



26-002-Homeless-RFI

TINY HOME VILLAGE OPERATIONS AND SERVICES WITH
OPTIONAL DEVELOPMENT ROLE (DOWNLOADABLE
APPLICATION)

Pierce County
1501 Market St, Suite 420
Tacoma, WA 98402

RELEASE DATE: September 9, 2026

DEADLINE FOR QUESTIONS: September 23, 2026

RESPONSE DEADLINE: September 30, 2026, 2:00 pm

RESPONSES MUST BE SUBMITTED ELECTRONICALLY TO:

<https://secure.procurenow.com/portal/piercecountywa>

Pierce County
REQUEST FOR INFORMATION
Tiny Home Village Operations and Services With Optional Development
Role (Downloadable Application)

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1. Introduction

This RFI is intended solely to gather information from organizations interested in **operating** tiny home villages and other non-congregate transitional housing and providing or coordinating supportive services for program participants. The County wants to better understand available operating and service models, the populations respondents are best equipped to serve, organizational capacity, costs, funding, and other considerations that could inform future projects and procurement.

The County is also interested in identifying operators that may have the capacity or interest to participate in **site identification or development**. Respondents are not required to have development experience or capacity to respond to this RFI. Organizations that are interested in development may provide additional information about their capabilities, including whether they have or can identify potential sites, can develop a County-provided site, or could participate in a development team. Potential sites may be located anywhere in Pierce County, including within cities and unincorporated areas. The information received will help Pierce County better understand operating and service models, provider capacity, populations that could be served, costs, timelines, potential approaches to future procurement, and where available, development capabilities.

If you choose to reply to this RFI, you understand:

- This RFI is for informational and planning purposes only and is **not** a competitive solicitation.
- Responses will **not** be scored, ranked, or evaluated competitively.
- Submission of a response does **not** obligate Pierce County to issue a solicitation, award a contract, or provide funding.
- Participation in this RFI will not provide any advantage or disadvantage in any future procurement process.

The County intends this to be a low-effort RFI. Respondents are encouraged to provide practical and candid information based on their existing experience and knowledge. Detailed designs, engineering, site studies, formal cost estimates, or fully developed program plans are not expected.

This RFI focuses primarily on tiny home and non-congregate transitional housing **operations and supportive services**. Respondents interested in also participating in site identification and development will be asked additional questions about their approach and capabilities. Organizations interested only in site identification or development should respond to the County's separate **Tiny Home Village Site Development RFI**.

RESPONSE DEADLINE: Wednesday, September 30, 2026, 2:00 pm

1.1. Background

Pierce County continues to experience a significant need for additional housing options for individuals experiencing homelessness or at imminent risk of homelessness. The County's Comprehensive Plan to End Homelessness identifies the need for a range of housing interventions that address the diverse needs of people experiencing housing instability. No single housing model can effectively serve every population.

The County is interested in expanding the availability of tiny home villages and other non-congregate transitional housing and in understanding the **management, operating, and supportive service models** that could be used for these projects. Different populations may require different approaches to staffing, site operations, case management, behavioral health and recovery supports, reentry services, workforce development, housing navigation, and other services that support stability and transition to permanent housing.

A significant challenge to expanding non-congregate housing, however, is identifying suitable property and developing sites that are ready for occupancy. Tiny home villages and similar projects require more than the placement of housing units. Depending on the size and configuration of the project, development may require land-use and permitting work, site preparation, water, sewer and electrical infrastructure, fire and emergency access, hygiene and laundry facilities, kitchen and community space, parking, fencing, waste collection, and procurement or construction of the housing units themselves.

For that reason, the County is also interested in whether some organizations or project teams may be able to provide an **integrated development and operations model**. While development capacity is not required to respond to this RFI, an organization or project team capable of both developing and operating a project could create additional opportunities by identifying or securing suitable property, designing the site around the needs of the population to be served, coordinating development with the proposed operating and service model, and moving the project from concept through occupancy and ongoing operations.

The County is interested in exploring programs and projects at a variety of scales, from small sites of approximately five or ten units to larger villages of 25 or more units, up to approximately 60 units. The appropriate project size, site configuration, operating model and supportive services may vary based on population served, housing configuration, and available infrastructure. Where possible, the County is also interested in sites with reasonable access to public transportation, retail, health care, and other services that support residents' daily needs and long-term stability.

1.2. Purpose

Pierce County is issuing this RFI to better understand the capacity of organizations or project teams to **manage and operate tiny home villages and other non-congregate transitional housing and provide or coordinate supportive services for residents**. The County wants to understand the populations respondents are equipped to serve, the operating and service models they could provide, the scale at which those models are feasible, anticipated costs and funding sources, and the conditions necessary for successful operation.

The County is also interested in identifying respondents that have the capacity or interest, either directly or through partnerships, to participate in site identification and development. Development capacity is not required to respond to this RFI. Respondents with development capabilities will have an opportunity to describe the development roles they could perform, including providing or identifying a site, developing County-provided property, or participating as part of a development team.

Through this RFI, the County also wants to explore **whether an integrated development and operations model could create additional opportunities** to establish non-congregate transitional housing and

better align site development with the needs of the population, operating model, and supportive services.

1.3. Program Operations, Services and Optional Development Scope

Pierce County is seeking information from organizations or project teams with the capacity to manage and operate tiny home villages and other non-congregate transitional housing projects and provide supportive services to residents. Projects may vary in size, housing configuration, population, and service model.

