

CITY OF SPOKANE VALLEY

AFFORDABLE & MARKET RATE HOUSING RFP TECHNICAL

WORKSHOP SESSION 2

Questions & Answer Resource

1. How does the retail piece of the proposal count against the requirement that no more than 25% of units be market rate?

Response: There is no requirement that 25% of the developed units be market rate housing. Rather, the RFP states that proposals for mixed-income housing will score better (i.e. be more competitive) in the City's process to select the successful applicant, but only if such proposals limit market rate housing units to no more than 25% of the total units.

In regard to retail, the RFP does not identify retail use as a feature of a proposal that would be scored more favorably during the selection process.

2. How will the City determine the cost of that land used for retail?

Response: The acquisition cost for that portion of the property that the successful applicant intends to use for retail and/or market rate housing, if any, will be determined by an independent and qualified appraiser using prevailing methods accepted in that profession. The City anticipates, but cannot guarantee, that an appraiser would use the ground square footage intended for retail and/or market rate housing for part of its appraisal analysis.

3. When is the market rate portion of land paid for?

Response: The successful applicant only pays fair market value for that portion of the property they intend to develop for uses other than affordable housing for low-income and/or very low-income families. The fair market value will need to be paid as a condition to transferring ownership of the property to the successful applicant. The timing of the transfer will be identified in the grant agreement and subject to negotiation between the City and the successful applicant.

4. What is the maximum density in the CMU zone?

Response: The maximum density depends on the type of development being considered:

- a. Pursuant to SVMC 19.70.050 (G), residential development in the CMU zone shall comply with the MFR density and dimensional standards of Table 19.70-1: 22 dwelling units/acre which means that detached single family dwellings, duplexes/two-family dwellings, cottages and residential multi-family are subject to the MFR density and dimensional standards. Pursuant to WAC 51-50 (the Washington State Building Code), "multi-family residential building" includes common wall residential buildings consisting of 4 or fewer units that do not exceed 2 stories in height, are less than 5000 square feet in area, and have one-hour fire-resistive occupancy separation between units. SVMC 19.40.100 (B) outlines additional development standards for townhouses including limiting continuous rows or groups of townhome units to six. SVMC Appendix A definitions

specifically identify that townhouses are not considered multifamily developments (see dwelling, multifamily). Developments consisting of these types of buildings are considered residential development in the CMU zone and are therefore limited to a density of 22 dwelling units per acre pursuant to SVMC 19.70.050(G).

- b. Pursuant to SVMC 19.70.030 (A), mixed use and nonresidential development in the CMU zone is not limited in dwelling unit density nor subject to maximum building height or setbacks except as prescribed by the Washington State Building Code and the transitional regulations of the SVMC (which are not generally applicable to the subject City-owned parcels due to the absence of adjacent residential zones). Note that multifamily development which is outside of the scope of the “multi-family residential building” and “dwelling, townhouse” definitions referenced above is classified as commercial development and not limited to the dwelling unit density prescribed by SVMC 19.70.050(G) for residential development.
 - c. Cottage development does allow, if it fits within the parameters of the cottage development standards and all turn alternative residential development options allow up to 44 units per acre. Refer to SVMC 19.40 for design and development regulations specific to alternative residential development options.
5. Is there a maximum density for a multifamily?

Response: No. There is commercial multifamily and residential multifamily as defined in the Washington State Building Code. Commercial multifamily may have four or more attached units. Generally, any configuration where dwelling units are in a stacked formation as opposed to a townhome side by side. Single family detached duplex and cottage units do have some density limitations in accordance with our MFR standards discussed in SVMC 19.60 and 19.70.

6. What about the multifamily tax exemption, the MFTE?

Response: We do not currently anticipate the city adopting a Multifamily Tax Exemption (MFTE) program in the near future.
7. Would the City look favorably at an application that had built in flexibility such as, “this is what we could build under the current code; however with certain changes on the horizon and assuming that some of these changes are going to come through, this is what our project could look like”. Would this type of application be competitive?

Response: This type of flexibility and uncertainty in the project may place constraints on your approval of your application because of potential changes to the project. City Council may question whether the City would see any impacts, and in which areas. Applicants should also consider this when attempting to leverage funding from the County’s available funding sources. There are restraints as to how and when that money must be spent.
8. Has there been any interest from the adjacent property owners in movement or acquisition to expand the footprint of the property?

Response; To date, we haven't heard firsthand of any interest from those property owners. However, there are property owners that have been transient in the area and properties that are changing hands.

9. The current code shows that there is no on-street parking that will count towards the parking minimum requirements for the project. Is that changing anytime soon?

Response; With the comprehensive plan update, the city anticipates some changes to current parking regulations. For the purposes of this project, development proposals should demonstrate compliance with the current Spokane Valley Municipal Code requirements for off-street parking pursuant to 22.50.

10. Does CoSV have any relevant documentation for the parcel that could be useful when applying?

Response; Yes, the city has several relevant documents that are now available for potential applicants to view at the city's page with information about the RFP: [Housing & Homelessness Program | Spokane Valley, WA](#)