



26-001-Homeless-RFI

TINY HOME VILLAGE SITE DEVELOPMENT (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 Site Development (Downloadable Application)

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1. Introduction

This RFI is intended solely to gather information from the development community regarding approaches to identifying and developing sites for tiny home villages and other non-congregate transitional housing. Potential sites may be located anywhere in Pierce County, including within cities and unincorporated areas. The information received will help Pierce County assess development options, market capacity, costs, timelines, and potential approaches to future procurement.

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, or formal cost estimates are not expected.

This RFI focuses on **site identification and development**. The County is issuing a separate RFI directed at respondents who want to engage in both developing and operating a project are encouraged to respond to both RFI's.

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 has experience contracting with organizations to operate transitional housing and provide supportive services. **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.

The County is interested in exploring 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. Site needs will vary

significantly depending on project size, 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 the development community to identify, plan, and develop sites for tiny home villages and other non-congregate transitional housing. **The County intends this RFI to be straightforward and relatively low-burden to provide practical, planning-level information.** Respondents should provide information readily available to them based on their experience and professional judgment. Detailed designs, engineering, cost estimates, or site studies are not expected.

The County is interested in multiple approaches to project development. A respondent may have or be able to secure property suitable for development; the County may identify or provide property and need a development partner to deliver a completed project; a respondent may be able to assist the County with both identifying a suitable site and developing it; or a respondent who may only have suitable property for a potential project.

The County also wants to understand who can develop these projects, what sites they need, how quickly projects could be completed, what they are likely to cost, and what barriers the County could help address. The County is particularly interested in understanding how projects of different sizes could be developed efficiently and what roles the County and a development partner would need to assume to move a project from site identification through development and occupancy.

The County also welcomes information from respondents that have the capacity, either directly or through partnerships, to operate a completed housing project or connect the County with organizations capable of doing so. **However, respondents are not required to provide housing operations or supportive services to respond to this RFI.**

1.3. Development Scope

Pierce County is seeking information from organizations with the capacity to develop tiny home villages and other non-congregate transitional housing projects. The County is interested in projects of varying sizes and configurations and recognizes that the development approach will depend on the characteristics of the site, existing infrastructure, project scale, and proposed housing type.

Site and Project Considerations

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.

Development Pathways

The County is interested in several potential development pathways:

- **Respondent-provided site:** The respondent owns, controls, or can secure suitable property and can develop the site for non-congregate transitional housing.
- **County-provided site:** The County identifies or provides suitable property, and the respondent can plan, permit, develop, and deliver a completed housing project on the site.
- **Site identification and development:** The respondent can assist the County in identifying or securing suitable property and then develop the site.
- **Development partnership:** The respondent can perform one or more components of site development as part of a larger development team.

Respondents are not required to provide ongoing housing operations or supportive services. However, the County welcomes information from organizations that can also operate a completed project or that have established relationships with organizations capable of providing housing operations and supportive services.

1.4. Intended Respondents

This RFI is intended for organizations with relevant development experience and an interest in applying or expanding their capacity in the development of tiny home villages, non-congregate housing, or similar projects. Respondents may include developers, general contractors, design-build firms, modular or prefabricated housing providers, housing organizations with development capacity, faith-based organizations or other entities with available property, public agencies, Tribal organizations, and other organizations capable of contributing to site identification or development. The County welcomes

responses from organizations capable of delivering a complete development project as well as organizations that specialize in particular components of development or participate as part of a development team. Respondents do not need to provide ongoing housing operations or supportive services to respond to this RFI. Organizations that can provide both development and ongoing housing operations, or that have established partnerships with organizations capable of operating a completed project, are encouraged to identify those capabilities in their response.

2. Information Sought

1. Questionnaire*

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

- [Tiny Home Village Site Deve...](#)

*Response required

3. Contact Information

Anne Marie Edmunds

Procurement & Contract Specialist

Email: annemarie.edmunds@piercecountywa.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.