



**BUSINESS OF THE CITY COUNCIL
CITY OF SNOQUALMIE**

**AB24-118
November 12, 2024
Committee Report**

AGENDA BILL INFORMATION

TITLE:	AB24-118: RFQ for Affordable/Workforce Housing Development	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
	PROPOSED ACTION:	
	Move to authorize issuance of an RFQ for a Workforce Housing Development project.	

REVIEW:	Department Director	Emily Arteche	11/6/2024
	Finance	Janna Walker	11/7/2024
	Legal	n/a	Click or tap to enter a date.
	City Administrator	n/a	Click or tap to enter a date.

DEPARTMENT:	Community Development		
STAFF:	Emily Arteche		
COMMITTEE:	Community Development	COMMITTEE DATE: November 4, 2024	
EXHIBITS:	1. Workforce Housing RFQ		

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUESTED	\$ n/a

SUMMARY

INTRODUCTION

The City 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 2524079033, geared towards providing affordable housing to Snoqualmie Valley employees working for the school district, hospital, first responders, retail, local government, hospitality, and service industries.

LEGISLATIVE HISTORY

In August 2024 the Committee requested that Staff prepare a draft RFQ that could be used to solicit qualifications of firms suitable to design and build affordable/work force housing on parcel 2524079033. On September 16, 2024, the Committee requested that the draft RFQ discussion be moved to the CD Committee as an agenda item on October 7, 2024, which was tabled to October 21, 2024. On October 21, 2024, the Committee discussed the draft RFQ and requested edits to Part 1, Title, Part 4, Evaluation Criteria, Part 5, Submission Requirements and Part 8, Questions and Additional Information. On November 4, 2024, the Committee recommended the RFQ move forward to City Council on November 12, 2024.

BACKGROUND

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.

ANALYSIS

The RFQ title states “Workforce Housing Development”. Part 1 includes details regarding the location of the parcel, parcel specific information and 55 plus years of affordability. “Community Partners” is an criterion in Part 4 with a possible 2 points earned for each partner. The total point system would allow firms to earn up 56 points. Each evaluation criterion includes details. for example, under “Approach” wraparound services is defined and parking and senior populations are included. Annual audits and balance sheets are described as means of demonstrating Financial Stability. Part 8 instructs firms on submitting questions and includes a Zoom link where interested firms could join a remote question and answers meeting before the submittal deadline.

BUDGET IMPACTS

No budget impacts are anticipated.

NEXT STEPS

Upon approval of the RFQ, staff is authorized to proceed with necessary outreach to solicit qualified firms, organizations, or developers to submit their qualifications.

PROPOSED ACTION

Move to authorize issuance of an RFQ for a Workforce Housing Development project.