

## **Datepark Residence Re-zoning Narrative:**

Datepark Condominium Inc is an organization that provides “Second Chance” housing to help members of our community since 2005. This organization provides sustainable housing to low-income tenants in Clark County, City of Vancouver, City of Battleground, City of Camas, and other surrounding areas. We provide affordable housing for individuals who have barriers that prevent them from meeting common rental qualifications to obtain housing elsewhere in our community.

Our organization pertains of 4 female board members, with three of the four being East Indian. We have a combined experience of over 25 years in different fields that correlate to this project, including general construction and site development, property management, and real estate. Some past projects our board members have completed are a 45-mixed use apartment complex in Gresham, Oregon and a 31-unit apartment complex in NE Portland, Oregon. We have also remodeled and updated 7 Burger King locations throughout the Portland area.

In addition to that, we have 18 years of experience operating second chance housing complexes, and pride ourselves in serving our community and helping individuals in need to have a safe and stable place to call home. Our vision for Datepark is to provide a larger number of affordable rental units to our community. We intend to develop this property, while maintaining ownership. We will then maintain control of the complex and will be operating as the owners and property management team. We do not have any plans or intention to sell the complex at any point after this development is complete.

The property is located at 3607,3701 and 3701 ½ E 18th St Vancouver, WA 98661. It has been operating as a second chance housing complex since we acquired it in 2005. It currently has 13 rental units and two houses on four parcels of land. We will be tearing down all existing buildings to construct a 4-story, 54-unit complex on the property. We are very excited about this project. This new complex will stay a second chance housing complex and be financially affordable for all. We hope to help fill the need for low-income housing, and to maximize the amount of community members we can help in having a safe and secure place to call home.

Our plan is to develop Datepark Residence into an affordable housing complex. The land is subdivided into four parcels currently zoned at R-18 making our ability to help make an impact with the housing crisis severely limited. The existing houses and townhomes are older, with a large parking lot in the middle. There is some basic existing landscaping, but aesthetically the way the property is, it will need some maintenance. The property currently has a 20-unit parking lot, which will be increased to a total of 44 parking units. We are delighted to be able to move forward with building a beautiful new complex that will also be visually pleasing to the neighborhood and community. We are currently working with our architects and engineers to ensure the complex is functional, visually attractive and appealing on all sides of the property. We realize that a view of a beautiful building is better than a plain building, an aging

building, and we want all our neighbors to be happy with their new view and the changes.

Sadly, housing is a comfort many individuals in our community do not have. A home is a safe space that provides stability and security to all families and individuals. High housing costs can cause individuals and families to spend less on basic needs such as food, clothing, and health care. In addition, everyday many individuals in our community experience mental health crises. If they had a safe haven, it would build a sense of security, and help them with a better future.

This development is in the Fourth Plain International District. Residents will have access to local city parks, major department stores, shopping, and retail commerce. This project goes hand-in-hand with Fourth Plain Forward. Increased residents in the neighborhood will directly impact the local economy by bringing in more funds spent at local surrounding businesses in the International District.

In addition to potentially lessening the impact of the financial burden of a large homeless populace, we will be adding greater value to our local economy. As stated above, our property is in the Fourth Plain International District. We are also close to cultural centers, community centers, shopping and businesses, the VA Hospital, and many other healthcare facilities. We are located on a bus line to assist our residents in visiting locations that are not within walking distance, and to help individuals travel to and from work. Our tenants will shop locally, visit, and utilize these local resources, work in our community and even help ease the “lack of workers” many businesses are struggling with.

From our years of experience, we have a rich understanding of how to assist individuals in our community who face challenges such as mental health concerns, homelessness, addiction, and other struggles. We are not only seen as landlords to these families and individuals, but they also see us as counselors, friends, and most importantly, as someone who is willing to “take a chance on them” and help provide them with stability. This project will continue to build upon our past efforts and allow us to be a better benefit and invaluable resource to our community.

Each parcel is currently zoned at R-18. Rather than developing up to four smaller buildings on each parcel, we want to group the parcels and rezone all four lots to R-30. We intend on applying for the “affordable housing density bonus”. This will double the zoning and allow us to build one 54-unit complex. The main purpose for rezoning the site is to allow us to consolidate all units into one complex. The city has approved rezoning in the past to help increase affordable housing; we are hoping to utilize this practice and apply this policy to our property. We need the city’s help to achieve our

dream of becoming a beneficial resource and making a positive impact towards addressing our housing crisis while housing up to 162 individuals. With our proposed plan to keep 80% of our units below the Area Median Income (AMI) we can help create stability for individuals and families. This is why we are hoping the city will serve as the sponsor of our rezoning application.