quickflash Weatherproofing Products, Inc.
- 5) Weather Resistive Barrier, WRB: Tyvek Commercial Wrap with associated "Protecto Wrap" flashings.
  - a) Seam Tape: DuPont Tyvek tape for WRB seams as recommended by the weather barrier manufacturer.
  - b) Self adhered membrane flashing (SAMF)
  - c) Protecto Wrap PW 100/40, 40 mil polyethylene faced jamb, head flashing
  - d) Protecto Wrap PS 45, 45 mil foil face sill flashing
  - e) Window Opening Sill Corner Flashing: Protecto Wrap PSDS 6" x 6" detail squares
  - f) SAMF Primer: Use either Protecto Tak Spray Adhesive or 3M 77

**076200 Sheet Metal Flashing and Trim**

- 1) Pre-primed and pre-finished steel sheet
  - a) Pre-primed for field paint with building siding, window trim, etc.
  - b) Pre-finished at roof edge, at base to porches or decks and at thresholds.

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- i) Colors to be selected from manufacturer's standard.
- 2) Gutter & downspout
  - a) Aluminum or prefinished steel, 26-gauge min.
    - i) Box Style Gutters prefinished, downspouts painted with building.
    - ii) Note: Fascia painted before gutter installed.
    - iii) Hidden hanger brackets with screw fasteners
    - iv) Wire ball downspout strainers
  - b) Pop rivet down spout joints

**078413 Firestopping**

- 1) Hilti Firestop systems for rated membrane penetrations

**079200 Joint Sealants**

- 1) Silicone joint sealant / stpe (hybrid) sealants:
  - a) BASF MasterSeal NP 150
  - b) All exposed exterior locations where a paintable sealant is required for fiber cement siding and trim.
  - c) Interior wet locations
- 2) Silicone Building sealants:
  - a) Dow Corning 758 Sealant (Tyvek)  
All exterior locations (unexposed) where sealant comes in contact with WRB  
Use Dow Corning 758 at interior air seal
- 3) Acoustical joint sealants
  - a) Usg, Pecora, or equal
  - b) At edges of all party walls and rated floor/ceiling
- 4) Latex sealants
  - a) Astm C 834, Type OP, Grade NF
  - b) All interior joints

**DIVISION 8 - DOORS AND WINDOWS**

**081113 Steel Doors and frames**

Sustainability requirement:

- Steel exterior doors, insulated to R-5
  - 1) All Exterior Doors
  - 2) 16-gauge steel, G60 galvanized, bonderized, and primed for field painting, commercial grade
    - a) Insulated R-5 minimum
      - i) Main entrance, Community Room: Flush - full lite with sidelight
      - ii) Stairs, Electrical room: 2-panel
    - b) Frames: 18 ga steel for paint finish, extra long screws to adhere hardware to stud beyond jamb.

**081416 Flush Wood Doors**

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- 1) Typical interior doors, unit entry doors (all units), common area doors:
  - a) Flush wood veneer with clear finish, solid, insulated – Assume clear finish on maple.
    - i) ½ lite at laundry rooms and managers office
    - ii) Full lite at community room
    - iii) Narrow lite at stairs
    - iv) No lite at unit entries and maintenance spaces
  - b) Rated 20 minute at all corridors.
  - c) Frames pre-finished Timely (assume black, color TBD). Rated 20 minute at all corridors doors.
- 2) Unit interior doors at one bedroom unit:
  - a) Solid core wood doors, primed for paint finish.
    - i) Swinging doors
  - b) Molded wood composite panel door, primed for paint finish.
    - i) Bi-pass closet doors
  - c) Wood frames with paint finish.
- 2) All doors NAUF

**085313 Vinyl Windows**

Sustainability requirements:

- U-value of 0.27 or better, SHGC of 0.35 or better low-e coating
- 21% of heated floor area max.
- Sill pan and flashings integrated into the weather barrier

- 1) VPI: Endurance series or Milgard Styleline
  - a) Min. Performance class/grade: LC 35
  - b) Color: to be selected from manufacturer's standard
  - c) Assume the more expensive of the three standard options (White, Tan or Clay)
  - d) Fixed and single hung windows throughout.

**087100 Door Hardware**

- 1) Light duty commercial hardware (Grade 2) w/ lever handles throughout, U.N.O.
  - a) PDQ 6200 Series for all Exterior Entry doors and common area doors
  - b) Schlage Grade 2 interconnected lockset for unit entries
  - c) Schlage S Series (Grade 2) - Jupiter for all unit interior doors
  - d) Grade 1 heavy-duty commercial closers
- 2) Brushed chrome
- 3) Interchangeable cores
- 4) Commercial Grade tracks for bi-pass doors.
- 5) Closers on all doors at exterior and corridors/stairwells
- 6) Kick plates at all doors (both sides of unit entry doors for accesible unit)
- 7) Door viewers at all unit entry doors (two at accessible unit entires)
- 8) Electronic fob-activated locking system throughout building – see Electical (TBD as required by owner)
- 9) Accessible auto-opener at main entrance
- 10) Assume panic devices on all exterior doors

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**DIVISION 9 – FINISHES**

Sustainability requirements:

- Third party framing lumber moisture test: moisture content to be 19% or lower before insulating and covering.
- Request Contractor report showing floor plan test locations. Request Contractor Protocol Letter prior to construction.

