



REQUEST FOR PROPOSAL
LAND PURCHASE and LOW INCOME HOUSING DEVELOPMENT
2400 Block E. Euclid Tax Parcel ID 35044.1102
For the Spokane Low Income Housing Consortium's Land Bank
Due:

This document is a Request for Proposal (RFP) for Land Purchase at 2400 block of E. Euclid from the Spokane Low Income Housing Consortium's Land Bank (SLIHC).

Diagram of property: Approximately .41 acres. 50 feet wide and 240 feet long.
Zoned: Multi Family.

All bid proposals must be submitted in PDF format. Proposals must be received via email.

Email: ami@slihc.org

Any technical questions or clarifications requests regarding the RFP may be directed to Ami Manning, Executive Director of the Land Bank.

SLIHC is a non-profit, membership-based organization representing the full continuum of low-income housing production. This includes non-profit and for-profit developers, service providers, property managers, architects, banks, foundations, others interested in building more low-income housing.

SLIHC's Land Bank is currently a separate LLC, with a separate board, that operates in partnership with SLIHC.

CONTENTS

1. Introduction (Pages 4-5)
 - Background and Purpose
 - Minimum Qualifications
 - Funding
 - Period of Performance
 - Definitions
2. Scope of Services (pages 5-6)
3. General Information (Pages 6-8)
 - RFP Coordinator
 - Estimated schedule of procurement activities
 - Submission of proposals
 - Proprietary information
 - Ownership of documents
 - Revisions to the RFP
 - Minority and women-owned business participation
 - Acceptance period
 - Responsiveness
 - Most favorable terms
 - Costs to propose
 - No obligation to contract
 - Rejection of proposals
4. Proposal Contents (Pages 8 -10)
 - Preparation of proposal
 - Letter of submittal
 - Technical proposal
 - Management proposal
 - Cost proposal and Budget
5. Evaluation (Pages 10 -12)
 - Evaluation procedure
 - Evaluation weighting and scoring
 - Oral presentations may be required
 - Award of contract
 - Debriefing of unsuccessful applicants
6. Contract Terms (Pages 12-15)
 - Business registration requirements
 - Anti-kickback
 - Disputes
 - Termination
 - Nondiscrimination

- **Payment**
 - **Liability**
 - **Insurance Coverage**
 - **Certifications regarding debarment, suspension, ineligibility and voluntary exclusion**
 - **Certification regarding lobbying**
 - **Conformance with federal, state and local laws**
 - **Maintenance of records**
 - **Conference rooms**
 - **Americans with disabilities act information (ADA)**
 - **Title VI statement**
 - **Clean air act**
 - **National environmental policy**
 - **Resource conservation and recovery act**
 - **Use of recycled paper**
 - **Workplace listing**
 - **Salary rate**
7. **Property Information Sheet (pages 16-17)**

1. INTRODUCTION

BACKGROUND AND PURPOSE

The Spokane Low Income Housing Consortium (hereinafter "SLIHC") is initiating this Request for Proposals (RFP) to solicit Proposals from organizations interested in purchasing land from SLIHC's Land Bank for the purpose of building low-income housing.

The intent of the RFP is to comply with all applicable laws and seek out the best use of the land, parcel 35044.1102, located on the 2400 East block of Euclid.

SLIHC's Land Bank was formed to ease the process of low-income housing development in Spokane County. **The land located on the 2400 block of East Euclid, approximately .39 acres, 50 ft by 340 ft and is zoned multi-family.** When new development regulations are passed this fall the land will have no restrictions on number of units allowed (as long as developer abides by height rules, setback rules and other development regulations). Follow the rules and no limits to number of units allowed. Parcel is currently empty.

We are asking Organizations to either purchase the land, develop it themselves or purchase and partner with an established developer to develop the land.

The purpose of this RFP is to establish which non-profit is best suited to buy the land. The appraised value of the land is \$270,000. The cost to purchase the land for purposes of this RFP is \$35,000. SLIHC has copies of the Environmental Phase One (clean), the Title Report, and appraisal available for review.

Deed restriction, property must have low-income housing on it. Note, this can be mixed income, but must include some low-income housing.

