



**King County and City of Seattle  
Land Bank Program  
Request for Information (RFI)**

For Tiny Home Villages, Micro Modular Villages, Sanctioned Tent Cities, Vehicle Residency Safe Lots, RV Safe Lots, RV Storage

May 1, 2025

## I. BACKGROUND

The King County Regional Homelessness Authority is seeking information on potential sites for tiny house villages (THV), micro modular villages, sanctioned tent cities, vehicle residency safe lots, RV safe lots, and RV storage sites. While King County currently has several successful land-based shelters, finding available land remains an ongoing challenge. According to the 2024 King County Point-In-Time Count<sup>1</sup>, there are 16,868 individuals experiencing homelessness, with 58% (or 9,810 people) unsheltered. There are currently about 2 people for every shelter bed in the system. To solve unsheltered homelessness King County must engage in all evidence-based shelter solutions, which include solutions such as:

- New tiny house villages, micro-modular villages and sanctioned tent cities.
- Current tiny houses, micro modular villages, and sanctioned tent cities, that are in temporary sites that need to be moved.
- RV parking lots for people currently living in RVs who are in transition to housing.
- RV Safe Lots where people living in their RVs can park.
- Vehicle Residency Safe Lots where people living in their vehicles can park.

This Request for Information (RFI) is directed to landowners in King County and the City of Seattle who may be interested in helping address homelessness in the region. There is a critical need for shelter, and current shelters are unable to meet the demand. If you have land that could potentially be used for this purpose, we want to hear from you. The Land Bank Program aims to create a “land bank” of potential sites for temporary shelter for people experiencing homelessness. This resource will ensure that when funding becomes available for shelter initiatives, we have a list of viable land options to consider. We are seeking lots that are:

- A minimum of 8,000 square feet
- Located in King County, including City of Seattle
- Relatively flat terrain
- Close to sewer and water hookups
- Close to public transportation
- Available for shelter use for at least one year

## II. PURPOSE

This RFI by KCRHA seeks to gather information from landowners that are interested in providing land for emergency shelter. The homeless response system does not have the

---

<sup>1</sup> The Point-In-Time Count, required by the U.S. Department of Housing and Urban Development (HUD), provides an annual estimate of both sheltered and unsheltered homelessness in King County.



resources to pay the market rate for land in King County, but land use agreements could potentially offer some compensation to landowners. Sanctioned land to use as shelter for people experiencing homelessness offers other potential benefits, including site security and 24/7 staffing.

This RFI is unfunded and should not be interpreted as an official offer to enter into a contractual agreement. Due to the significant need for shelters, crisis services, and the current shelter system’s limited capacity to meet demand, KCRHA encourages all interested landowners to respond. Submissions will be reviewed by KCRHA and may prompt follow-up for additional information. Responses to this RFI may also inform the development of a future Request for Proposals (RFP), Targeted Request for Proposals, Invitation for Bids (IFB), or another procurement process for the formal solicitation of land. This could include direct negotiations with a provider that demonstrates the necessary qualifications. Alternatively, KCRHA reserves the right to take no further action after reviewing the responses.

### III. SOURCE OF FUNDING

This RFI does not involve funding. KCRHA is seeking to identify land for future development of Tiny Home Villages (THV), micro-modular non-congregate shelters, RV parking lots, and RV safe lots. As funding becomes available for these or other shelter types, the land bank established through this RFI can be utilized.

### IV. ELIGIBLE RESPONDENTS

This RFI is directed toward all landowners (including public, private, and non-profit) that are interested in utilizing their land as shelter stabilization for people experiencing homelessness.

