

ASSOCIATION OF 
ALASKA
HOUSING AUTHORITIES
Building Communities. Empowering Alaskans.

REQUEST FOR PROPOSALS (RFP)
Development of Alaska Regional Housing Price Index



I. Introduction and Purpose

The Alaska Association of Housing Authorities (AAHA) is seeking proposals from qualified contractors to collect procurement data from its members and develop and implement a dynamic Housing Price Index (HPI) measuring changes over time in prices paid by Alaska Regional Housing Authorities (RHAs) and other housing developers for a defined market basket of construction goods and services.

AAHA's policies encourage submissions by small businesses, minority businesses, women's business enterprises, veteran-owned businesses, and labor surplus area firms in accordance



with 2 CFR 200.321. If the contractor's proposal is accepted, the contractor shall be issued a technical services agreement for the performance period of this project.

Costs for preparing proposals are the sole responsibility of the respondent. AAHA will not be responsible for time or expenses incurred in responding to this RFP.

II. Background

Organization

AAHA is a 501(c)(3) nonprofit organization formed in 1993 whose membership includes the 14 Regional Housing Authorities (RHAs) and the Alaska Housing Finance Corporation. AAHA's mission is to increase the supply of quality housing that is affordable for Alaskans. Alaska's RHAs serve 201 federally recognized Tribes under the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) and generate a quarter billion in combined annual direct and indirect economic impact statewide. AAHA's work includes advocacy, professional development and technical assistance, research and analysis, and other member services.

Housing Price Index Project

This work is funded by the Denali Commission. The original intent is to capture baseline construction procurement practices in use by RHAs in communities affected by 2022's Typhoon Merbok, and to explore possibilities for practical integration of locally produced lumber into statewide housing supply chains. The devastating impacts of ex-Typhoon Halong in October 2025 on Western Alaska lend additional urgency to this need for clear, transparent, relevant data on housing construction price inputs with which to inform community leaders and federal decision makers navigating trade policy and supply chain issues in the weighing options for reconstruction. AAHA's overarching goal is a dynamic, market basket-driven housing price index, adapted to each region of the state for use by its members, partners, policymakers and the public interest.

The index shall:

- Reflect RHA-specific construction cost experience.
- Include materials, labor, and transportation/logistics premiums.
- Incorporate substitute possibilities for locally milled timber products.
- Provide material-level comparison to HUD Total Development Cost (TDC) limits.
- Support quarterly updates.
- Be fully transparent, replicable, and owned by AAHA.

Proposers may submit for:

- Phase I only
- Phase II only
- Both Phase I and Phase II

AAHA reserves the right to award phases separately or to the same contractor.



III. Proposal Requirements

Minimum Qualifications

Entities responding to this RFP must meet the following minimum criteria:

1. Have actively conducted business in the State of Alaska within the last five (5) years.
2. Prior to entering into an agreement with AAHA for any federally funded work, an entity must have or obtain a Unique Entity Identifier (UEI) number and maintain an active account in the System for Award Management (SAM).
3. Currently not debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in any State or Federal program, or with any unresolved audit findings over the last three years.
4. Offerors must also clearly demonstrate:
 - Experience with rural community engagement strategies and methods, including cross-cultural competency and comfort with travel to remote areas by small aircraft.
 - Experience with data collection in an Alaska context, and development of economic indices, cost indices, or statistical measurement tools.
 - Alaska-specific experience in construction cost analysis, housing development, rural logistics, or infrastructure cost modeling.
 - Experience working with public housing authorities, tribal housing entities, or comparable organizations.

Technical Proposal (Maximum 12 Pages)

Must include:

- Understanding of project objectives
- Proposed methodology (if bidding Phase I)
- Data collection and implementation approach (if bidding Phase II)
- Work plan and schedule
- Staffing plan and resumes (resumes do not count toward page limit)
- Alaska-specific project experience
- Description of dashboard approach (if proposed)

Clearly indicate whether proposal covers Phase I, Phase II, or both.

Cost Proposal (Maximum 2 Pages)

- Fixed-price proposal required.
- Separate pricing for Phase I and Phase II.
- Task-level cost breakdown.
- Total cost clearly stated.
- Confirmation that pricing is inclusive of all expenses, including travel.