Mineral Rights. This is former BNSF property. BNSF currently holds mineral rights but cannot disturb physical structures. There is a state law to release these RCW 78.22.050. We will work with the successful applicant on this process.

Here is the mineral rights language:

EXCEPTING AND RESERVING, HOWEVER, UNTO SAID GRANTOR, ITS SUCCESSORS AND ASSIGNS, ALL THE COAL, OIL, GAS, CASINGHEAD GAS AND ALL ORES AND MINERALS OF EVERY KIND AND NATURE, INCLUDING SAND AND GRAVEL, UNDERLYING THE SURFACE OF THE PREMISES HEREIN CONVEYED, TOGETHER WITH THE FULL RIGHT, PRIVILEGE AND LICENSE AT ANY AND ALL TIMES TO EXPLORE, OR DRILL FOR AND TO PROTECT, CONSERVE, MINE, TAKE, REMOVE AND MARKET ANY AND ALL SUCH PRODUCTS IN ANY MANNER WHICH WILL NOT DAMAGE STRUCTURES ON THE SURFACE OF THE PREMISES HEREIN CONVEYED, TOGETHER WITH THE RIGHT OF ACCESS AT ALL TIMES TO EXERCISE SAID RIGHTS.

MINIMUM QUALIFICATIONS

The organization must be licensed to do business in the State of Washington.

The organization must have experience or partner with an organization with experience in building housing. The organization must be a non-profit registered with the State of Washington and be a certified 501©3.

Submitted Proposal content as identified in **Section 4 “Proposal Contents”** will be assessed to determine if minimum experience qualifications have been satisfied.

COST

The cost of the land located on the 2400 block of Euclid is \$35,000 plus closing costs. The cost was calculated by including lawyer fees, closing costs, appraisal, environmental Phase I’s and administration. If financing is needed, please note in the proposal. We are willing to consider creative solutions to ensure that low-income housing is built and the land bank removes a barrier, and cost does not create an additional issue.

PERIOD OF PERFORMANCE

After the proposal is chosen a 3-month period begins with closing and title exchange is completed at the end of 90 days.

DEFINITIONS

Definitions for the purposes of this RFP include:

SLIHC – Spokane Low Income Housing Consortium, 1 501©3, the agency issuing this RFP.

Organization – Non-profit or For Profit whose Proposal has been accepted by SLIHC and is awarded a fully executed, written contract.

Proposal – A formal offer submitted in response to this solicitation.

Applicant – Non-profit or for profit submitting a Proposal to purchase land from SLIHC’s Land Bank.

Request for Proposals (RFP) – Formal procurement document in which a service or need is identified but no specific method to achieve it has been chosen. The purpose of an RFP is to permit community to suggest various approaches to meet SLIHC’s needs for the land at a set price.

2. SCOPE OF SERVICES TO BE EVALUATED

The successful Organization is expected to purchase the land and develop a project, this includes but is not limited to:

1. Capacity to purchase land
2. Vision of final use of land
3. Preliminary design for future use of land
4. Identification of funding sources for development of land
5. Identification of principles of organization
6. Identification of those who will be housed on final development
7. Experience in development

- 8. Identification of partners involved in project

3. GENERAL INFORMATION

RFP COORDINATOR

The RFP Coordinator is the sole point of contact in SLIHC for this procurement. All communication between the Applicant and SLIHC upon receipt of this RFP shall be with the RFP Coordinator and submitted via email to Ami Manning at ami@slihc.org. Any other communication will be considered unofficial and non-binding on SLIHC. Organizations are to rely on written statements issued by Addendum. Communication directed to parties other than the RFP Coordinator may result in disqualification of the Organization.

3.2 ESTIMATED SCHEDULE OF PROCUREMENT ACTIVITIES

Issue Request for Proposals	May 5, 2025
Question and answer period	On-going
Last date for RFP questions requiring an Addendum	On-going
Proposals due	1 st Review June 15, 2025 Until proposal is accepted
Evaluate Proposals	Open
Negotiate contract	Open

SLIHC reserves the right to revise the above schedule.

