



City of Snoqualmie

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December 30, 2024

Request for Qualifications (RFQ) for Affordable/Workforce Housing Development

Date Issued: December 30, 2024

RFQ Name: Affordable/Workforce Housing

Response Deadline: January 24, 2025 (revised from January 6, 2025)

1. Introduction

The City of Snoqualmie, WA is seeking qualifications from experienced and qualified firms, organizations, or individuals to assist in the design and development and/or management of a development on Parcel No: 2524079033, to provide affordable/workforce housing. Additional Information about this parcel including environmental constraints may be found on:

<https://www.snoqualmiewa.gov/DocumentCenter/View/43903/Critical-Areas-Review-Parcel-2524079033>

The city is interested in working with firms who have demonstrated a proven track record of building and managing creative affordable/workforce housing. [Affordable housing is defined as housing that is affordable for households earning up to 60% of Area Median Income (AMI), and preferred workforce housing is intended to be affordable for those earning between 80% and 120% of AMI, with affordability guaranteed for up to 55+years.]

2. Background

Snoqualmie, WA is a city located about 28 miles east of Seattle, with a 2024 population of 14,520. Approximately 4,600 employees enter the city each day. Most employees are traveling up to 42 miles away, southwest of the city along the State Highway 18 corridor from the cities of Tacoma, Kent, and Auburn, WA due to the high cost of local housing. Over 2,500 of these jobs are in the hospitality industry; just under 1,000 jobs are in the manufacturing and business park sectors.

3. General Scope of Work. No firm is required to provide both development and management services, but each firm should be prepared to address how both could be accomplished.

- Development Services: Site assessment, design, construction management and/or,
- Management Services: Property management, tenant relations, maintenance services.

4. Evaluation Criteria (56 Points)

Interested parties should demonstrate the following:

- a. **Experience:** Proven track record in creative workforce housing or similar projects. This includes ability to bring a viable mixed-income development from concept to occupancy creating a safe environment for all residents. Mixed-income development refers generally to residential settings in which housing is affordable to individuals and families across multiple AMI bands. **(20 points)**
- b. **Approach:** Demonstrate an understanding of the local workforce housing needs and proposed methodology for addressing them. This includes providing a narrative of how the firm intends to approach the scope of work and how the firm would cultivate and discern possible development components like wraparound services, parking, senior population, daycare etc. “Wraparound services” embraces any resident’s individualized mental health needs onsite. **(20 points)**
- c. **Expertise:** Relevant qualifications and experience of key personnel. This includes providing resumes and qualifications of key team members that demonstrate the firm’s complete ability to perform development tasks and the overall management of the development process and manage and operate the property or find a partner with expertise to manage. **(5 points)**
- d. **Financial Stability:** Evidence of financial stability and ability to handle project requirements. This includes demonstrating sufficient company reserves, accurate balance sheets, currency with annual audits, information on cash flow and liabilities. **(5 points)**
- e. **Community Partners:** Organizations identified and committed in participating in the of Workforce Housing financing, construction, management, wraparound services or other . **(2 points per partner up to a total of 6 points)**
- f. **References:** At least 3 references from past projects. This includes details of relevant projects, including scope and outcomes.

5. Submission Requirements

Submissions must include:

- Cover Letter: Summarizing the interest and qualifications of the firm.
- Firm Profile: Background information about the firm or individual, including size, areas of expertise, and organizational structure.
- Responses to the Evaluation Criteria

Submissions will be evaluated and scored based on a complete submittal including all evaluation criteria and submission requirements detailed in items 4 and 5 above.

7. Submission Instructions:

Submit your qualifications package by 5:00 PM on January 24, 2025 to:

AffordableWorkforceHousingRFQ@snoqualmiewa.gov

8. Questions/Additional Information

All questions regarding this RFQ process should be submitted in writing to: **Mona Davis, Senior Planner**. Email: AffordableWorkforceHousingRFQ@snoqualmiewa.gov

9. Disclaimers

The City of Snoqualmie reserves the right to reject any or all submissions, to negotiate with any or all respondents, and to make no selection if deemed in the best interest of the City or project.