IV. Scope of Work



Phase I – Methodology & Data Framework Design

OBJECTIVE: To design and document defensible index methodology and data architecture prior to full implementation.

Phase II work shall not commence until Phase I deliverables are formally approved by AAHA.

The contractor shall:

Index Methodology Design

- Recommend and justify appropriate index formula (e.g., Laspeyres, Paasche, Fisher chain-weighted, or alternative).
- Establish 2022 as base year (Index = 100).
- Define index calculation structure.
- Document weighting methodology.
- Ensure statistical defensibility and replicability.

Market Basket Development

Develop a defined market basket reflecting **single-family housing construction**, including:

- Building materials
- Labor
- Transportation and logistics premiums (including rural Alaska impacts)
- Timber products and viable substitute materials

Deliver a clearly defined bill-of-materials (BOM) framework and category structure.

Weighting Structure

- Define expenditure weighting approach based on RHA cost patterns.
- Establish substitution modeling framework for locally milled timber products.

Data Architecture

- Develop standardized RHA data submission templates.
- Define validation and normalization protocols.
- Establish annual update methodology.
- Document data governance standards.

PHASE I DELIVERABLES

1. Technical Methodology Report
2. Market Basket Definition & Weighting Documentation
3. Substitution Modeling Framework
4. RHA Data Submission Templates
5. Data Validation & Normalization Protocol
6. Quarterly Update Methodology
7. Prototype Excel-based index structure

All work products shall become the property of AAHA.



Phase II – Data Collection, Analysis & Implementation

OBJECTIVE: To operationalize the approved index framework through data collection, analysis, tool development, and initial publication.

Data Collection

- Coordinate with Alaska RHAs to collect required cost data.
- Complete data collection by **May 31, 2026**.
- Ensure compliance with Phase I data standards.

Data Validation & Normalization

- Clean and validate all submitted data.
- Apply documented normalization procedures.
- Maintain data audit trail.

Index Calculation

- Apply approved methodology.
- Generate RHA-level index outputs.
- Produce time-series analysis beginning with 2022 base year.

HUD TDC Comparison

- Conduct material-level comparison between index components and most recent HUD TDC limits.
- Produce structured variance outputs.
- Document comparison methodology.

Tool Development

At minimum:

- Fully operational Excel-based index tool capable of quarterly updates.

Preferred:

- Interactive dashboard with:
 - RHA-level filtering
 - Time-series visualization
 - Category-level breakdown
 - HUD TDC comparison views

Publication

- Produce first official quarterly index output.
- Complete final outputs by **October 31, 2026**.

DELIVERABLES

1. Cleaned and validated dataset
2. Final index outputs
3. HUD TDC comparison outputs
4. Operational Excel model
5. Dashboard (if proposed)
6. Complete technical documentation

V. Project Timeline



Milestone	Deadline
Proposals Due	March 27, 2026
Contract Award	April 10, 2026
Data Collection Complete	May 31, 2026
Final Outputs Complete	October 31, 2026

VI. Evaluation Criteria

Phases will be evaluated independently.

Criteria	Weight
Technical Approach	35%
Relevant Alaska Experience	25%
Data Methodology & Rigor	15%
Cost	15%
Implementation Feasibility	10%

AAHA reserves the right to:

- Award one or both phases.
- Award phases to different contractors.
- Negotiate scope within budget constraints.

VII. Notification and Contract Process

Upon selection of successful proposal(s), AAHA will issue a written notice of intent to award by **April 10, 2026**. Copies of this notice will be sent to all offerors who submitted proposals in response to this RFP. Following a ten (10) day appeal period, AAHA will enter into negotiations with the apparently successful offeror and issue a professional services agreement. Should these negotiations be determined unsuccessful, AAHA reserves the right to negotiate with the offeror who submitted the next-highest ranked proposal or cancel the RFP altogether.

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VIII. Questions

Questions regarding the requirements of this RFP must be submitted in writing no later than 4:00 pm Alaska Time Friday, March 20, 2026.

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