SUBMISSION OF PROPOSALS

A. SUBMITTAL INFORMATION

Proposals shall be submitted via email to ami@slihc.org in password protected PDF format. The 1st review of proposals will be on June 15th, 2025. Proposals received after June 15th will be reviewed if a project isn't selected. Proposals will continue to be accepted until a project meets all the requirements.

PROPRIETARY INFORMATION / PUBLIC DISCLOSURE

Materials submitted in response to this competitive procurement shall become the property of SLIHC.

Any information in the Proposal that the Applicant desires to claim as proprietary and thus exempt from disclosure under the provisions of existing state law, shall be clearly designated. Each page claimed to be exempt from disclosure must be clearly identified by the

word "Confidential" printed on it. Marking the entire Proposal exempt from disclosure will not be honored.

SLIHC will consider an Applicant's request for exemption from disclosure; however, SLIHC will decide predicated upon state law and regulations. If any information is marked as proprietary in the Proposal, it will not be made available until the affected Applicant has been given an opportunity to seek a court injunction against the requested disclosure.

All requests for information must be directed to the RFP Coordinator.

OWNERSHIP OF DOCUMENTS

Any and all data, reports, analyses, documents, photographs, pamphlets, plans, specifications, surveys, films or any other material created, prepared, produced, constructed, assembled, made, performed or otherwise produced by the Organization or the Organization's subcontractors or consultants for delivery to SLIHC under this Agreement shall be the sole and absolute property of SLIHC. Such property shall constitute "work made for hire" as defined by U.S. Copyright Act of 1976, 17 U.S.C. § 101, and the ownership of the copyright and any other intellectual property rights in such property shall vest in SLIHC at the time of its creation. Ownership of the intellectual property includes the right to copyright, patent, and register, and the ability to transfer these rights. Material which the Organization uses to perform this Agreement, but is not created, prepared, constructed, assembled, made, performed or otherwise produced for, or paid for, by SLIHC is owned by the Organization and is not "work made for hire" within the terms of this Agreement.

REVISIONS TO THE RFP

SLIHC also reserves the right to cancel or reissue the RFP in whole or in part, prior to final award of a contract.

MINORITY & WOMEN-OWNED BUSINESS PARTICIPATION

SLIHC encourages participation in all of its contracts by Organizations certified by the Washington State Office of Minority and Women's Business Enterprises (OMWBE). Applicants may contact OMWBE at (360)753-9693 to obtain information on certified Organizations.

ACCEPTANCE PERIOD

Proposals shall remain in effect for ninety (90) days for acceptance by SLIHC from the due date for receipt of Proposals.

RESPONSIVENESS

The Applicant is specifically notified that failure to comply with any part of the RFP may result in rejection of its Proposal as non-responsive.

SLIHC also reserves the right, however, at its sole discretion to waive minor administrative irregularities.

MOST FAVORABLE TERMS

SLIHC reserves the right to make an award without further discussion of the Proposal submitted. Therefore, the Proposal should be submitted with the most favorable terms that can be proposed. There will be no best and final offer procedure. SLIHC reserves the right to contact an Applicant for clarification of its Proposal.

The Applicant should be prepared to accept this RFP for incorporation into a contract resulting from this RFP. Contract negotiations may incorporate some or all of the Proposal.

COSTS TO PROPOSE

SLIHC will not be liable for any costs incurred by the Applicant in preparation of a Proposal submitted in response to this RFP, in conduct of a presentation, or any other activities related to responding to this RFP.

NO OBLIGATION TO CONTRACT

This RFP does not obligate SLIHC to contract for services specified herein.

REJECTION OF PROPOSALS

SLIHC reserves the right at its sole discretion to reject any and all Proposals received without penalty and to not issue a contract as a result of this RFP.

4. PROPOSAL CONTENTS

PREPARATION OF PROPOSAL

The major sections of the Proposal are to be submitted in the order noted below:

1. RFP Application Form
2. Technical Proposal.
3. Management Proposal.
4. Cost Proposal.
5. Optional but helpful-
 - Project concept drawings or site sketches
 - Organizational budget or financials
 - Letters of support or partnership
 - Any past project examples

Proposals shall provide information in the same order as presented in this document with the same headings to facilitate evaluation and assist the Applicant in providing a thorough response.

