

## AFFORDABLE HOUSING BOARD

### REQUEST FOR EXPRESSIONS OF INTEREST (CONSULTING SERVICES – FIRMS SELECTION)

## RFP NO: AHB/RFP/023/2024-2025 FOR CONSULTANCY SERVICES TO CARRY OUT IMPACT ASSESSMENT OF THE AFFORDABLE HOUSING PROGRAM

ISSUED DATE:	15 <sup>TH</sup> APRIL 2025
CLOSING DATE:	5 <sup>TH</sup> MAY 2025 AT 10.00 AM

#### 1. BACKGROUND

Housing is the foundational asset that is capable of shaping and influencing the vibrancy of families, communities, and broader society. The importance of housing is universally recognized by governments around the world that are investing 0.1-1% of GDP to support access to affordable and quality housing for their citizens. Kenya mirrors this global housing policy trend and sets a new bar by embedding the development of the residential housing market – and, specifically, access to affordable housing – as a direct objective of the Bottom-Up Economic Transformation Agenda (BETA). Additionally, the Program indirectly contributes to numerous other objectives and will become a critical driver of the urban transformation in Kenya since the shape, density and connectedness of our cities rely on the housing sector.

The State Department for Housing & urban Development undertook a program master plan and financial model for the AHP in 2018, and subsequently prepared the AHP Development Framework Guidelines and more recently the AHP Delivery Framework (May 2023).

The Affordable Housing Act, 2024 (the Act) established the Affordable Housing Fund, and the Affordable Housing Board as a body corporate to manage and safeguard the Fund, and introduced the Affordable Housing Levy among other sources of income. The Fund was established to provide funds for the design, development and maintenance of affordable housing, institutional housing and associated social and physical infrastructure.

The affordable housing levy has enabled the development of over 120,000 units at different stages of production in the country as at end March 2025. This is an unprecedented level of construction across the country in the housing sector and related social and physical infrastructure that includes markets, schools, urban centres to name a few.

The Affordable Housing Fund provides funds for the development of Affordable, Institutional, Social and Physical Infrastructure through the Implementing Agencies. It is for this reason that the Affordable Housing Board would like to undertake an assessment that will provide a comprehensive analysis of the multiplier effect, Social Economic outcomes and ripple effects generated by the program, including but not limited to job creation, income generation, tax revenue impacts, and effects on local businesses and communities.

#### The key objectives of the assignment include:

- To evaluate the direct, indirect, and induced Social Economic impact of the Affordable Housing Program.
- To assess how the program contributes to local social Economic development, employment, and household income and livelihood.
- To analyze fiscal impacts, including public expenditure and tax revenue implications.
- To provide evidence-based recommendations for improving the economic efficiency and effectiveness of the program.

#### The services included under this consultancy are:

- To identify and analyse the current and potential direct and indirect Social Economic impact of affordable housing program and assess the significance of these impacts on amongst others;
  - Impact on MSMEs including the Jua Kali sector
  - Employment
  - Manufacturing
  - Tax – direct and indirect
  - Skills Development and on job training and internship etc
- To measure the key inputs used in the construction sector impacted directly by the Affordable Housing Program from the period July 2023 to date and provide an estimate of the future consumption for the next 5 years based on an annual production of 200,000 units per annum.
- Provide an estimate of the current labour workforce directly and indirectly employed by the Affordable Housing Program and provide a trajectory of the workforce over the next (5) years and how it will evolve.
- Provide a detailed breakdown of the type of future workforce that will be required to meet the skills of the program and the manufacturing requirements of the future.
- To carry out surveys, engagements and consultations with stakeholders on the impact of the affordable housing program
- Assess the effect of the program on public revenues and expenditures (e.g., tax revenues, subsidies etc).
- Evaluate how the Social Economic impacts vary across different demographics (e.g., gender, income levels, regions).
- To develop comprehensive Management Plan (MP) for the program with mechanisms for monitoring and evaluating

the compliance and key performance indicator which shall include the cost of mitigation measures and the time frame of implementing the measures and how the Board shall provide oversight to the implementation of the program.