**092900 Gypsum Board**

- 1) 5/8" type 'X' throughout
  - a) 1 layer typical at inside face of all exterior walls
  - b) 1 layer typical both sides of all rated and unrated interior walls
  - c) 2 layers typical at all ceilings
  - d) Rated wall summary
    - i) All Exterior and Interior Bearing walls: 1-hr.
      - (a) Exterior wall rating required from the inside only (no exterior gyp.)
    - ii) Non-bearing Corridor walls: 30 min rating (most will be bearing)
    - iii) Stair enclosures: 1 hr. rating
    - iv) All floor/ceiling assemblies: 1-hr.
    - v) All Roof/Ceiling assemblies: 1-hr.
    - vi) Dwelling unit separation walls: 1-hr.
- 2) Moisture and mold resistant 5/8" type 'X' in all wet areas
- 3) Finish : Light Orange Peel (walls and ceilings), Level 4 finish throughout
- 4) Provide continuous gyp. Bd. behind tub/showers at fire rated walls (party and corridor)
- 5) RC channel, Sound isolation clips and hat channels:
  - a) Walls and ceilings:
    - i) RC Deluxe Resilient Channel from Clark Dietrich to be confirmed with selected assemblies

**093000 Ceramic Tile**

- 1) Ceramic Tile:
  - a) Accessible unit restroom – ***typical of 4 units***
    - i) Keystones by Daltile
    - ii) Tile base from same series
    - iii) Colors TBD from Groups 1 and 2
- 2) Tile System (over slab on grade):
  - a) Mapei System
    - i) Waterproofing and Crack Prevention (Aquadefense)
    - ii) Reinforcing Mesh for any vertical changes in plane
    - iii) Thin Set mortar (Ultraflex 2)
  - b) Grout
    - i) Mapei Ultracolor Plus FA
    - ii) Color TBD
    - iii) ¼" width joint

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- c) Silicone Caulk
  - i) Mapesil 100% Silicone Caulk
  - ii) EJ171

**093033 Cultured Marble**

- 1) Cultured Marble Shower Surround wall panel system
  - a) Accessible unit restrooms at roll-in shower – *typical of 4 units*
    - i) China white or white on white swirl
    - ii) Gloss, satin, or pearl finish

**095123 Acoustical Tile Ceilings**

- 1) Corridors, community room, office, laundry
- 2) Armstrong Fine Fissure Second Look, Tegular Edge

**096513 Resilient Wall Base and Accessories**

- 1) Resilient base:
  - a) 4" standard toe at resilient floor areas, U.N.O.
  - b) 1-1/2" Tub Moulding along tubs and showers at floor
- 2) Transition strips:
  - a) Aluminum, as needed for smooth, triplex transition between adjacent floor materials

**096516 Resilient Flooring**

Sustainability requirements:

- Urea-formaldehyde free underlayment.
- Adhesives: VOC content 70 g/l or less
- 1) Sheet flooring
  - a) Public restroom, laundry:
    - i) Mannington Biospec
    - ii) 6" self cove wall base
    - iii) Heat welded seams
    - iv) Epoxy glue for 1' diameter around floor drain
  - b) Unit bathrooms (not incl. 1 accessible), interior access storage room:
    - i) Mannington Biospec
    - ii) Rubber wall base
- 2) Luxury vinyl tile (LVT):
  - a) Unit kitchen and living areas, corridors, community room, office, lounge
    - i) Direct Glue 6" x 48" vinyl plank, 2.5 mm min. thick with 20 mil wear layer
    - ii) 30 year Limited Residential Warranty
    - iii) 7 year Limited Commercial Warranty
    - iv) Rubber wall base
- 3) Rubber stair kit,
  - a) Treads, risers, skirt, landing system (including wall base)
  - b) Common stairs
  - c) Johnsonite, Tarkett, Roppe
  - d) 1/4" plywood underlayment meeting flooring manufacturer's requirements required over subfloor in areas without gypcrete (i.e. intermediate stair landings)

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**096816 Sheet Carpeting**

Sustainability requirements:

- 25% to 50% percent recycled content for carpet
  - CRI Green Label for carpet
- 1) Walk-Off Mat
    - a) WOM-1: Mannington “Ruffian”
      - i) Lobby entrance

**099100 Paints and Coatings**

Sustainability requirements:

