

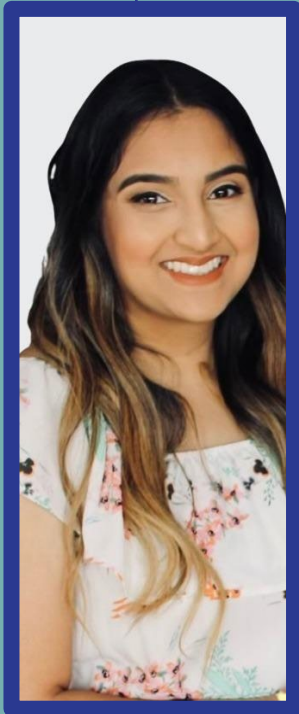


Datepark Residence

3607 E 18th St.

Vancouver, WA 98661

Meet Our Team



Ashni Prasad
President



Ashmi Prasad
Treasurer



Asha Prasad
General Manager



Danielle Lewis
Project Manager

Introduction

Datepark Condominium Inc is an organization that provides affordable housing to help members of our community since 2005. Our organization is comprised 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.

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.

Datepark Condominiums Inc.



The property is currently located on 4 parcels that total 1.2 acres. It is currently zoned R-18.

There is currently a total of 5 buildings

- 2 single family homes.
- 13 two-bedroom townhomes, and 1 studio that is divided among 3 separate buildings.
- The townhomes were built in approximately 1974.
- There are currently 36 parking spaces on the 4 parcels



DEVELOPMENT OF THE SITE

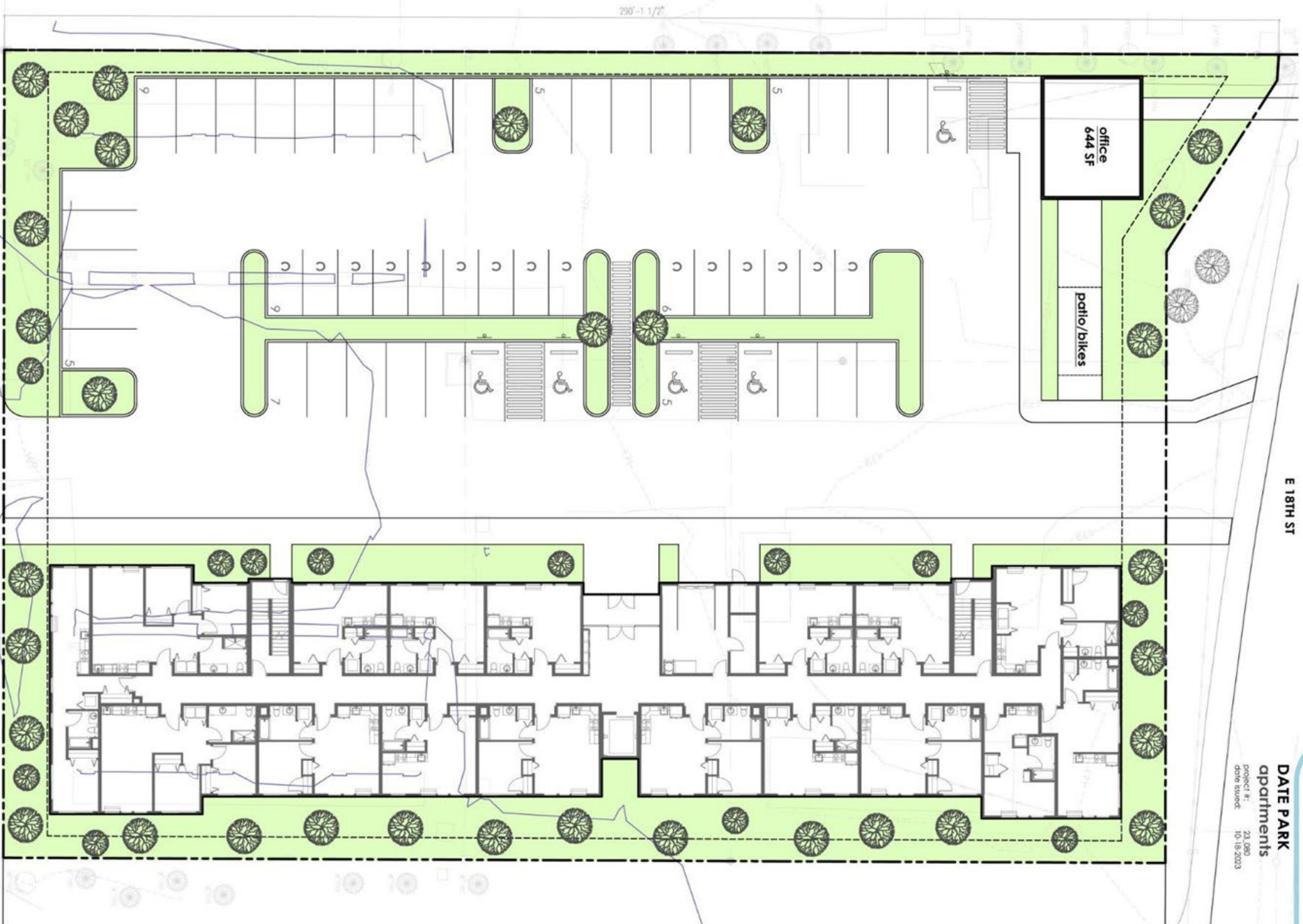
Our goal is to demolish the existing five buildings and build a 72-unit affordable housing complex. We are requesting for our property to be rezoned to R-30 for us to achieve this goal.

