

Evans Vista Development Q&A: A Running List

May 1, 2026 — May 29, 2026

Evans Vista represents a rare opportunity to shape a new neighborhood welcoming residents & setting the tone for thoughtful growth at the edge of town. As one of the community's key future development areas, Evans Vista offers the chance to create housing that responds to local needs and reflects Port Townsend's unmistakable independent spirit and "funk factor" that defines the city's sense of place.

On May 1, 2026, the City of Port Townsend released a Request for Expressions of Interest (RFEI) seeking a qualified and experienced development team, capable of delivering a feasible, financially responsible project that advances long-term affordability goals, fostering a dynamic community that empowers individuals and strengthens the fabric of our society.

The City is looking for a partner that brings creativity, technical expertise, and a commitment to inclusive, sustainable neighborhood design—one that can transform Evans Vista into a welcoming, resilient community that strengthens the local economy and contributes lasting public benefit.

The following is a running list of questions from development teams and answers from the City of Port Townsend. This list helps keep the bid process fair, transparent, and consistent. When every question and response is shared with all interested firms, the City ensures that no proposer receives an unfair advantage, everyone works from the same information, and any clarifications to the solicitation are documented clearly.

Expressions of Interest Deadline:

Responses must be provided in electronic PDF format via email by **Friday, May 29, 2026, at 5:00 pm**. Based on responses to the submittal criteria, the City will select a firm within the following four weeks. Please submit one digital version of your proposal via email to frontdesk@cityofpt.us. Subject line should be: Proposal for Development of the Evans Vista Neighborhood — Attn: Renata Munfrada, Housing Grants Coordinator.

Evans Vista Interested Parties:

Development teams interested in the Evans Vista project are encouraged to register for information and updates on the City's procurement webpage at <https://cityofpt.us/rfps> and complete this quick and easy [registration](#).

Evans Vista Neighborhood Webpage:

Interested parties can find additional information about the Evans Vista project, including the [Master Site Plan](#), the [Request for Expressions of Interest \(RFEI\)](#), the accompanying [Gateway Opportunity](#) information packet on the project [webpage](#).

Question:

Are there any forms or financial information that we can get started on that you need on May 29 for the Expression of Interest (EOI)?

Answer:

The RFEI requires: "Provide financial documentation sufficient to demonstrate the lead entity's financial capacity and stability, such as the most recent audited or unaudited financial statements or a signed summary letter from a senior financial officer. Clearly identify which entity's financials are provided and their anticipated role in the project. Detailed project-specific financial models, lender commitments, or guaranty structures are not required at the RFEI stage." The evaluation factors further require: "Developers must show expertise and capacity to execute the project. Firms must provide examples of past developers." To be responsive, developers should provide previous project experience plus a basic financial statement / letter indicating that they have financial capacity to lead the project.

Question:

What tools does the City have to address the funding gap?

Answer:

Evans Vista currently has State capital subsidies, infrastructure funding, and substantial City-funded predevelopment investment. The City has already financed predevelopment planning efforts including site studies, schematic design, financial analysis, preliminary engineering, entitlement applications, a cultural resource study, a preliminary geological engineering letter, Traffic Impact Analysis report, Tree Conservation Plan, stormwater drainage report, and wetland report.

The City is prepared to help close the funding gap primarily through its control of the site, prior public investment, and partnership flexibility. The City is offering a City-owned, development-ready site, has already advanced planning and key infrastructure work to support a sewer lift station and regional stormwater pond to serve the new neighborhood, and expects shortlisted teams in the next round to propose phasing and funding strategies that combine public funding requirements with private development capacity.

Going forward, the project could pursue additional grant funding, including support for infrastructure, affordable housing, and park or open space improvements. The City also expects shortlisted teams to propose phasing and funding strategies that combine public funding sources with private development capacity. More broadly, the project may be supported through a mixed public-private financing structure established through the future development agreement.

Question:

What does Public Private Partnership look like to the City?

Answer:

The City is open to a range of public-private partnership structures and anticipates that a successful second-round process could lead to a contractual development agreement, but the exact structure is intentionally not fixed at the RFEI stage so teams can propose viable models.

The City anticipates entering into one or more legally binding agreements with the selected development team to implement the Evan Vista Neighborhood in a manner that advances public affordability objectives, supports timely infrastructure delivery, and ensures long-term stewardship of the site.

Given the size, phasing, and public funding considerations of the project, the City intends to retain flexibility in structuring the contractual relationship and will determine the appropriate contract form based on project feasibility, risk allocation, funding requirements, and long-term public benefit.

Question:

What is the political willpower for the Evans Vista project?

Answer:

The Evans Vista project has strong support from City Manager, City Council, State Representatives and the greater community. The City is fully committed to the project and is looking for development partners to bring the detailed capital stack, delivery approach, and partnership model needed to make the project financially feasible.

The project has meaningful legislative support, as evidenced by prior State appropriations for both land acquisition and infrastructure. The project received \$1.4 million for property acquisition and \$1.7 million for the Mill Road Lift Station. Evans Vista is viewed as a credible public-interest project with continued potential to compete for future legislative support.

Question:

When does the City expect delivery of the affordable housing units? Is affordable housing required in Phase 1?

Answer:

This City Council expects that at least 25% of the units delivered in Phase 1 be reserved as affordable housing, income-restricted at or below 80% AMI for no less than 25 years. For proposals advancing a single-phase approach, the first phase must include at least 75 units, with a minimum of 25% meeting that affordability requirement. It's important to note that the Council and broader community need to see affordable housing delivered in the first phase as a clear show of good faith that Evans Vista is truly being advanced as an affordable housing project, not one in which affordability is deferred to later phases. Proposals that deliver a higher number of affordable units, deeper levels of affordability, and longer affordability terms will be viewed more favorably.