- Interior wall and ceiling latex paints: VOC of 50 to 150 g/l.
  - Interior trim paint: max. VOC of 150 g/l.
    - Primer & 2 coats of paint.
  - Exterior paints and stains:
    - Paint Fascia before gutter is installed.
- 1) Interior:
    - a) Low VOC;
    - b) Units: assume 1 color for walls and ceiling – eggshell, and same color for door & trim in satin and same color for windowsills in High Gloss.
    - c) Public Areas: Corridors, Stairwells, Community Room, Office, Laundry, Lounge
      - i) Eggshell
      - ii) Residential floor corridor: 1 accent color each floor used near unit entires, corridor end walls, and stairwell side of door wall in each stairwell
      - iii) Up to 6 accent colors, including residential floor colors
    - d) Service areas: Storage rooms, Public restroom
      - i) High gloss
      - ii) project white
  - 2) Exterior:
    - a) Siding and trim: Assume 4 body colors, one trim color, one door color
    - b) Exposed wood at ground floor covered area: clear finish over wood ceiling, paint over AWD posts

**DIVISION 10 – SPECIALTIES**

**101400 Signage - See Allowances**

- 1) Acrylic plaques: photopolymer with raised letters & braille. 125” thick acrylic sheet, silkscreened & backpainted
  - a) Interior room labels and directional signage
- 2) Metal, post mounted
  - a) ADA parking, site directional signage
- 3) Monument sign:
  - a) Allowance

**102800 Toilet and Bath Accessories**

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**All Dwelling Unit Bathrooms (17 total):**

- 1) 1 Ea.: Grab Bar 42", 36", 24", 18", 12"
  - a) Taymor 01-C2300xx Series
  - b) Flanges with concealed fasteners, direct mount
  - c) Stainless steel, satin finish
  - d) Provide grab bars at all unit toilets (18", 36", 42")
  - e) Provide grab bars in accessible unit shower area (24", 42")
  - f) See plumbing section for factory installed grab bars in typical unit showers
  - g) Provide grab bars for 4 accessible unit only**
- 2) 1 Ea.: Toilet Paper Holder
  - a) Taymor 01-201s
    - i) Surface mounted
    - ii) Stainless steel, satin finish
- 3) 1 Ea. Towel Bars
  - a) Moen Home Care Bath Grips 2200 Series: 9" and 24"
    - i) 7/8" Diameter rod
    - ii) Stainless Steel, chrome finish
    - iii) Exposed screw mounting
- 5) 1 Ea.: Underlavatory Guards
  - a) Truebro, per plumbing submittal
- 6) 36 x 36 Mirror
  - a) 3/16" thick with machined edges, smooth
  - b) Mount with CRL 655KE Polished Chrome wall clips
- 7) Shower Curtain Rod
  - a) Taymor, 1" dia.
    - i) Flanges with concealed fasteners
    - ii) 304 Stainless steel, satin finish
- 8) Robe Hook
  - a) Ives 582
  - b) Assume mounted on back of solid core door

**Public Restrooms (1 total):**

- 1) Grab Bar 42", 36", and 18"
  - a. Taymor 01-C2300xx Series
  - b. Flanges with concealed fasteners, direct mount
  - c. Stainless steel, satin finish
- 4) Toilet Paper Holder
  - a) Taymor 01-201s
- 9) Underlavatory Guards
  - a) Truebro, per plumbing submittal
- 10) 24 x 36 Mirror
  - a) 3/16" thick with machined edges, smooth
  - b) Mount with CRL 655KE Polished Chrome wall clips
- 11) Paper Towel & Waste
  - a) Bobrick B-369 (recessed)



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12) Coat Hooks

a) Ives 582

**104413 Fire Extinguishers & Cabinets**

1) Semi-recessed cabinet; white

a) 2A:10BC type

b) Assume 2 per residential floor with additional 2 at floor 1 common spaces (total of 6)

**105500 Postal Specialties**

1) Exterior CBU post boxes and pedestals from Auth Florence or equal.

a) Provide (2) – vital 1570-12 and 1570-8 mailboxes with additional 1590 T1 parcel box with 2 extra parcel locker to meet USPS requirement of 1 parcel locker per 5 mailboxes

i) Need 17 mailboxes, at or below 54" a.f.f.

ii) Color TBD from standard options

iii) Engraved identification numbers to contrast with selected color

**DIVISION 11 – EQUIPMENT**

**113100 Residential Appliances**

Sustainability requirements:

- Energy Star dishwasher
- Energy Star refrigerators

1) Refrigerators:

a) 15-16 cu ft, ADA compliant, all locations (17 units and *community room*)

2) Ranges:

a) Electric

i) Sensi-Temp technology (or similar) with sensor to reduce the risk of cooking fires on coil burners.

b) 30" slide in for 36" counter at one-bedroom units, front controls (16 total)

c) 30" drop in for 34" counter at 1 accessible unit, ADA compliant with front controls (1 total) - cooktop height to be 34" AFF max.

