



Addendum Date: June 22, 2026

ADDENDUM NO. 1 TO RFP-26-05-MACRO
HAWAII MILITARY HOUSING STUDY
STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

This Addendum No. 1 will only answer unique questions that were not already addressed in the solicitation, RFP-26-05-MACRO. Some questions may be rephrased or combined with similar questions. All other terms, provisions, and conditions of the solicitation published on June 8, 2026, shall remain in full force and effect.

Note: A new version of the RFP is not forthcoming. All changes are documented in the Addendum(s). Applicants must refer to the Addendum(s) to know of the changes.

Questions and Answers:

1. Q: Section 2.2 asks the Offeror to conduct a comparative analysis of other metropolitan areas with significant military presence. Will MACRO or DBEDT provide data, contacts, prior analyses, or other source materials related to these comparison areas, including military installation or personnel data, or should Offerors assume they are responsible for independently identifying and acquiring all data needed for this analysis?

A: The RFP identifies the comparison of Hawai'i with selected military-associated and vacation-destination metropolitan areas as part of the scope of work and specifically directs the contractor to conduct "secondary research using existing studies and publicly available data to compare rental price trends, availability, and affordability across various locations." The RFP further lists examples of military-associated metropolitan areas (San Diego, Virginia Beach, San Antonio, Seattle/Tacoma, and Guam) and vacation-destination metropolitan areas (Miami, San Diego, San Francisco, Key West, and Santa Barbara).

Accordingly, offerors should assume responsibility for identifying and obtaining the data necessary to conduct the comparison-area analysis using publicly available information

and existing studies. The RFP provides for collaboration with MACRO regarding Hawai'i-specific military housing allowance and demographic data, including data accessed through the Defense Manpower Data Center, and coordination regarding Hawai'i ZIP codes and installation locations for geographic mapping. No comparable commitment is made for the acquisition of data relating to out-of-state comparison areas.

2. Q: What specific policy, planning, or programmatic decisions does MACRO expect this study to inform, such as military housing supply, basic allowance for housing levels, coordination with federal military partners, state housing policy, or other actions?

A: As described in the Project Overview, the purpose of the study is to evaluate whether there is a correlation between Hawai'i's military presence and housing market outcomes, while also identifying other factors affecting rents and housing affordability statewide. The RFP states that the study is intended to provide updated, data-driven insights into the relationship between Hawai'i's military presence and the State's housing market and that the findings will support informed policy discussions and deepen understanding of the factors influencing housing conditions statewide.

Consistent with that purpose, the final report is intended to be a publication-quality, public-facing product and must include an executive summary suitable for policymakers and non-technical audiences. The study is intended to serve as an objective resource to inform policy discussions and public understanding regarding housing affordability and availability in Hawai'i. The RFP does not commit the study findings to any specific administrative action, housing program, or Basic Allowance for Housing determination.

3. Q: Could MACRO please clarify whether the Consultant is expected to provide any recommendations as part of the final deliverables? If so, should these recommendations be limited to areas such as future research, data collection, monitoring, and analytical approaches, or is MACRO also seeking policy-related recommendations based on the study findings?

A: The primary deliverable is the objective, data-driven analysis described in Section 2, Scope of Work, including clear documentation of data limitations, assumptions, and methodology and distinguishing correlation from causation. To the extent any recommendations are provided, they should focus on future monitoring, analytical approaches, or other potential next steps identified through the study. MACRO is not seeking advocacy for specific legislative or administrative actions based on the study's findings.