We had previously planned on building a 54-unit complex, but after project review from our architect, we can build up to 72 units. We are excited about being able to expand our unit options to include both one-and two-bedroom units, increasing our ability to help more families.

This entire complex will be affordable housing. We will offer studios, one-bedroom and two-bedroom units. Our complex will be four-stories, and a total of 50' tall and will include amenities such as:

- EV parking stations
- Locking bike area
- Outdoor patio/gazebo area
- Keyless secured entrances
- Elevator
- Common areas
- Washer/dryer in units
- Video surveillance of all outdoor and common areas
- 51 parking spaces

E 18TH ST



296'-1 1/2"

① IDEA 04

site plan **IDEA 04**



Rehoming Our Existing Tenants

Our goal for our current tenants is to relocate every one of them to other properties, which will either be owned by us, family, or other community partners. We will not be “evicting” anyone. We have been in constant communication with them, they are aware of this project, and the upcoming changes and relocation. They will have the option to remain at their new housing or move to the new complex once it has been completed.

While deciding on proper placement, we have taken things into consideration, such as disabilities, age and other factors to ensure we can place them in a home that will best meet their needs, while keeping their rent stable and minimizing the impact to them.

Our Community is in Need

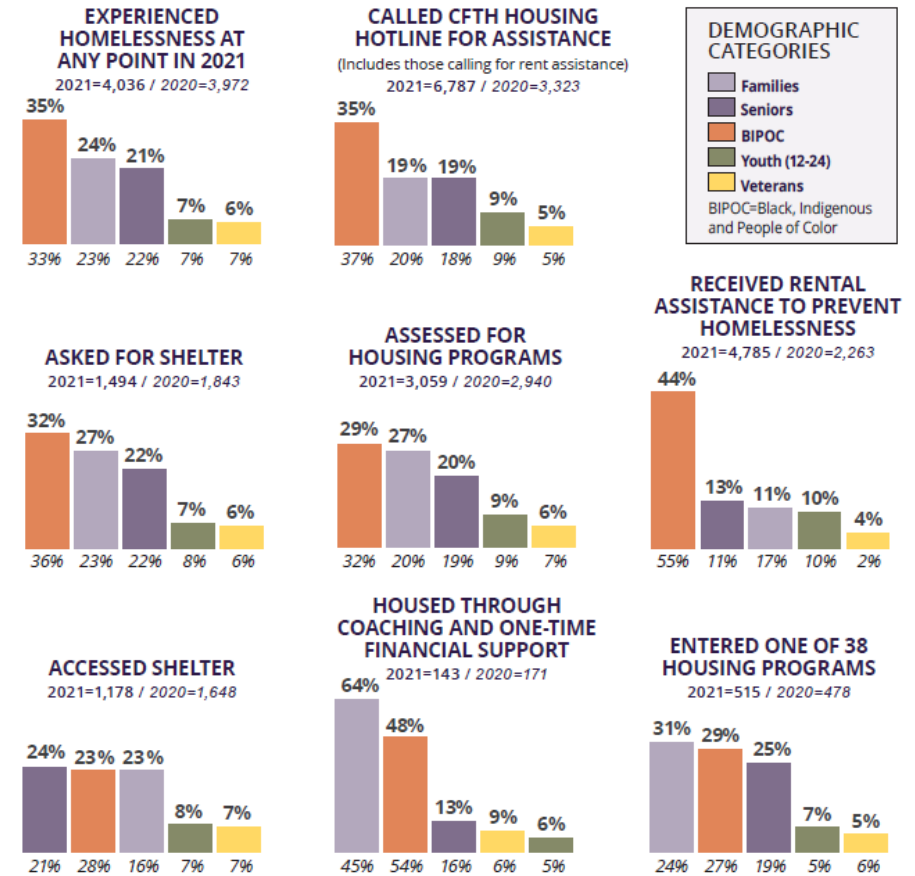
It is a known fact that we do not have enough housing available for all members of our community, it is especially those who have rental qualification barriers.