3) Range Hoods: Broan 42000 series:

a) 30" at typical units (16)

b) 36" at accessible unit (1)

c) Exhaust to the exterior

d) Switch light and fan separately on wall in accessible unit

4) Dishwashers:

a) Two-bedroom units (2)

5) *Countertop Microwave (17 units and community room)*

**DIVISION 12 - FURNISHINGS**

**123530 Residential Casework**

1) Lanz Cabinets, Eugene

Southport Collection – melamine doors

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- a) Stain color TBD
  - b) Bow Pull BNI
  - c) Concealed hinges
  - d) Toe-kick to be plywood not OSB**
- 2) Plastic Laminate countertops (Wilsonart, Formica)
- i) Unit kitchens and bathrooms
  - ii) 4" backsplash
  - iii) Full height splash behind range
- b) Plastic Laminate Wainscot
- i) 54" high wainscot in Public restroom,
  - ii) direct glue on wall with aluminum edge band, typical
  - iii) do not apply texture behind PLAM wall applications

**122116 Vertical Louver Blinds**

- 1) PVC, 3-1/2", at all exterior windows

**DIVISION 21 – FIRE SUPPRESSION**

- 1) Provide full design for NFPA 13R sprinkler system (see also Division 26 for fire sprinkler monitoring and related systems)

**DIVISION 22 – PLUMBING**

Sustainability requirements:

- Water efficient fixtures:
  - 1. Showerheads: 1.75 gpm max.
  - 2. Lavatory faucets: 1.0 gpm max.
  - 3. Kitchen faucets: 1.5 gpm max.
  - 4. Toilets: 1.28 gpm

**Design/Build requirements:**

- 1) Permit and construction drawings
  - a) Piping diagrams
  - b) Fixture locations and labels
  - c) Fixture schedules
  - d) Verify stamping requirements with local AHJ
- 2) Pipe sizing and materials:
  - a) Provide additional pipe sizing and fittings as needed
- 3) Individual unit electric hot water heaters with additional for ground floor common areas
- 4) Coordinate condensate locations from ductless minisplits, exterior wall and rated wall penetrations
- 5) Coordinate with site plumbing
- 6) **Provide floor drain in kitchen on separate stack – Tying into toilet stack is prohibited**

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Bathroom and kitchen fixture schedule :

- a) Toilets: **WC-1**
  - i) American Standard Champion Pro Right Height Elongated Toilet, 1.28 gpf
    - (a) Seat with lid in residential units
    - (b) Commercial HD toilet seat in public restrooms
    - (c) ADA height in all locations
- b) Sinks:
  - i) One Bedroom Unit kitchen and Community Kitchen: **KS-1**
    - (a) Sink: Dayton ***Single Bowl GE12521***, ADA depth
    - (b) Faucet: Moen Chateau 7430 series with spray handle, 1.5 gpm
  - ii) Unit bathroom: **LAV-1**
    - (a) Sink: American Standard Aqualyn Drop In Sink
    - (b) Faucet: Moen Chateau with Eco Performance Aerator Flow Restrictor, 1.0 gpm
  - iii) Public bathroom: **LAV-2**
    - (a) Sink: American Standard Declyn Wall Hung Lav
    - (b) Faucet: Moen Chateau with Eco Performance Aerator Flow Restrictor, 1.0 gpm
- c) **Showers: SH-1 at 13 units SH-1**
  - i) Enclosure: ***Everfab S4836RFB 4' curbed shower reinforced for future grab bars***
  - ii) Spout/shower assembly: Moen Chateau Posi-Temp Model TL183 series tub/shower trim
- d) Showers (roll-in): **SH-2 (at 4 accessible units)**
  - i) Enclosure: ceramic tile and cultured marble – see Division 9
  - ii) shower assembly:
    - (a) Moen Chateau Posi-Temp Model TL182 series shower trim only, 1.75 gpm
    - (b) Moen Envi handheld adjustable shower head with slidebar and bracket
    - (c) Seachrome Shower Seat SLR-280225
- e) Laundry (Typical of **2 rooms** with 2 washer/dryer sets per room)
  - i) washer connection box: Guy Gray FR-12 series metal fire rated connection box
  - ii) floor drain
  - iii) utility sink: **U-1**
    - (a) sink: Dayton Single Bowl GE12521
    - (b) faucet: Moen Chateau 7430 series (no spray handle)

**DIVISION 23 – MECHANICAL**

**Design/Build requirements:**

- 1) Permit and construction drawings
  - a) Duct sizing and routing
  - b) Equipment schedules, labels, and locations
  - c) Mechanical calculations and COMcheck forms
- 2) Heating/Cooling system design
  - a) Dwelling units:
    - i) ***Vertical Terminal Heat Pump Unit***
      - (a) ***Located to serve both living room and bedroom with added ducting as needed.***

