

Letters of Interest

Developer to Build Affordable Multi-Family
Development

Vancouver Housing Authority
Vancouver Washington

January 3, 2018

Request for Letters of Interest

INTRODUCTION: Vancouver Housing Authority is seeking an experienced developer to either purchase, or enter into a land lease agreement to develop a VHA site for residential use as affordable housing. It is anticipated that a single 2-4 story structure of 30-60 units could be developed on site. After the project is completed, VHA may be willing to consider a master lease of the units. The project may include mixed income but with a greater proportion of units designated for households with incomes below 60 percent of the area median income and would include a 30-year affordability use restriction.

I. DEVELOPMENT SITE: The development site is located at 6317 NE Fourth Plain Blvd, Vancouver, WA 98661. Utilities are in place to the lot line and the lots are buildable. The development is adjacent to the Meriwether Apartments that are under construction to the south of the proposed project site. The site is currently zoned Community Commercial and subject to the Transit Overlay Tier Two and Fourth Plain Corridor Overlay District.

II. PROJECT DESCRIPTION: The anticipated project consists of the construction of a single residential building with studio and/or 1 bedroom apartments with a minimum of 325 sq/ft each, common entry hallways, and common laundry room. A minimum of five (5) percent of the units must be fully handicap accessible per the Uniform Federal Accessibility Standards (UFAS) and all internal and external commons areas must be accessible per American with Disabilities Act (ADA). Developer will have responsibility to produce a design that has an exterior elevation that complements the Meriwether Apartments.

VHA anticipates entering into an agreement with the developer that will result in a transfer of the land through sale or lease arrangement with household income restrictions recorded on the property. The agreement may include an option by VHA to acquire the improvements at fair market value.

LETTERS OF INTEREST WILL BE RECEIVED AT:

Vancouver Housing Authority
Attn.: Roy Johnson
2500 Main
Vancouver, WA 98660

Letters must be received before 4:00 PM, Friday, January 19, 2018. Letters must clearly state they are in response to the Fourth Plain Parcel at the address described above and should include a narrative or statement by the developer of its qualifications for the proposed project

VHA will provide submittal instructions to respondents that demonstrate qualifications in developing affordable housing developments.