RFP Application form:

RFP Application Form shall be signed and dated by a person authorized to legally bind the organization to a contractual relationship, e.g., the president or executive director of the non-profit or board chair. RFP Application form is to include the following information about the Organization and any proposed subcontractors:

- A. Name, address, principal place of business, telephone number, and email address of legal entity or individual with whom contract would be written;
- B. Legal status of the Organization (501©3);

- C. Acknowledgement that the Organization will comply with all terms and conditions set forth in the Request for Proposals, unless otherwise agreed by SLIHC.

TECHNICAL PROPOSAL

The successful Organization will describe the value selling land to them in experience, past successes, and clientele served as well as innovations in proposal.

The Technical Proposal shall contain a description of the proposed development:

- A. **PROJECT APPROACH / METHODOLOGY** – Include a complete description of the Organization’s proposed approach and methodology for the project. This section should convey Organization’s understanding of the proposed development.
- B. **DEVELOPMENT PLAN** – Include all project requirements and the proposed tasks, services, activities, etc. necessary to accomplish the grant writing scope portion of the project defined in this RFP. This section of the technical Proposal shall contain sufficient detail to convey to members of the evaluation team, the Organization’s knowledge of the subjects and skills necessary to successfully complete the project. The Organization may also present any creative approaches that may be appropriate and may provide any pertinent supporting documentation.
- C. **PROJECT TIMELINE** – Include a project schedule indicating when the elements of the work will be completed and when deliverables, if any, will be provided.
- D. **DELIVERABLES** – Fully describe deliverables to be submitted under the proposed project.

MANAGEMENT PROPOSAL

A. PROJECT MANAGEMENT

1. PROJECT TEAM STRUCTURE/INTERNAL CONTROLS

- a) Provide a description of the proposed project team structure and internal controls to be used during the course of the project, including any subcontractors.
- b) Provide an organizational chart of the Organization indicating lines of authority for personnel involved in performance of this project and relationships of this staff to other programs or functions of the Organization. This chart must also show lines of authority to the next senior level of management. Designate who within the Organization will have prime responsibility and final authority for the proposed project.

2. STAFF QUALIFICATIONS/EXPERIENCE

- a) Identify staff, including subcontractors, who will be assigned to the potential project, indicating the responsibilities and qualifications of such personnel.
- b) Amount of time each will be assigned to the project.
- c) Provide resumes' (not to exceed two (2) pages per person) for the named staff, which include information on the individual’s particular skills related to this project, education, experience, significant accomplishments and any other pertinent information.
- d) The Organization shall commit that staff identified in its Proposal will actually perform the assigned work. Any staff substitution must have the prior approval of the SLIHC Land Bank.

B. EXPERIENCE OF THE ORGANIZATION

1. Indicate the experience the Organization and any subcontractors have in the areas identified in Scope of Services Section 2 of this RFP.
2. Detail the experience of the Organization(s) in implementing tasks outlined in Section 2 (Scope of Services) of this RFP.
3. Indicate other relevant experience that indicates the qualifications of the Organization, and any subcontractors, for the performance of the potential contract.
4. List of contracts the Organization has had during the last five (5) years that relate to the Organization's ability to perform the services needed under this RFP. List contract reference numbers, contract period of performance, contact persons, telephone numbers, and fax numbers/e-mail addresses. The Organization grants permission to SLIHC to contact the list provided.

C. REFERENCES

List names, addresses, telephone numbers, and fax numbers/e-mail addresses of three (3) municipal references for whom work in similar size and scope has been accomplished and briefly describe the type of service provided. OR If no references are available, provide three (3) references for whom work similar in size and scope has been accomplished. The Organization grants permission to SLIHC to contact the references provided.