**LIBERY VILLAGE HOUSING - HERMISTON  
OUTLINE SPECIFICATIONS**

**2023 NOFA**

**Date 7-18-23**

*Updates in bold italics dated 10-09-2023*

- (b) Control to be wired remote, not remote control style.
- b) Common areas:
  - i) Variable Refrigerant Flow (VRF) heat pump system with heat recovery
    - (a) Individual zone heating and cooling for corridors and common areas on both floors
    - (b) Assume outdoor condensing unit on site at grade and screened from view
    - (c) Common area t-stats to be in locking boxes
- 3) Ventilation at units:
  - a) Bathrooms (Unit and Common) and Storage spaces:
    - i) Individual exhaust fans , Panasonic FV-05-11VKL1
    - ii) ceiling radiation dampers
    - iii) 4" duct in floor space to exterior wall
    - iv) See ERV options to determine if bath fans are needed in all unit bathrooms
  - b) Kitchens:
    - i) Range hood vent to exterior walls at lower floor and roof at floor 2
  - c) ERV
    - i) Meet energy code and Earth Advantage requirements for ventilation with Energy Recovery Ventilator (ERV)
      - (a) Panasonic WhisperComfort Spot ERV in main living area OR
      - (b) Panasonic Intellibalance with exhaust duct from bathroom and supply to living area.
- 4) Corridors and Stairwells:
  - a) Heat and Cool corridor
  - b) Heat in stairwells (Cadet wall heaters)
  - c) Common area t-stats to be in locking boxes
- 5) Exterior wall cap duct terminations to be primed for field painting
- 6) Coordinate duct routing with lighting, plumbing, fire sprinklers

**DIVISION 26 – ELECTRICAL**

Sustainability requirements:

- 100% of light fixtures to be integral LED
- No recessed lights in insulated ceilings
- Use motion sensors and photocells where appropriate.

**Design/Build requirements:**

- 1) Permit and construction drawings
  - a) Site electrical
  - b) Electrical service design and one-line diagram
  - c) Fixture and device locations and labels
  - d) Fixture schedules
  - e) Panel schedules
  - f) Lighting COMcheck forms
- 2) Lighting and power fixtures and devices
  - a) G.C. to include allowance for light fixtures at this time.

**LIBERY VILLAGE HOUSING - HERMISTON  
OUTLINE SPECIFICATIONS**

**2023 NOFA**

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*Updates in bold italics dated 10-09-2023*

- 3) Low voltage
  - a) fire sprinkler monitoring
  - b) phone
  - c) TV
  - d) internet.
- 4) Site power and service entrance
- 5) Coordination with Mechanical
  - a) Power for bath fans, HVAC equipment, etc.
- 6) Electric heaters (Cadet Apex 72) in bedrooms with remote, simple, non-programmable thermostat TH401
- 7) Security Camera System – Assume 16 camera system for base bid
- 8) Entry intercom system – Assume system at front door connected to resident cell phones, if determined necessary by owner
- 9) Access control system if determined necessary by owner.

**Abbreviated Electrical Fixture Schedule – Light Fixtures not included**

F1	Bath Fan	Panasonic FV-05-11VKL1
EWB	Electric Wall Heater Bedrooms	Cadet Apex72 W/ TH114 Thermostat

**DIVISION 31 - EARTHWORK**

- 1. Erosion control measures

**DIVISION 32 - EXTERIOR IMPROVEMENTS**

*Note that no geotechnical report has been made available. Information below is from similar projects for reference and will be as directed by geotechnical engineer.*

**321216 Hot-Mix Asphalt Paving**

- 1) Driveway and parking lots
  - a) 4" asphalt over 12 inches compacted gravel base, over filter fabric.

**321313 Cement Concrete Pavement**

- 1) Driveway aprons
  - a) 6" thick over min. 12" crushed rock base, leveling course
- 2) Sidewalks and patios
  - a) 4" thick over min. 12" crushed rock base, leveling course

**328400 Landscape Irrigation**

Sustainability requirements:

**LIBERY VILLAGE HOUSING - HERMISTON  
OUTLINE SPECIFICATIONS**

**2023 NOFA**

**Date 7-18-23**

*Updates in bold italics dated 10-09-2023*

- Pressure regulating valves
  - Hydro-Zoning
  - Irrigation Controller features:
    - Global seasonal adjusting capabilities (0-200% adjustment)
    - Rain delay shut down feature
    - Min. 4 zones with expansion capability
  - Weather-smart controls
1. Stream Rotors (MP Rotators) at lawns. Spray heads at plant beds
  2. Irrigation distribution coverage to be head to head.
  3. Separate zones will be provided for lawn and shrub areas.
  4. Separate zones will be provided for NE and SW exposures.
  5. Coverage at piping will be 18" min. at main lines and 15" at lateral lines.
  6. 3" sand bedding will be provided below all pipes.
  7. Isolation gate valve will be provided before each automatic control valve.
  8. Manual, bronze drain valves will be provided at main line low points.
  9. Main line piping to be schedule 40 pvc.
  10. Lateral line piping to be class 200 pvc.
  11. Sleeves to be schedule 40 pvc.
  12. Irrigation heads to be 24" from buildings.

**329200 Landscaping**

Sustainability requirements:

- 2" of organic matter to be added to topsoil, tilled to depth of 6"-8".
  - One tree per 1,000 sf of landscape area
- 1) Planting, soil, and mulch as designed by landscape architect.

**323113 Fencing & Gates**

Extent of fencing – along full property lines of south side. North fence is existing to remain.

- 1) South property line:
  - a. 6' high wood fence with three rails

**DIVISION 33 – UTILITIES**

- 1) Domestic water
- 2) Sanitary sewer
- 3) Storm water
  - a) Detention system

**AFFORDABLE HOUSING FINANCE**

# OHCS Awards \$7.5 Million to Help Address Rural Homelessness

The funding will assist a project that will have a focus on veterans in Hermiston.

