

FY 2026 Staff Quarters Construction Program

Call for Proposals ~ Guidance

The Indian Health Service (IHS) Division of Facilities Planning and Construction (DFPC) invites IHS Areas, Federal facilities, and Tribally operated facilities to submit proposals for the FY 2026 Staff Quarters Construction Program. This annual program provides funding to plan, design, and construct staff quarters units that support recruitment, retention, and continuity of health care services across Indian Country.

Program Overview

DFPC allocates a portion of annual Health Care Facilities Construction (HCFC) funds to address shortages of safe, functional, and energy-efficient staff housing. Projects should demonstrate clear housing needs, readiness for implementation, and the ability to support essential staffing. The appropriation further directs DFPC to reduce impacts to the environment and incorporate renewable energy, green infrastructure, and modern energy-efficiency standards whenever practicable.

Eligibility

Eligible applicants include:

- IHS-operated facilities
- Tribally operated facilities under Title I or Title V

All proposals (Federal or Tribal) must be routed through the respective IHS Area Office for validation, NEPA coordination, and completeness review.

Facilities receiving staff quarters through other agreements—such as Joint Venture construction agreements—are **not eligible** for annual HCFC quarters funding.

Evaluation Criteria (Streamlined)

FY 2026 proposals will be evaluated using six criteria for a total of 100 points:

1. Housing Need & Market Constraints (45 points)

Evaluators will assess the severity of the housing shortage and its impact on recruitment, retention, and continuity of operations. Considerations include documented staffing challenges, overcrowding, and the condition and adequacy of existing quarters.

Assessment of the availability and suitability of existing Government-owned, leased, or private-sector housing within a reasonable commuting distance. Projects demonstrating limited or no viable housing alternatives will score higher.

2. Remoteness (10 points)

Projects serving facilities in remote or hard-to-access locations will receive higher consideration. Remoteness includes distance from population centers, limited access to services, and geographic or climatic challenges.

3. Project Cost & Cost Effectiveness (25 points)

Evaluation of overall project cost, cost per unit, and cost reasonableness. Projects demonstrating efficient use of funds and leveraging other funding sources will receive higher scores.

4. Sustainability & Energy Efficiency (10 points)

Projects that incorporate sustainable design and energy-efficient features will score higher. This includes high-performance building envelopes, efficient mechanical systems, renewable energy, water conservation, and reduced lifecycle costs.

5. Innovation (10 points)

Consideration of innovative approaches that improve functionality, efficiency, constructability, or long-term performance. Examples include modular construction, advanced materials, or integration of emerging technologies.

Required Documentation

A complete proposal package is required for all submissions and must provide sufficient information for DFPC to evaluate need, feasibility, and readiness. Proposals must be Area-approved prior to submission.

Each proposal shall include, at a minimum:

1. Title and Administrative Information

- Project title and location
- IHS Area and Service Unit
- Applicant type (Federal or Tribal)
- Primary point of contact
- Area Office concurrence

2. Executive Summary

- Brief overview of the project
- Number and type of staff quarters units proposed
- Total project cost and funding requested
- Summary of need and expected benefits

3. Project Description

- Detailed description of the proposed project
- Number of units, bedroom count, and unit types
- Current status of planning, design, and site development
- Anticipated project schedule, including design and construction milestones

4. Housing Need and Availability

- Description of current housing shortages and staffing impacts
- Summary of existing Government-owned or leased quarters
- Summary of available private-sector housing within a reasonable commuting distance

5. Cost Information

A detailed cost estimate that clearly identifies:

- Site development costs
- Design costs
- Construction costs
- Equipment and furnishings
- Requested HCFC funding and any other funding sources

6. Planning and Supporting Documentation

- Planning documents (PSD or PJD), draft or complete
- Supporting studies or justification materials, if available
- Proposed timeline for completion of outstanding planning documents

7. NEPA Compliance Status

- Current status of environmental review
- Estimated cost and schedule for NEPA completion
- For Tribal Title I projects, confirmation that NEPA responsibilities and costs are included

8. Proposal Format and Submission

- All proposal materials must be combined into a single PDF file per project
- Incomplete submissions may not be evaluated

Submission Timeline (FY 2026)

Milestone	Date
Call for Proposals Released	Early January 2026
Proposal Submission Window	Jan 2026 – March 31, 2026 (5:00 PM EST)

Milestone	Date
DFPC Evaluation	April 2026
Award Notifications & Fund Distribution	May 2026
NEPA Compliance	Must be completed prior to construction
Contracting Milestone	Project must be under contract within one year of award

Late submissions will not be considered.

Submission Instructions

All project proposals (Federal or Tribal) must be submitted through the appropriate IHS Area Office for review of completeness, eligibility, and Area concurrence prior to submission to DFPC. The Area Office will:

- Review submissions for completeness and eligibility
- Confirm Area concurrence
- Coordinate NEPA requirements
- Forward qualifying proposals to DFPC

Responsibilities

DFPC Responsibilities

- Issue the annual Call for Proposals
- Review submitted proposals for eligibility and completeness
- Evaluate and rank proposals based on published criteria
- Allocate available HCFC Staff Quarters funds
- Notify Areas of funding decisions

Area Office Responsibilities

- Serve as the primary coordination point for applicants within the Area
- Review all project proposals (Federal or Tribal) for completeness and eligibility
- Confirm Area concurrence prior to submission to DFPC
- Coordinate and verify planning and NEPA requirements, as applicable
- Forward eligible and complete proposals to DFPC for evaluation
- Support communication between DFPC and applicants during the evaluation and award process

Applicant Responsibilities (Federal or Tribal)

- Submit a complete, accurate, and proposal through respective Area
- Ensure inclusion of all required documentation and cost estimates
- Coordinate with the Area Office on planning and NEPA requirements
- Provide timely progress toward project implementation once funded
- Submit required progress updates and a final project report

Contact Information

Applicants should coordinate with their respective IHS Area Office for guidance on proposal development, required templates, and submission procedures.