Question:

Which funding source is tied to the affordable housing grant requirements?

Answer:

The City has received subsidies for the project from a number of sources. In 2021, the City received \$1.4 million from the State for the capital costs necessary for the acquisition of the property. The City was also awarded \$1.7 million in State funding to support the construction of the associated Mill Road Lift Station, which will serve not only the Evans Vista site, but the surrounding area as well. The City anticipates seeking additional grant funding in the future, including Connecting Housing to Infrastructure Program (CHIP) dollars to complete infrastructure improvements.

Question:

Would the City consider a \$1 ground lease as part of a Development Agreement?

Answer:

Yes, the City will lease or sell the property to the developer for a nominal fee. The City anticipates entering into one or more legally binding agreements with the selected development team. Given the size, phasing, and public funding considerations of the project, the City intends to retain flexibility in structuring the contractual relationship and will negotiate the appropriate contract form based on project feasibility, risk allocation, funding requirements, and long-term public benefit.

Question:

Is the City open to more affordability within the Evans Vista development?

Answer:

Absolutely. The City prefers to maximize affordability within the Evans Vista Neighborhood. The City welcomes proposals that include a higher percentage of affordable units than the minimum requirement. In addition, because competitiveness for housing grants and tax credit programs may in some cases favor deeper affordability, the City is open to allowing all or part of the project—including an entire building within the development—to be fully affordable if that approach strengthens the project’s ability to secure public funding and deliver more housing. That being said, the City’s preference is for Evans Vista to evolve as a mixed-income neighborhood that delivers both low-income and middle-income workforce housing.

Question:

Can you explain the lift station, what it does, and where it goes?

Answer:

The area currently has a 2-inch low-pressure force main serving the area at the end of Evans Vista. This will serve as a temporary connection for up to 100 units, if necessary. It is unlikely that this temporary service will be needed, but it is available as a back up to the construction of the new lift station. The new lift station will provide gravity sewer for the entire site. The City received EPA and State funding for the lift station which will be located down the hill towards the southwest of the site. A gravity sewer line will be available at the lowest end of the property to serve the entire development. The project is currently under design, and construction is slated for 2027 into 2028.

Question:

Regarding the applicant information requested in Section 1, which asks for the organizational structure of all entities included in the proposal, can you expand on exactly what you are looking for? Do you need an organizational chart or formation information, or are you asking for high-level information about the organization?

Answer:

The City is looking for high-level organizational information. We want to know who is going to be working on this project, and who are the City's primary points of contact. In addition to that, we're wondering if you already have partners that you're bringing to the table, construction teams, nonprofits, etc. We understand that these partnerships may not be formed at this stage.

Question:

Has parking been removed as a requirement for this development, even for 300 units of housing?

Answer:

Under the currently adopted Port Townsend Municipal Code (PTMC), the City does not require minimum parking thresholds (Table 17.72.080 PTMC).

The City has a complete preliminary plat subdivision application with concomitant State Environmental Policy Act Checklist on file for the Evans Vista project – this application is vested to a previous version of the PTMC. This previous PTMC version includes parking minimums, and those minimums would apply to that subdivision application. However, a respondent is not required to use this vested subdivision application – you may submit new applications, which will be analyzed under the currently adopted PTMC. The adopted PTMC is geared to market driven parking instead of prescriptive.

Question:

Can you elaborate on the City's expectations for master planning, as in the graphics associated with the proposal. Can the developer simply describe what they envision for layout and phasing, or are we expecting that this early response provides an actual site plan showing detailed plans?

Answer:

The City is not expecting a fully developed site plan, as this request for expressions of interest is geared towards a narrative and concept drawings to compare against the Master Plan. The City encourages renderings or sketches, or anything that helps the City's evaluation committee understand the developer's vision for this project. Images of prior projects are also encouraged. The intent of the RFEI is to allow proposers to demonstrate their strengths utilizing the information provided by the city to encourage a project that can provide the most units possible within a projected schedule. Proposals should demonstrate capacity and approach.

Question:

Can you elaborate on the percentages of AMI targets, particularly around the use of vouchers? How should development teams speak to this in their narrative? Who will manage the affordable units?

Answer:

Development teams are expected to incorporate capacity for income verification and property management. Developers may also partner with nonprofit organizations to manage the affordable housing units. The minimum requirements include a set-aside of at least 25% of the housing as affordable, restricted to households earning up to 80% AMI for a period of 25 years or more. Given Port Townsend's shortage of workforce housing, the City

encourages the inclusion of some units restricted to households earning up to 120% AMI, with an emphasis on increasing the number of units within the affordability range.

Furthermore, the City strongly supports proposals that exceed these minimum requirements by offering a greater share of income-restricted units and deeper affordability, particularly for households earning between 30% and 50% AMI. Proposals that include market-rate units to support project viability should clearly demonstrate how to maximize unit production within the proposed timeline.

Question:

Are ownership units required?

Answer:

No, they are not required. The City's primary need is for rental apartments. This is due to the need for affordability levels and a lack of existing inventory. However, a mix of housing types is encouraged. The City understands that recent changes in condominium liability laws may provide opportunities for small flats that could be owner occupied.

Question:

How are mixed income units addressed within a single structure?

Answer:

Mixed income units within a structure is dependent on the proposer's experience providing such units. Recognizing affordable housing funds sometimes practically preclude this, the site can be divided into multiple lots or building pads to facilitate a mix of income levels per building.

Question:

Can the City be involved in the open space?

Answer:

The City has included the Evans Vista Open Space area within the City's Parks Recreation and Open Space Plan update as a potential City Park. It is not required that the open space and amenities be public, but the option exists to partner with the City for grant funding to support park development.

City Contact:

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