Oregon Housing and Community Services (OHCS) recently awarded \$7.5 million in funding toward developing housing for people experiencing homelessness or at risk of homelessness in the state's rural communities.



The funding was allocated through the Homeless Housing Response and Capacity Strengthening Notice of Funding Availability and is the first award of a one-time \$25 million HOME American Rescue Plan federal investment, according to state officials.

“Strengthening local organizations and expanding housing opportunity in rural communities are essential in advancing real progress for people experiencing homelessness,” says OHCS director Andrea Bell. “They are a foundation upon which we create a future where every individual has a place to call home.”

The \$7.5 million award went to Liberty Village Apartments located in Hermiston, which will focus on veterans at risk of homelessness. This property is being built by Umatilla County Housing Authority and Casa of Oregon. Liberty Village Apartments will feature 17 homes—15 with rental assistance—primarily affordable at 30% median family income.



## Overview

- Review Building Projects
- Discuss Financing Proposal



## Overview

- Review Building Projects
  - Harkenrider Center
  - City Hall – IT Space
  - Library – Multi-cultural Resource Center
  - Public Safety Center
  - The Arc Building
- Two Additional Projects
  - EOTEC Barn Project
  - North Hermiston Urban Renewal Area



## EOTEC Barn Project

- History/Situation
  - Completed in Summer 2018
  - Three barns (Beef, Swine, Small Animal)
  - Built ¾ of the Design Size
    - Prepared for future build
  - Fair Funding from Legislature (Two Grants)
    - \$1.277 million
    - Current Estimate - \$1.6 million
    - Fair seeking some additional funding



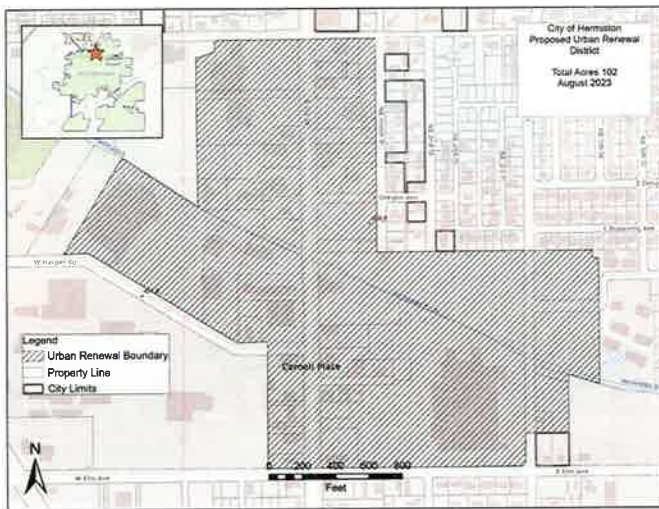


## EOTEC Barn Project



## North Hermiston Urban Renewal Area

- Formed in 2023
- One project – Connector Street from N. Hwy 395 to NE 4<sup>th</sup> Street
  - Includes traffic signal on N. Hwy 395
  - Includes water line
- Current Estimate - \$5.0 million



# Financing Proposal

- Borrow \$20.0 million as Full-Faith and Credit Bonds
- No election required because no new tax is formed

### • Terms

- 20/30 Year Full-Faith and Credit Bonds
- Current Estimate (30) – 4.25% to 4.35%
- Current Estimate (30) – (~\$292,000/\$871,000)~\$1.2 mil.

### • \$5.0 million to be repaid by the NHURA

- Action for HURA
- City to borrow/HURA to repay
- MOU to spell out terms

### • \$15.0 to be repaid through EZ funds



Revenues	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028
Umatilla County	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000
Lamb Weston	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
PDX 138								\$ 1,000,000	\$ 1,000,000
PDX 245						\$ 2,500,000		\$ 2,000,000	\$ 2,000,000
PDX 146								\$ 2,500,000	\$ 2,500,000
<b>Gross Revenue</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 3,500,000</b>	<b>\$ 900,000</b>	<b>\$ 1,900,000</b>	<b>\$ 5,400,000</b>	<b>\$ 8,400,000</b>
<b>Liabilities</b>									
IFA (Water Tower)	\$ (162,784)	\$ (177,484)	\$ (177,484)	\$ (177,484)	\$ (177,484)	\$ (177,484)	\$ (177,484)	\$ (177,484)	\$ (177,484)
Recreation Projects Fund	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (50,000)
City Hall Debt		\$ (460,825)	\$ (460,825)	\$ (460,825)	\$ (460,825)	\$ (460,825)	\$ (460,825)	\$ (460,825)	\$ (460,825)
Civic Project Debt						\$ (1,100,000)	\$ (1,100,000)	\$ (1,100,000)	\$ (1,100,000)
<b>Gross Liabilities</b>	<b>\$ (212,784)</b>	<b>\$ (888,309)</b>	<b>\$ (888,309)</b>	<b>\$ (888,309)</b>	<b>\$ (888,309)</b>	<b>\$ (1,988,309)</b>	<b>\$ (1,988,309)</b>	<b>\$ (1,988,309)</b>	<b>\$ (1,988,309)</b>
<b>Annual Net Revenue</b>	<b>\$ 787,216</b>	<b>\$ 111,691</b>	<b>\$ 111,691</b>	<b>\$ 111,691</b>	<b>\$ 2,611,691</b>	<b>\$ (1,088,309)</b>	<b>\$ (88,309)</b>	<b>\$ 4,411,691</b>	<b>\$ 1,411,691</b>
<b>Cumulative Revenue</b>	<b>\$ 787,216</b>	<b>\$ 898,907</b>	<b>\$ 1,010,598</b>	<b>\$ 1,122,289</b>	<b>\$ 3,733,980</b>	<b>\$ 2,645,671</b>	<b>\$ 2,557,362</b>	<b>\$ 5,969,053</b>	<b>\$ 7,380,744</b>

