
REQUEST FOR QUALIFICATIONS (RFQ)
Property Management Services for Attainable Workforce Housing

Introduction

The purpose of this Request for Qualifications (RFQ) is to connect Driven Development (Driven) with a breadth of qualified, mission-aligned property management groups to help manage our growing portfolio of high-quality, affordably priced single- and multi-family housing in the Kansas City region. Participation in this RFQ process does not guarantee work.

Background

Driven’s mission is to address the housing affordability crisis with the urgency it requires. We build and acquire attainable housing in the Kansas City region with a focus on helping the people who power our communities. Healthcare workers, educators, first responders, government employees, and social service providers are often priced out of the very communities they serve. Their career choices are motivated by mission more than money. We honor that sacrifice by offering high-quality housing at below market rents to people working in these critical professions.

Driven was incorporated in the State of Missouri as a not-for-profit corporation on November 3, 2023. Since 2025, Driven’s first full year of operation, the organization started, completed, or preserved 271 units of high-quality workforce housing in the Kansas City metro, which include:

- The acquisition of five apartment complexes that have preserved 208 units of naturally occurring affordable housing in highly desirable Kansas City neighborhoods and downtown Overland Park, Kansas.
- The construction of three single-family homes – the first of a planned 100 – that launched our Path to Homeownership program, which provides aspiring homeowners below-market rent to help them save to purchase the home at a discounted price.
- Construction of 60 units in Midtown KC, which will be affordable to those making less than 100% of the area median income. Delivery is expected in November 2026.

Driven is able to make an impact quickly as a new nonprofit organization thanks to initial financial support from the Van Tuyl family and VanTrust Real Estate. Driven’s relationship with VanTrust allows it to leverage its staff’s experience and expertise, which spans 73M sf of developed space and \$8B in development and acquisition costs over the past 16 years

Portfolio Overview

Driven builds and acquires housing located in the Kansas City region, which we define as the Missouri counties of Jackson, Platte, and Clay and the Kansas counties of Johnson and Wyandotte.

Driven invests in neighborhoods and communities that are:

- Close to jobs, schools, and childcare
- Mixed income
- Mixed use
- Walkable and transit-oriented

Our housing falls into 3 categories:

- Existing garden style or mid-rise multifamily apartments, ranging from 24 to 60 units
- New construction mid-rise multifamily apartments, ranging from 60 to 125 units
- New construction and acquired single family homes with 5 to 20 homes clustered within a few blocks of each other

Driven sets rents to accommodate households making between 40% to 100% of the Area Median Income. New construction skews toward the 100% AMI range, while our acquisitions tends to serve those making 60% AMI and below. We set rental rates as low as the operating expenses allow and based on what entry level service professions can afford. None of Driven's properties to date have used Low Income Housing Tax Credits.

Scope of Services

Driven's property managers are responsible for full-service management, including but not limited to:

Leasing & Marketing

- Working closely with Driven to develop marketing strategies
- Managing tenant screening and leasing processes
- Maintaining strong occupancy and low turnover

Operations & Maintenance

- Overseeing day-to-day property operations
- Coordinating preventive and corrective maintenance
- Managing vendor relationships and contracts

Financial Management

- Preparing budgets and financial forecasts
- Collecting rent and managing delinquency
- Providing monthly financials and variance analysis

Compliance & Reporting

- Ensuring compliance with funding and municipal requirements
- Maintaining accurate records and reporting systems

Resident Experience

- Fostering a positive, community-oriented living environment

- Handling resident communications and conflict resolution

Minimum Qualifications

- Current experience managing workforce housing in the Kansas City metro
- Portfolio of at least 50 units under management

Submission Requirements

Driven aims to make a response to this RFQ as painless as possible. We are agnostic as to how you respond to us so long as the response is accurate, clear, concise, and provides the information we're looking for. Please note that short and specific language is preferred to a long, well-written, but ultimately generic AI product.

Please include the following in your response:

- Company Overview – History, ownership structure, and organizational chart
- Relevant Experience – Description of up to three similar workforce housing properties managed by your group
- Management Approach – Staffing model and on-site support, communication with ownership, list of current vendors
- Reporting Capabilities – Include sample reports and list technology platform(s) used
- References – Provide at least three client references we can speak to and explain why you're including them
- Fee Structure – Management fees and any additional costs

Evaluation Criteria

Submissions will be evaluated based on:

- Relevant experience and qualifications
- Operational and financial approach
- References and past performance
- Fee structure

Timeline

- RFQ Issued: Monday, June 1, 2026
- Responses Due: Friday, July 3, 2026
- Follow Up Conversations (if applicable): Monday, July 20, 2026, through Friday, July 31, 2026

Submission Instructions

Responses should be submitted as one PDF document to info@drivendev.org with the subject line: RFQ Response – [Your Entity Name]

Responses submitted after Friday, July 3, 2026, will not be considered.

Contact Information

Questions regarding this RFQ should be directed to info@drivendev.org. Responses will be posted on [our website](#) and [LinkedIn page](#) as questions come in.

Additional Information

Responding to this RFQ does not guarantee work and is not exclusive. The award of any work is conditioned upon the party's agreement to Driven's standard property management terms and conditions.