### V. TIMELINE

Action	Date
RFI Released	May 1, 2025
Information Session Webinar <i>Participation is highly suggested but not required</i>	May 21, 2025, at 1:00pm PST June 18, 2025, at 1:00pm PST July 16, 2025, at 1:00pm PST <b>Meeting Link: <a href="#">Join the meeting now</a></b>
Last Day to Submit Questions to: <a href="mailto:planning@kcrha.org">planning@kcrha.org</a>	The Q&A period is open and ongoing.  <i>View on <a href="#">KCRHA website</a> under "Funding Opportunities"</i>
RFI Deadline	*Ongoing

*\*This RFI will remain open on a rolling basis until further notice. Submissions will be reviewed as they are received.*



## VI. LETTER OF INTEREST (LOI)

Interested providers should submit the following: **Letter of Interest (LOI)** that includes responses to all the following questions:

- 1) What is the address, legal description, and parcel number of the property?
- 2) What is the total square footage of the land?
- 3) Who owns the land? Is the owner a business, nonprofit, faith-based organization, or government entity?
- 4) Are there any liens, unpaid taxes, or other legal encumbrances on the property?
- 5) Has the property ever been used as a shelter site before?
- 6) Can you provide links to the property on Google [Maps](#), the King County Assessor, and (if in Seattle) the Seattle Department of Construction and Inspections (SDCI) GIS Map?
- 7) How long would the land be available for temporary shelter use?
- 8) Where are the sewer and water hookups located in relation to the land? (Please include a site survey if available.)
- 9) What would the cost be to rent or lease your land, if any?
- 10) Are there any buildings or structures on the land? If so, what is their square footage and what are their main features?
- 11) Are there any other items on the land, such as power lines, utility structures, walls, or roads?
- 12) Are there any known restrictions or limitations on how the land can be used?

## VII. SUBMISSION INSTRUCTIONS

Interested respondents should submit their letter of interest, detailed above, as a PDF email attachment to **Monica Irons** at [planning@kcrha.org](mailto:planning@kcrha.org) with the subject line “**KCRHA Land Bank RFI Response.**” In the body of the email, please include:

- Your name and title
- The name of your organization\* (if applicable)
- A phone number where we can reach you for follow-up questions
- Any relevant attachments such as maps, photos, or property records
- Attach a PDF of the Letter of Interest (LOI) from Section VI, including responses to the questions.

Submissions must be in a PDF file with clearly separated paragraphs and readable formatting (single, 1.5, or double spacing). Use bold text to highlight key points. Only electronic submissions will be accepted; no fax or hard copies.



Responses will be reviewed by KCRHA, and we may follow up for additional information if needed. KCRHA will post answers to all submitted questions regarding the RFI on our website, [kcrha.org](http://kcrha.org), under resources/funding opportunities, within 10 business days. It is the responsibility of each respondent to check the website for updates and answers.

**\*Note: This section applies to organizations only.**

Responses must be submitted under the legal name of the organization. Submissions must be signed by an authorized representative with legal authority to enter into a binding contract with KCRHA.

## VIII. DISCLAIMER

- A. This RFI is issued by KCRHA for informational and planning purposes. It does not constitute competitive solicitation or promise to issue a competitive solicitation in the future. This RFI does not commit KCRHA to contract for any services whatsoever. However, KCRHA reserves the right to select one or more agencies with a demonstrated capability to provide the requested services as part of this RFI process.
- B. All costs of responding to this RFI shall be borne by the responding party. KCRHA shall not be liable for any expenses incurred by the responder in the preparation and/or submission of the information requested in this RFI. The responder shall not include any such expenses as part of their itemized budget in their RFI submission.
- C. Responses to this RFI will become the exclusive property of KCRHA. All information provided by responders will be considered public documents, subject to review and inspection by the public at KCRHA's discretion, in accordance with the Washington Public Records Act and other applicable laws.
- D. During this RFI, Responders may revise and re-submit their responses as needed.
- E. KCRHA reserves the right to verify information provided in each response. If an insufficient number of responses are received KCRHA reserves the right to re-issue an RFI, issue an RFP, execute a sole source contract or take any other action deemed appropriate by KCRHA.
- F. It is improper for any KCRHA officer, employee or agent to solicit consideration, in any form, from a responder with the implication, suggestion or statement that the responder will obtain any type of favorable treatment arising out of this RFI or that the responder's failure to provide such consideration may negatively affect the responder. A responder shall not offer or give, either directly or through an intermediary, consideration, in any form, to a KCRHA officer, employee or agent for the purpose of securing any type of favorable treatment that may arise from the RFI. A responder shall immediately report any attempt by a KCRHA officer, employee, or agent to solicit such improper consideration for any reason.