Revenues	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037
Umatilla County	\$ 400,000	\$ 400,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Lamb Weston	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
PDX 138	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
PDX 245	\$ 1,500,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
PDX 146	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
<b>Gross Revenue</b>	<b>\$ 5,400,000</b>	<b>\$ 6,900,000</b>	<b>\$ 7,000,000</b>	<b>\$ 7,000,000</b>	<b>\$ 7,000,000</b>	<b>\$ 7,000,000</b>	<b>\$ 7,000,000</b>	<b>\$ 6,000,000</b>	<b>\$ 6,000,000</b>
<b>Liabilities</b>									
IFA (Water Tower)	\$ (377,484)	\$ (377,484)	\$ (377,484)	\$ (377,484)	\$ (377,484)	\$ (377,484)	\$ (377,484)	\$ (377,484)	\$ (377,484)
Recreation Projects Fund	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (50,000)
City Hall Debt	\$ (460,825)	\$ (460,825)	\$ (460,825)	\$ (460,825)	\$ (460,825)	\$ (460,825)	\$ (460,825)	\$ (460,825)	\$ (460,825)
Civic Project Debt	\$ (1,100,000)	\$ (1,100,000)	\$ (1,100,000)	\$ (1,100,000)	\$ (1,100,000)	\$ (1,100,000)	\$ (1,100,000)	\$ (1,100,000)	\$ (1,100,000)
<b>Gross Liabilities</b>	<b>\$ (1,988,309)</b>	<b>\$ (1,988,309)</b>	<b>\$ (1,988,309)</b>	<b>\$ (1,988,309)</b>	<b>\$ (1,988,309)</b>	<b>\$ (1,988,309)</b>	<b>\$ (1,988,309)</b>	<b>\$ (1,988,309)</b>	<b>\$ (1,988,309)</b>
<b>Annual Net Revenue</b>	<b>\$ 3,411,691</b>	<b>\$ 4,911,691</b>	<b>\$ 5,011,691</b>	<b>\$ 5,011,691</b>	<b>\$ 5,011,691</b>	<b>\$ 5,011,691</b>	<b>\$ 5,011,691</b>	<b>\$ 4,061,691</b>	<b>\$ 4,439,175</b>
<b>Cumulative Revenue</b>	<b>\$ 10,792,435</b>	<b>\$ 15,704,126</b>	<b>\$ 20,715,817</b>	<b>\$ 25,727,508</b>	<b>\$ 30,739,199</b>	<b>\$ 35,750,890</b>	<b>\$ 39,812,581</b>	<b>\$ 44,251,756</b>	<b>\$ 48,690,931</b>



Revenues	FY2038	FY2039	FY2040	FY2041	FY2042	FY2043	FY2044	FY2045	FY2046	FY2047
Umatilla County										
Lamb Weston										
PDX 138	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000							
PDX 245	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000						
PDX 146	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000				
<b>Gross Revenue</b>	<b>\$ 6,000,000</b>	<b>\$ 6,000,000</b>	<b>\$ 6,000,000</b>	<b>\$ 4,000,000</b>	<b>\$ 2,000,000</b>	<b>\$ 2,000,000</b>	\$ -	\$ -	\$ -	\$ -
<b>Liabilities</b>										
IFA (Water Tower)										
Recreation Projects Fund										
City Hall Debt	\$ (460,825)	\$ (460,825)	\$ (460,825)	\$ (460,825)	\$ (460,825)	\$ (460,825)	\$ (460,825)	\$ (460,825)	\$ (460,825)	\$ (460,825)
Civic Project Debt	\$ (1,100,000)	\$ (1,100,000)	\$ (1,100,000)	\$ (1,100,000)	\$ (1,100,000)	\$ (1,100,000)	\$ (1,100,000)	\$ (1,100,000)	\$ (1,100,000)	\$ (1,100,000)
<b>Gross Liabilities</b>	<b>\$ (1,560,825)</b>	<b>\$ (1,560,825)</b>	<b>\$ (1,560,825)</b>	<b>\$ (1,560,825)</b>	<b>\$ (1,560,825)</b>	<b>\$ (1,560,825)</b>	<b>\$ (1,560,825)</b>	<b>\$ (1,560,825)</b>	<b>\$ (1,560,825)</b>	<b>\$ (1,560,825)</b>
<b>Annual Net Revenue</b>	<b>\$ 4,439,175</b>	<b>\$ 4,439,175</b>	<b>\$ 4,439,175</b>	<b>\$ 2,439,175</b>	<b>\$ 439,175</b>	<b>\$ 439,175</b>	\$ -	\$ -	\$ -	\$ -
<b>Cumulative Revenue</b>	<b>\$ 53,130,106</b>	<b>\$ 57,569,281</b>	<b>\$ 62,008,456</b>	<b>\$ 64,447,631</b>	<b>\$ 64,886,806</b>	<b>\$ 65,325,981</b>	<b>\$ 63,765,136</b>	<b>\$ 62,204,331</b>	<b>\$ 60,643,506</b>	<b>\$ 59,082,681</b>