D. RELATED INFORMATION

1. If the Organization has had a contract terminated for default in the last five (5) years, describe the incident. Termination for default is defined as notice to stop performance due to the Organization's non-performance or poor performance and if the issue of performance was either (a) not litigated due to inaction on the part of the Applicant, or (b) litigated and such litigation determined that the Applicant was in default.
2. Submit full details of the terms for default including the other party's name, address, and phone number. Present the Organization's position on the matter. SLIHC will evaluate the facts and may, at its sole discretion, reject the Proposal on the grounds of the past experience. If no such termination for default has been experienced by the Organization in the past five (5) years, so indicate.

COST PROPOSAL AND BUDGET

The evaluation process is designed to elicit a fair price for the property but is severely discounted due to Land Bank's procurement of the land. Please indicate organizations willingness to pay for asking value.

Please include a draft budget and sources of potential funding

5. EVALUATION

EVALUATION PROCEDURE

Proposals will be evaluated in accordance with the requirements stated in this solicitation and any addenda issued. Evaluation of Proposals shall be accomplished by an evaluation team, to be designated by SLIHC, which will determine the ranking of the Proposals.

SLIHC, at its sole discretion, may elect to select the top-scoring Organizations as finalists for an oral presentation.

The RFP Coordinator may contact the Organization for clarification of any portion of the Organization’s Proposal.

EVALUATION WEIGHTING AND SCORING

The following weighting and points will be assigned to the Proposal for evaluation purposes:

<p>Technical Proposal – 35% Project Work Plan Number of Low Income units produced Project Schedule</p>	<p>20 Points (Maximum) 35 Points (Maximum) 15 Points (Maximum)</p>	<p>70 points</p>
<p>Management Proposal - 30% Project Team Structure/Internal Controls Staff Qualifications/Experience Experience of the Organization (or partners in project)</p>	<p>15 Points (Maximum) 15 Points (Maximum) 30 Points (Maximum)</p>	<p>60 points</p>
<p>Land Bank Goals – 35% Serves underserved populations Organization is BIPOC led Organization could not do project without discounted land</p>	<p>20 Points (Maximum) 25 Points (Maximum) 25 Points (Maximum)</p>	<p>70 points</p>
<p>GRAND TOTAL FOR WRITTEN PROPOSAL</p>		<p>200 POINTS</p>

ORAL PRESENTATIONS MAY BE REQUIRED

Written submittals and oral presentations, if considered necessary, will be utilized in selecting the winning Proposal. SLIHC, at its sole discretion, may elect to select the top scoring finalists from the written evaluation for an oral presentation and final determination of contract award. Should SLIHC elect to hold oral presentations, it will contact the top-scoring Organization(s) to schedule a date, time and location. Commitments made by the Organization at the oral interview, if any, will be considered binding.

AWARD OF CONTRACT

This RFP does not obligate SLIHC to award a contract.

SLIHC reserves the option of awarding this contract in any manner most advantageous for SLIHC. More than one contract may be awarded. Award of contract, when and if made, will be to the Applicant whose Proposal is the most favorable to low-income housing production, taking into consideration the evaluation factors.

DEBRIEFING OF UNSUCCESSFUL APPLICANTS

Upon request, a debriefing conference will be scheduled with an unsuccessful Applicant. Discussion will be limited to a critique of the requesting Organization's Proposal. Comparisons between Proposals or evaluations of the other Proposals will not be allowed. Debriefing conferences may be conducted in person or on the telephone.

6. CONTRACT TERMS

BUSINESS REGISTRATION REQUIREMENT

Section 8.01.070 of the Spokane Municipal Code states that no person may engage in business with SLIHC without first having obtained and currently being the holder of a valid annual business registration or temporary business registration as provided in this chapter. The Organization shall be responsible for contacting the State of Washington Business License Services at <http://bls.dor.wa.gov> or 1-800-451-7985 to obtain a business registration. If the Organization does not believe it is required to obtain a business registration, it may contact SLIHC's Taxes and Licenses Division at 509-625-6070 to request an exemption status determination.

ANTI-KICKBACK

No officer or employee of SLIHC, having the power or duty to perform an official act or action related to this contract shall have or acquire any interest in the contract, or have solicited, accepted or granted a present or future gift, favor, service or other thing of value from or to any person involved in the contract.