#### 9. Present findings to key stakeholders.

Interested consulting firms shall be required to provide information indicating that they are qualified to perform the services (description of similar assignments, experience in similar conditions, availability of appropriate skills among staff, etc.). Consultants may associate with other firms to enhance their qualifications, but should indicate clearly whether the association is in the form of a joint venture and/or a sub-consultancy. In the case of a joint venture, all the partners in the joint venture shall be jointly and severally liable for the entire contract, if selected.

To be shortlisted for the proposed assignment, the Consultant shall be required to meet the following qualification criteria requirements:

- Eligibility and legal documents (Certificate of incorporation/registration, valid trading license, valid tax compliance certificates/documents and powers of attorney for the firm; In the case of joint venture, the power of attorney must be authorized by the parties to the JV.
- General experience of the firm (s) of at least Ten (10) years' experience in provision of impact assessments in Public or private sector of similar nature and complexity.
- Demonstrate ability of having been involved in successful execution, completion of at least 3 similar consultancy assignments in impact assessment (Details of the assignment- name and contact address of the client, scope, value and period shall be provided) in the past 10 years in Africa.
- Core business as a consulting firm with relevant experience in undertaking impact assessments especially in major programs preferably national programs and or undertaking assessments for large entities and their impact on the socio-economic fabric of a country.
- Evidence of Technical and Managerial capacity to carry out the assignment should be demonstrated in the company profiles. Do not provide CVs of staff (**The bidder shall be required to list the experts and mention their areas of expertise**).

**Note:** Key Experts will not be assessed during the shortlisting stage. The Consultants are therefore required to take note.

Eligibility criteria, establishment of the short-list and the selection procedure shall be in accordance with the Quality and Cost Based Selection (QCBS) pursuant to the Public Procurement and Asset Disposal Act 2015 (Revised) 2022 which is available on the PPRA's website at <http://www.ppra.go.ke>.

Interested consulting firms may obtain further information and detailed assignment description and evaluation criteria on the Affordable Housing Board website: [www.affordablehousingboard.go.ke](http://www.affordablehousingboard.go.ke) or at the address below during office hours 08.00-17.00 Hours or via email address [procurement@affordablehousingboard.go.ke](mailto:procurement@affordablehousingboard.go.ke)

**The Ag. Chief Executive Officer**  
**Affordable Housing Board,**  
**Prism Towers, 23rd floor, 3rd Ngong Avenue**  
**P.O Box 27521 – 00100 Nairobi**  
**Tel: +254 700 832 832, 0733 832 832**  
**Email: [procurement@affordablehousingboard.go.ke](mailto:procurement@affordablehousingboard.go.ke)**

Expressions of interest must be delivered to the address below by **5<sup>th</sup> May 2025 at 10.00 Hours** and mention "Consultancy service to carry out impact assessment of the affordable housing program"

**The Ag. Chief Executive Officer**  
**Affordable Housing Board,**  
**Prism Towers, 23rd floor, 3rd Ngong Avenue**  
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and be deposited in the Tender Box provided at the Reception of the Affordable Housing Board, Prism Towers, 23<sup>rd</sup> floor, 3<sup>rd</sup> Ngong Avenue, Nairobi.

The Expression of Interest will be opened immediately after the closing date and time in the presence of consultants or their representatives who may choose to attend at the **Affordable Housing Board Boardroom, Prism Towers, 23<sup>rd</sup> floor, 3<sup>rd</sup> Ngong Avenue, Nairobi** on **Monday 5<sup>th</sup> May, 2025 at 10.00 A.m.** The Request for Proposals (RFP) document with detailed terms of reference and scope of work shall only be sent to the short listed Consultant/Consortium firms thereafter.

**Note: Electronic Bidding will not be permitted**