Each dollar invested in affordable housing will help the community grow. Not only by directly helping individual community members, but directly affecting our community as well. In 2012, the secretary of HUD stated that , “...between shelters and emergency rooms and jails, it costs about \$40,000 a year for a homeless person to be on the streets.” That is a staggering number.

Our complex will be a continual source of low income housing for many, many years to come.

Homeless System Numbers | 2021 STATE OF HOMELESSNESS IN CLARK COUNTY

The data below illustrates the state of homelessness in Clark County, WA, in 2021. The whole numbers (example 4,036) represent households, not individuals. Percentages do not add up to 100% as households often fit in more than one demographic category. Data from 2020 is italicized and listed below each bar for comparison.



Homelessness in our Community

June 28th of this year, The Columbian wrote an article regarding the homeless crisis in our community. In that article they stated, “Despite efforts and new strategies by housing officials, 2022 data recently pulled from the Homeless Crisis Response System showed that homelessness is rising in Clark County, with 9,032 people from 5,352 households identified in 2022.”. This article also reports “The increase represents a 43.7 percent increase in 2021 levels, when council reported 6,285 people experiencing homelessness.”

This article goes on to say “Homelessness does not exist in a vacuum of bad individual choices and circumstances,” said Laura Ellsworth, strategic partnerships and advocacy manager for Council for the Homeless. “The pressures that are squeezing people and communities causing homelessness are only increasing as rents have gone up, housing stock remains at critical short supply and impacts of a global pandemic continue to be felt.”

Our housing complex will not contribute to a larger homeless population in our community. It will do the exact opposite. It will offer affordable housing to persons who are struggling, and who may turn to the street with no other option for affordable housing.

Impact

- Referencing Maslow's hierarchy of needs, one of the primary psychological needs for survival is "shelter". 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. For instance, everyday many individuals in our community experience mental health crises. If they had access to a safe haven, it would build a sense of security and help them with a better future.
- Datepark Development would have a direct impact on the homeless crisis by offering low income affordable housing to individuals, in turn reducing our homeless crisis
- As a private entity we want to be an exemplary leader to our community and to encourage other landlords to give individuals a second chance
- We have a strong humanitarian investment in the success of our community, and a desire to see our community grow and excel
- Having stable housing will positively impact individuals' health, help with employment, as well as reduce crime and save the community money.

Community Partners

Datepark has had a long-standing relationship with the following local agencies and will continue to network with new and existing agencies in our



- SHARE
- YWCA
- YMCA
- Department of Social and Health Services
- PeaceHealth
- Veterans Administration
- Vancouver Housing Authority
- Share House
- Community Services Northwest
- Council for the Homeless

The End

Thank you for taking the time to listen to our presentation and consider our application. We hope you support us in our decision to develop Datepark Residence and make a difference in our community.

Any questions?