DISPUTES

This contract shall be performed under the laws of Washington State. Any litigation to enforce this contract or any of its provisions shall be brought in Spokane County, Washington.

TERMINATION

- A. For Cause: SLIHC or Organization may terminate the Agreement if the other party is in material breach of this Agreement, and such breach has not been corrected to the other party's reasonable satisfaction in a timely manner. Notice of termination under this Section shall be given by the party terminating this Agreement to the other, not fewer than thirty (30) business days prior to the effective date of termination.

- B. For Reasons Beyond Control of Parties: Either party may terminate this Agreement without recourse by the other where performance is rendered impossible or impracticable for reasons beyond such party's reasonable control, such as, but not limited to, an act of nature, war or warlike operation, civil commotion, riot, labor dispute including strike, walkout or lockout, except labor disputes involving the Consultant's own employees, sabotage, or superior governmental regulation or control. Notice of termination under this Section shall be given by the party terminating this Agreement to the other, not fewer than thirty (30) business days prior to the effective date of termination.

C. For Convenience: Either party may terminate this Agreement without cause, upon thirty (30) days written notice to the other party.

D. Upon termination, the Consultant shall provide SLIHC with the most current design documents, contract documents, writings and other products the Consultant has produced to termination, along with copies of all project-related correspondence and similar items. SLIHC shall have the same rights to use these materials as if termination had not occurred; provided however, that SLIHC shall indemnify and hold the Consultant harmless from any claims, losses, or damages to the extent caused by modifications made by SLIHC to the Consultant's work product.

NONDISCRIMINATION

No individual shall be excluded from participation in, denied the benefit of, subjected to discrimination under, or denied employment in the administration of or in connection with this Contract because of age, sex, race, color, religion, creed, marital status, familial status, sexual orientation including gender expression or gender identity, national origin, honorably discharged veteran or military status, the presence of any sensory, mental or physical disability, or use of a service animal by a person with disabilities.

PAYMENT

Payment will be made via check to SLIHC within 60 days of closing and invoice

LIABILITY

The Organization shall indemnify, defend and hold harmless SLIHC, its officers and employees from all claims, demands, or suits in law or equity arising from the Organization's negligence or breach or its obligations under the contract. The Organization's duty to indemnify shall not apply to liability caused by the sole negligence of SLIHC, its officers and employees. The Organization's duty to indemnify for liability arising from the concurrent negligence of SLIHC, its officers and employees and the Organization, its officers and employees shall apply only to the extent of the negligence of the Organization, its officers and employees. The Organization's duty to indemnify shall survive termination or expiration of the contract. The Organization waives, with respect to SLIHC only, its immunity under RCW Title 51, Industrial Insurance.

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELEGIBILITY AND VOLUNTARY EXCLUSION

A certification form will accompany the contract to be signed that, to the best of its knowledge and belief, organization and its principals;

A. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency; B. Have not within a three-year period preceding this contract been convicted or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records,

making false statements, tax evasion, receiving stolen property, making false claims, or obstruction of justice;

C. Are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and,

D. Have not within a three-year period preceding this contract had one or more public transactions (federal, state, or local) terminated for cause or default.

CONFORMANCE WITH FEDERAL, STATE AND LOCAL LAWS

Federal, State and Local Laws: Services of a project as a result of the use of an organizations services including the letting of subcontracts in connection with any project work related to this RFP may be required to conform to the applicable requirements of Federal, State and local laws and ordinances.

MAINTENANCE OF RECORDS

The Organization will maintain, for at least three (3) years after completion of this contract, all relevant records pertaining to the contract. The Organization shall make available to SLIHC, Washington State Auditor, Federal Grantor Agency, Comptroller General of the United States or any of their duly authorized representatives, at any time during their normal operating hours, all records, books or pertinent information which the Organization shall have kept in conjunction with this Agreement and which SLIHC may be required by law to include or make part of its auditing procedures, an audit trail or which may be required for the purpose of funding the services contracted for herein.