Program Operations and Supportive Services

The County is interested in models that provide safe and effective day-to-day operation of the housing site together with supportive services appropriate for the population being served.

Operational responsibilities may include site staffing, participant intake, property and facility management, security and site safety, maintenance and repairs, janitorial services, management of common areas, meals or food access, transportation, enforcement of program rules, emergency response, and other activities necessary for ongoing operation of the program.

Supportive services may be provided directly or through partnerships and may include:

- Case management and individualized service planning;
- Housing navigation and assistance transitioning to permanent housing;
- Behavioral health services or connections to treatment;
- Substance use disorder treatment and recovery supports;
- Reentry services for individuals transitioning from incarceration or other justice-system involvement;
- Employment, workforce development, education, or vocational training;
- Benefits enrollment and connection to health care and other public services;
- Life skills and independent living supports;
- Transportation assistance; and
- Other services appropriate for the population being served.

The County recognizes that different housing and service models may be appropriate for different populations and does not expect every proposed model to serve every population. Respondents should identify the populations their proposed model is best suited to serve and explain how the housing configuration, site design, staffing, program requirements, and supportive services would be tailored to those populations. **The County is particularly interested in models that could serve individuals with behavioral health or substance use disorder needs, individuals transitioning from the criminal legal system back into the community, and individuals who could benefit from employment or workforce development opportunities.**

Respondents may also propose other populations or service models they believe are particularly well suited to non-congregate transitional housing.

Optional Development Role

Respondents are not required to provide site development to respond to this RFI. However, the County is interested in identifying organizations that may also have the capacity or interest, directly or through a project team, to participate in site identification and/or development.

The County is interested in sites capable of supporting the infrastructure and facilities necessary for safe and effective operation of non-congregate transitional housing, particularly tiny home villages. A site does not need to have all required infrastructure in place at the time it is proposed, but respondents should consider the feasibility, cost, and timeline for providing necessary improvements as part of site development.

Depending on project size and configuration, a completed project may need to include or have access to:

- Potable water, sanitary sewer, and electrical service;
- Hygiene facilities, including toilets and showers;
- Laundry facilities;
- Kitchen and food preparation facilities;
- Community and staff space;
- Emergency vehicle and service access;
- Appropriate site security, lighting, fencing, and controlled access;
- Solid waste collection; and
- Other infrastructure necessary to meet applicable health, safety, building, fire, and land use requirements.

The County also prefers sites with reasonable access to public transportation and community resources such as grocery and retail services, health care, behavioral health services, employment opportunities, and other amenities that support residents' daily needs.

1.4. Intended Respondents

This RFI is intended for organizations or program teams interested in **managing and operating tiny home villages and other non-congregate transitional housing and providing or coordinating supportive services for residents**. Respondents should have, either directly or through partnerships, the capacity to operate and maintain the housing and provide services appropriate for the population to be served.

Respondents may include housing and homeless service providers, property management organizations, behavioral health and substance use disorder service providers, workforce development organizations,

organizations serving justice-involved individuals, faith-based organizations, public agencies, Tribal organizations, and other entities with relevant housing, operational, or service capacity.

The County does not expect a single organization to perform every function. Respondents may provide operations and supportive services directly or through partnerships with other organizations.

Respondents that also have an interest or capacity in **site identification or development** are encouraged to describe those capabilities. This may include respondents that have access to potential property, can develop a County-provided site, can assist with site identification and development, or can assemble or participate in a project team with development expertise. **Development capacity is not required to respond to this RFI.**

Prior experience operating or developing a tiny home village is not required. The County welcomes responses from organizations with relevant experience and the capacity to apply or expand that experience to non-congregate transitional housing.

2. Information Sought

1. Questionnaire*

Please download the questionnaire below, complete the document, and upload it here.

- [Tiny Home Village Operation...](#)

*Response required

3. Contact Information

Anne Marie Edmunds

Procurement & Contract Specialist

Email: annemarie.edmunds@piercecounitywa.gov

Phone: (253) 798-7456

4. Timeline

Release Date:	September 9, 2026
Question Submission Deadline:	September 23, 2026, 4:30pm
Question Response Deadline:	September 25, 2026, 4:30pm
Response Submission Deadline:	September 30, 2026, 2:00pm

5. Request for Information Guidelines

5.1. Documents and RFI Holder's List

RESPONDENTS WHO REGISTER AND DOWNLOAD RFI DOCUMENTS will be automatically added to the FOLLOWERS' list in the County's [eProcurement Portal](#). Notifications for updates, addendum and other information will be sent to all who register on the Pierce County eProcurement Portal.

5.2. RFI Questions

All questions must be submitted within the County's eProcurement Portal, under the Question & Answer Section no later than 4:30 pm on Wednesday, September 23, 2026. Respondents must be registered in the eProcurement Portal software in order to submit questions, receive addendums and notifications, and ultimately submit a response.

5.3. RFI Responses

Responses must be received by the Procurement & Contract Services Department before 2:00 pm on Wednesday, September 30, 2026. The respondent is responsible for submission of the response before the deadline.

5.4. RFI Terms & Conditions

- Respondents are solely responsible for all expenses associated with responding to this RFI.
- Responses to this RFI will not be returned and Respondents will not be notified of the results of the review.
- Responses may be subject to public disclosure and shall not contain confidential proprietary information.
- Pierce County reserves the right to cancel or reissue this RFI, or to change the time for response, or any other term of the RFI without obligation or liability.
- Responses to this RFI are for informational purposes only, and the awarding of a contract will not be based off this document.