Revenues	FY2048	FY2049	FY2050	FY2051	FY2052	FY2053	FY2054	FY2055
Umatilla County								
Lamb Weston								
PDX 138								
PDX 245								
PDX 146								
<b>Gross Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Liabilities</b>								
IFA (Water Tower)								
Recreation Projects Fund								
City Hall Debt	\$ (460,825)	\$ (460,825)	\$ (460,825)					
Civic Project Debt	\$ (1,100,000)	\$ (1,100,000)	\$ (1,100,000)	\$ (1,100,000)	\$ (1,100,000)	\$ (1,100,000)	\$ (1,100,000)	\$ (1,100,000)
<b>Gross Liabilities</b>	<b>\$ (1,560,825)</b>	<b>\$ (1,560,825)</b>	<b>\$ (1,560,825)</b>	<b>\$ (1,100,000)</b>	<b>\$ (1,100,000)</b>	<b>\$ (1,100,000)</b>	<b>\$ (1,100,000)</b>	<b>\$ (1,100,000)</b>
<b>Annual Net Revenue</b>	<b>\$ (1,560,825)</b>	<b>\$ (1,560,825)</b>	<b>\$ (1,560,825)</b>	<b>\$ (1,100,000)</b>	<b>\$ (1,100,000)</b>	<b>\$ (1,100,000)</b>	<b>\$ (1,100,000)</b>	<b>\$ (1,100,000)</b>
<b>Cumulative Revenue</b>	<b>\$ 57,521,856</b>	<b>\$ 55,961,031</b>	<b>\$ 54,400,206</b>	<b>\$ 53,300,206</b>	<b>\$ 52,200,206</b>	<b>\$ 51,100,206</b>	<b>\$ 50,000,206</b>	<b>\$ 48,900,206</b>



Issue Description	Date of Issue	Date of Maturity	Amount Issued	Amount Outstanding <sup>(1)</sup>
<b>General Obligation Bonds<sup>(2)</sup>:</b>				
<b>Series 2011</b>	<b>10/28/11</b>	<b>08/01/24</b>	<b>\$ 32,320,000</b>	<b>\$ 135,200</b>
<b>Full Faith and Credit Obligations:</b>				
<b>Series 2013</b>	<b>05/08/13</b>	<b>12/01/32</b>	<b>3,195,000</b>	<b>2,070,000</b>
<b>Series 2016A<sup>(3)</sup></b>	<b>09/21/16</b>	<b>12/01/36</b>	<b>4,005,000</b>	<b>4,005,000</b>
<b>Series 2016B<sup>(3)</sup></b>	<b>09/21/16</b>	<b>12/01/32</b>	<b>11,525,000</b>	<b>7,790,000</b>
<b>Series 2017</b>	<b>03/30/17</b>	<b>03/01/37</b>	<b>6,755,000</b>	<b>5,150,000</b>
<b>Series 2020</b>	<b>09/23/20</b>	<b>06/01/50</b>	<b>23,695,000</b>	<b>20,750,000</b>
<b>Series 2024<sup>(4)</sup></b>	<b>03/21/24</b>	<b>12/01/54</b>		
<b>Total Full Faith and Credit Obligations</b>				<b>39,765,000</b>
<b>Government Loans/Notes/Leases<sup>(2)</sup>:</b>				
<b>Umatilla Electric Cooperative<sup>(5)</sup></b>	<b>04/12/21</b>	<b>06/01/31</b>	<b>250,000</b>	<b>200,000</b>
<b>Oregon Business Development</b>	<b>08/01/18</b>	<b>12/01/35</b>	<b>4,477,188</b>	<b>3,991,520</b>
<b>Capital Leases<sup>(6)</sup></b>	<b>Various</b>	<b>Various</b>	<b>233,030</b>	<b>83,176</b>
<b>Total Government Loans/Notes/Leases</b>				<b>4,274,696</b>
<b>Total Long-Term Debt</b>				<b>\$ 44,174,896</b>





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## Comments/ Questions?

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*Where Life is Sweet™*