

AVCP Regional Housing Authority
Aniak Housing Development

Request for Proposals – Residential Lot Purchases

1. Scope of Work

AVCP Regional Housing Authority will receive proposals from qualified individuals and firms to provide residential lots for the development of up to 10 single-family homes in Aniak, Alaska. Proposals should be submitted to: AVCP Regional Housing Authority (RHA), 411 Ptarmigan Street, P.O. Box 767, Bethel, AK 99559 or by email at jeff.evon@avcphousing.org and must be received no later than 2:00 p.m., July, 31, 2026.

Requirements: Generally, the land must be suitable for development of single-family residences in Aniak, Alaska. Specific requirements include:

- 1) Location. Offered lots must be located within the boundaries of the City of Aniak and within the established Aniak townsite.
- 2) Access to Utilities. Each offered lot should be readily accessible to utilities including electric, water & sewer, telephone and cable TV.
- 3) Size. Each lot offered will be of a size and configuration to allow for the reasonable construction of a 1344 square foot residence, in conformity with AVCP RHA housing standards and applicable building and zoning requirements of the City of Aniak.
- 4) Availability for Inspection. For 90 days from the date of Seller's offer, AVCP RHA must have the right to enter the offered property for the purpose of appraisal, survey and inspection.
- 5) Ownership. Seller must be the owner of the property offered and possess the legal authority to sell the property to AVCP RHA. The form of Purchase Agreement for this solicitation requires that the Seller, upon closing, will convey to AVCP RHA by general warranty deed a good and marketable fee simple title for the property.

For the purpose of evaluation of offers for the land purchase for this project, AVCP RHA will consider costs that can be reasonably expected to be incurred to cure defects in Seller's offers for these requirements including utility and road extensions, demolition of existing improvements, environmental review and cleanup, surveys, and other costs.

Relocation Assistance: Since the purchase of land anticipated by this solicitation is a voluntary, arm's-length transaction, the Seller will not be eligible for relocation assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (or any law or regulation). Acceptance of the Seller's offer by AVCP RHA will be made on the condition that no tenant will be permitted to occupy the property before the sale is completed.

Valuation: AVCP RHA will make every reasonable effort to acquire real property from the highest ranked proposal(s) as quickly as possible by negotiation. A reasonable purchase price will be established by a qualified appraisal. AVCP RHA expects to directly pay for required incidental expenses such as appraisals, recording & transfer fees, title reports and title insurance, surveys and legal description, penalty costs and other charges for prepayment of exiting mortgages, and a pro-rata portion of prepaid property taxes. Ineligible costs include delinquent or unpaid taxes, fees or assessments, other costs to perfect the Seller's title, and Seller's agent commissions or fees.

Donations. Sellers may donate all or part of the value of suitable property to AVCP RHA. The value of the donation will be established by a qualified appraisal.

2. Form of Proposal

Sellers shall respond with sufficient detail to facilitate the evaluation of all factors included in the Evaluation Criteria; and should include the required items from the "Proposal Submittal Requirements" included in this packet. Failure to provide required items will result in the proposal being considered non-responsive. Failure to provide sufficient information for the evaluation criteria will result in loss of points. Proposals may be submitted in sealed envelope, clearly marked: "Aniak Housing Development – Land – Do Not Open", and received by the time and at the place established below. Proposals can also be submitted by email with the subject line as "Aniak Housing Development-Land-Do Not Open"

3. Deadline for Submittal of Proposals

Seller's proposals must be received at:

AVCP Regional Housing Authority
Development Department
P.O. Box 767
Bethel, AK 99559

Or

By email at
jeff.evon@avcphousing.org

Proposals must be received by 2:00 p.m., local time, on July 31, 2026 at the above location. Failure to meet the submittal deadline will result in the rejection of the proposal, and the proposal will be returned to the Offeror without further consideration. Facsimile (Fax) or other electronic submittals (such as "e-mail") will not be accepted.

Proposals submitted in response to this RFP must remain valid for at least ninety (90) calendar days from the date of the deadline of proposal submittal to AVCP RHA.

4. Evaluation Criteria

Proposals will be evaluated by an appointed evaluation committee.

AVCP RHA will determine the most responsive proposal based on the accumulation of the highest number of points from the following criteria:

a)	American Indian or Alaska Native or Indian-Owned Enterprise. Seller must document eligibility for Native preference. Maximum points shall be 15 .	15
b)	Suitability of Offered Lot. Size, location, access to utilities including water & sewer, environmental review requirements, and land ownership status. Maximum points shall be 40 .	40
c)	Cost. Seller's offered purchase price adjusted for improvements necessary to prepare the site(s) for development. Adjustment may include costs for survey, demolition of existing improvements, utility extensions, environmental testing, cleanup or remediation, and other costs. Maximum points shall be 45	45
	Total Points	100

The President/CEO or his designee will conduct negotiations with the highest-ranked Sellers based on these criteria and award a contract subject to the negotiation of fair and reasonable compensation in accordance with AVCP RHA's adopted Procurement Policies & Procedures. An award of contract, if any, resulting from this solicitation will be made which is in the best interest of AVCP RHA.

5. Disputes

In the event any dispute arises from this solicitation or resulting contract for services, such dispute shall be resolved in accordance with the adopted policies & procedures of AVCP RHA.

6. Inquiries

All inquiries regarding this Request for Proposals shall be formally submitted in writing to:

Jeff Evon, Director of Development
AVCP Regional Housing Authority
411 Ptarmigan Street
P.O. Box 767
Bethel, AK 99559
907-543-3121
jeff.evon@avcphousing.org

Potential Sellers should carefully review this RFP, including any attachments, for defects and questionable or objectionable material. Questions concerning defects and questionable or objectionable material must be delivered in writing to AVCP RHA by June 30, 2026. All questions will be answered in writing. If determined necessary by AVCP RHA, the RFP may be revised, including an extension of the submittal deadline by addenda which will be faxed and mailed to every party registered with AVCP RHA as requesting an RFP package for this solicitation.

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Proposal Submittal Requirements

To be considered responsive, Sellers must provide at a minimum:

1. If eligible for Native preference (15 % of the total available rating points), a statement with documentation of Native preference declaring that the Seller is an American Indian or Alaska Native or an American Indian/ Alaska Native-owned enterprise.
2. Offer of Sale of Real Property (form HUD-519171-1). See attached.
3. Maps, photographs or other information which support the suitability of the proposed lots for AVCP RHA's 2027 and/or 2031 Housing Development project.
4. Acknowledgement of the following HUD Forms:
 5. 2. HUD-5369 Certifications required by offerors
 6. 3. HUD 5369-B Standard instructions for non-construction or acquisition
 7. 4. HUD 5370-C General conditions for Non-Construction (HUD required clauses and contract provisions).