AMERICANS WITH DISABILITIES ACT INFORMATION (ADA)

Americans with Disabilities Act (42 U.S.C. 12101, et seq.). The Applicant shall comply with the provisions of the Americans with Disabilities Act, 42 U.S.C. 12101, et. seq. That Act provides a comprehensive national mandate to eliminate discrimination against individuals with disabilities. The Act may impose requirements on the Applicant in four principle ways: 1) with respect to employment; 2) with respect to the provision of public services; 3) with respect to transportation; 4) with respect to existing facilities and new construction.

SLIHC in accordance with Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act (ADA) commits to nondiscrimination in all of its programs and activities. The Organization agrees to comply with, and to require that all subcontractors comply with, Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act, as applicable to the Organization.

This material can be made available in an alternate format by emailing Ami Manning at ami@slihc.org

TITLE VI STATEMENT

SLIHC of Spokane in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 USC 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-Assisted Programs of the Department of Transportation issued pursuant to such Act, hereby notifies all Applicants that it will ensure that in any contract entered into pursuant to this

advertisement, disadvantaged business enterprises as defined at 49 CFR Part 26 will be afforded full opportunity to submit Proposals in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, or sex in consideration for an award. Public Law 88 - 352, Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d et seq.) (24 CFR Part 1). The Applicant must comply with the provisions of "Public Law 88 - 352," which refers to Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d et seq.). The law provides that no person in the United States shall, on the grounds of race, color or national origin, be denied the benefits of, be excluded from participation in, or be subjected to discrimination under any program or activity receiving federal financial assistance.

CLEAN AIR ACT

Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended – Contracts and subgrants of amounts in excess of \$150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

NATIONAL ENVIRONMENTAL POLICY ACT

The Applicant shall comply with the provisions of the National Environmental Policy Act of 1969 (NEPA) (42 U.S.C Section 4321 et seq., and 24 CFR Part 58). The purpose of this Act is to attain the widest use of the environment without degradation, risk to health or safety, or other undesirable and unintended consequences. Environmental review procedures, including determining and publishing a Finding of Significance or of No Significance for a proposal, are a necessary part of this process. Pursuant to these provisions, the Applicant must also submit environmental certifications to the Department when requesting that funds be released for the project. The Applicant must certify that the proposed project will not significantly impact the environment and that the Applicant has complied with environmental regulations and fulfilled its obligations to give public notice of the funding request, environmental findings and compliance performance.

RESOURCE CONSERVATION AND RECOVERY ACT

Agencies shall implement the Resource Conservation and Recovery Act of 1976 (RCRA) (42 U.S.C. 6962). Any State agency or agency of a political subdivision of a State which is using appropriated Federal funds must comply with Section 6002 of RCRA. Section 6002 requires that preference be given in procurement programs to the purchase of specific products containing recycled materials identified in guidelines developed by the Environmental Protection Agency (EPA). Current guidelines are contained in 40 CFR Parts 247-253. State and local recipients of grants, loans, cooperative agreements or other instruments funded by appropriated Federal funds shall give preference in procurement programs to the purchase of recycled products pursuant to the EPA guidelines.

WORKPLACE LISTING

The Organization will provide a list of all workplaces under this contract. The Organization will make a good faith effort to maintain a drug-free workplace pursuant to the specific requirements set forth in Title 40 CFR 36.200 - 36.230.

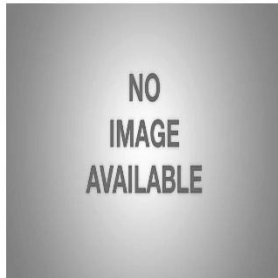
Parcel Information



Data As Of: 11/26/2024

Parcel Number: 35044.1102
 Site Address: Unassigned Address

Parcel Image



Owner Name: SPOKANE LOW INCOME HOUSING CONSORTIUM
 Address: PO BOX 9231, SPOKANE, WA, 99209

Taxpayer Name: SPOKANE LOW INCOME HOUSING CONSORTIUM
 Address: PO BOX 9231, SPOKANE, WA, 99209

Site Address

Parcel Type	Site Address	City	Land Size	Size Desc.	Description	Tax Year	Tax Code Area	Status
R	Unassigned Address	Spokane	16971	Square Feet	91 Vacant Land	2024	0010	Active

