

West 315

Rental Housing - Spokane, WA

Community
Frameworks

Highlighted Development



West 315 is located at the former location of Community Frameworks' Spokane office. West 315 will provide 32 low income one-bedroom units and a two-bedroom manager unit just north of Downtown Spokane in a dense urban area with very good transit access, good walkability, and services nearby. Fourteen units will be set aside for either homeless or disabled households, and eight of them will have a new 20-year rental assistance contract. Community Frameworks plans to build on the success of Pioneer Park Place, a similar sized LIHTC development located less than two miles away, which has a waiting list of over 100 households. DSHS is referring and providing services to the eight residents who have 811 rental assistance, while the primary service provider, Frontier Behavioral Health, is providing services and referrals for six homeless households. Frontier has an adjacent building, and the Women and Children's Free Restaurant & Community Kitchen purchased and opened their new facility on the same block.

Owner: West 315 LLC (Community Frameworks)

Population Served: Low-income households at 30-60% AMI (7 units for persons with disabilities, 7 units are for homeless)

Size: 32 1-bedroom (516 sq. ft.), 1 2-bedroom for resident manager

Amenities: Elevator, bicycle parking, WIFI, community room, green space outside, and photovoltaic solar system

Occupancy Date: October 2016

Total Budget: \$7,165,861

Funding Sources: Spokane County AHP, City of Spokane HOME, Community Frameworks Loan, LIHTC Equity, Renewable Energy Tax Credit, Utility Incentives

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