Assessor Description

BROADVIEW ADDITION THAT PTN OF BURLINGTON NORTHERN RR CO'S 50FT WIDE R.O.W., NOW DISCONTINUED, BEING 25FT WIDE ON EACH SIDE OF SD RR CO'S MAIN TRACK CTRLN, BOUNDED ON S SIDE BY THE N LN OF EUCLID AVE, TH IN A NELY DIRECTION TO THE W LN OF COOK ST

Appraisal

Parcel Class	Appraiser	Neighborhood Code	Neighborhood Name	Neighborhood Desc	Appraiser Name	Appraiser Phone
91 Vacant Land	95	544331	4433M	Warehouse	Amber	(509) 477-5916

Under Washington State Law (WAC 458-07-015) The Assessor's office is required to make an exterior observation of all properties at least once every six years. This property is scheduled for inspection between September 2028 and May of 2029.

Assessed Value

Tax Year	Taxable	Market Total	Land	Dwelling/Structure	Current Use Land	Personal Prop.
2025	135,770	135,770	135,770	0	0	0
2024	135,770	135,770	135,770	0	0	0
2023	38,180	38,180	38,180	0	0	0
2022	33,940	33,940	33,940	0	0	0
2021	33,940	33,940	33,940	0	0	0

Characteristics

* - Room counts reflect above grade rooms only.

Land Number	Soil ID	Frontage	Depth	Lot(s)
1	MF29	0	0	0

Sales

Sale Date	Sale Price	Sale Instrument	Excise Number	Parcel
09/06/2023	0.00	Statutory Warranty Deed	202309961	35044.1102
02/24/2015	290,000.00	Statutory Warranty Deed	201502117	35044.1102
08/04/1994	2,500.00	LAND ONLY SALE		35044.1102

Property Taxes

Taxes are due April 30th and October 31st

Total Charges Owning: \$0.00

Tax Year	Charge Type	Annual Charges	Remaining Charges Owning
Total Taxes for 2024		1,323.34	0.00
2024	A/V Property Tax	1,311.50	0.00
2024	Soil Conservation Principal CNSV1	10.04	0.00
2024	Weed Control Principal WCWEED1	1.80	0.00
Total Taxes for 2023		384.12	0.00
2023	A/V Property Tax	372.28	0.00
2023	Soil Conservation Principal CNSV1	10.04	0.00
2023	Weed Control Principal WCWEED1	1.80	0.00
Total Taxes for 2022		411.66	0.00
2022	A/V Interest	3.95	0.00
2022	A/V Property Tax	395.75	0.00
2022	Soil Conservation Interest	0.10	0.00
2022	Soil Conservation Principal CNSV1	10.04	0.00
2022	Weed Control Interest	0.02	0.00
2022	Weed Control Principal WCWEED1	1.80	0.00
Total Taxes for 2021		414.17	0.00
2021	A/V Property Tax	402.33	0.00
2021	Soil Conservation Principal CNSV1	10.04	0.00
2021	Weed Control Principal WCWEED1	1.80	0.00

Tax Receipts

Tax Year	Receipt Number	Receipt Date	Receipt Amount
2024	9958830	10/23/2024	661.67
2024	9908432	05/06/2024	661.67
2023	9538146	09/08/2023	192.06
2023	9499733	05/01/2023	192.06
2022	9275193	10/27/2022	203.80
2022	9128536	05/05/2022	207.86
2021	8891560	10/29/2021	207.09
2021	8756740	06/14/2021	207.08

Disclaimer

We are pleased to give you online access to the Assessor's Office and Treasurer's Office property tax and valuation information. While we make every effort to produce and publish the most current and accurate information possible, portions of this information may not be current or correct. Neither Spokane County, the Assessor, nor the Treasurer makes any warranty, express or implied, with regard to the accuracy, reliability, or timeliness of information in this system, and shall not be held liable for losses caused by using this information. Any person or entity that relies on any information obtained from this system, does so at his or her own risk. Please feel free to contact us about any error you discover or to give comments and suggestions. Call the Assessor's Office at (509) 477-3698 or the Treasurer's Office at (509) 477-4713.