



Stark County HOME Investment Partnerships-ARP  
Request for Proposals  
Issued February 20, 2026

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On behalf of the Board of Stark County Commissioners, the Stark County Regional Planning Commission (SCRPC) hereby requests proposals for the construction of new affordable rental housing paired with supportive services, therefore classified as permanent supportive housing (PSH), pursuant to the County's funding under the HOME Investment Partnerships Program American Rescue Plan Act of 2021 (HOME-ARP) and the HUD-approved [Allocation Plan](#). These funds will be used to benefit individuals and families who meet the HOME-ARP criteria for qualifying populations as defined in Notice CPD [21-10](#) (the Notice). Requirements for the use of funds are listed in the Notice and on the following page.

Stark County reserves the right, in its sole discretion, to reject at any time any or all proposals and to withdraw this proposal without notice.

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### AVAILABLE FUNDS

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The Stark County HOME-ARP budget is as follows:

| Line Item                                | Budgeted Amount |
|------------------------------------------|-----------------|
| Supportive Services                      | \$304,841.00    |
| Development of Affordable Rental Housing | \$2,336,210.55  |
| Non-Profit Operating                     | \$54,000.00     |
| Non-Profit Capacity Building             | \$54,000.00     |

The federal HOME-ARP expenditure deadline is September 30, 2030 however, the County reserves the right to impose more restrictive expenditure deadlines.

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### ELIGIBLE APPLICANTS

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Proposals will be accepted from non-profit developers only. The County reserves the right to award funds to one or more qualified developers to successfully implement the mission of the County's HOME-ARP [Allocation Plan](#).

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### ELIGIBLE ACTIVITIES

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Proposals will be accepted for the development of new affordable rental housing with supportive services attached to the units, which will be classified as permanent supportive housing (PSH). Units are restricted to new duplex units in the city of Alliance. The predetermined parcels are to be sold by the city of Alliance and are appropriately zoned for duplex units. Site and parcel information is included in the following pages in Section I. Site and parcel information is current as of the issuance of this RFP. If changes are made, an addendum shall be issued to this RFP.

Applicants are encouraged to request funds for non-profit operating and/or capacity building.

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### SUBMISSION INSTRUCTIONS

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Proposals with all required attachments are due no later than 12:00 PM on April 3, 2026. Proposals must be submitted electronically to [Dmsheridan@starkcountyohio.gov](mailto:Dmsheridan@starkcountyohio.gov) and [Lcsnyder@starkcountyohio.gov](mailto:Lcsnyder@starkcountyohio.gov). Applicants may submit a complete proposal via e-mail attachment, OneDrive, Dropbox or other digital method. To be considered a complete proposal, this document must be completed and submitted along with all required attachments listed in Section H. Incomplete proposals will not be recommended for funding. Late proposals will not be reviewed.

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### FUNDING RECOMMENDATIONS

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Complete and eligible proposals will be reviewed for consideration. Recommended projects must undergo a subsidy layering and underwriting analysis to ensure the project is sustainable throughout the minimum 15-year compliance period. Funding recommendations will be presented to the Board of Stark County Commissioners for acceptance.

## A. Applicant Information

All entities applying for HOME-ARP funding must also be registered with [SAM.gov](https://sam.gov) and be able to provide the County with a Unique Entity ID # (UEI) to certify that the entity is not debarred from receiving Federal funding. The County will not fund projects owned, developed, or otherwise sponsored by any individual, corporation, or other entity that is suspended, debarred, or otherwise precluded from receiving federal awards. Nor may the developer contract with any other entity (including but not limited to builders/general contractors, property management companies, or other members of the development team) that are suspended, debarred, or otherwise so precluded. Similarly, the general contractor will be required to determine that subcontractors are not so precluded.

A.1 Agency Name: \_\_\_\_\_

A.2. Agency Type: \_\_\_\_\_

A.3. Agency Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

A.4. UEI: \_\_\_\_\_

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### AGENCY POINT OF CONTACT

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A.5. First Name: \_\_\_\_\_

A.6. Last Name: \_\_\_\_\_

A.7. Title \_\_\_\_\_

A.8. Phone Number: \_\_\_\_\_

A.9. E-mail: \_\_\_\_\_

A.10. Person authorized to sign a contract on behalf of the agency (name, title, phone number & e-mail):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

A.11. Has the agency received any federal findings, resolved or unresolved, within the past five years? Yes or no. If yes, please explain.

## B. HOME-ARP Funding Request

The County will accept proposals from non-profit developers, including prior County-designated CHDOs. Before commitment of HOME-ARP funds, the County will review the status of any organization seeking funding to ensure that it meets all HOME-ARP requirements and that it has sufficient staff capacity to carry out the Project.

### B.1. Amount of HOME-ARP Request

Construction of new rental housing: \_\_\_\_\_

Supportive services: \_\_\_\_\_

Non-profit operating/capacity building: \_\_\_\_\_

B.2. Amount of Agency's commitment to the project: \_\_\_\_\_

B.3. Amount from other funding sources (list all sources): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

B.4. Total project costs: \_\_\_\_\_

B.5. Can this project be partially funded, yes or no. Please explain.

### C. Project Information

Applicants should submit one proposal that encompasses the total number of sites they are interested in developing.

C.1. Project Name: \_\_\_\_\_

C.2. Parcels: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

C.3. Select all items HOME-ARP rental housing funds will be utilized for:

- ☐ New construction
- ☐ Site improvements
- ☐ Project related soft costs

C.4. Provide a detailed description for your project. Describe the need for the project, the benefit to HOME-ARP Qualifying Populations (i.e. those literally homeless) and the timeframe.

C.5. Explain how the proposed project aligns with the Stark County HOME-ARP [Allocation Plan](#).

C.6. Explain the supportive services that will be provided to tenants residing in the HOME-ARP-assisted units. Include information on whether the supportive services will be provided by the applicant or by a contracted organization. (Note: if utilizing a contracted organization, procurement regulations must be followed).

C.7. Describe the potential consequences if the project is not funded.

C.8. Describe how the project location will connect the residents to jobs, transportation and community resources.

C.9. Describe how the project will provide long-term affordable housing throughout the minimum 15-year compliance period.

C.10. Describe the anticipated outcomes that will be achieved by this project.

C.11. Describe how the organization has the capacity to complete the proposed project within the anticipated timeline and its experience with carrying out similar activities.

C.12. Describe the organization's fiscal management including financial reporting and record keeping. See [2 CFR Part 200](#) for requirements.

C.13. Describe how the project will accept referrals from the CoC to implement the County's preferences and prioritization policy.

#### D. Funding

D.1. List all funding sources and the amount of funding that will be applied.

| Funding Source | Amount | Committed or Pending | Expected commitment date of pending sources |
|----------------|--------|----------------------|---------------------------------------------|
| HOME-ARP       |        |                      |                                             |
| Private Funds  |        |                      |                                             |
| State Funding  |        |                      |                                             |
| Other          |        |                      |                                             |

NOTE: The County will not permit leveraging of HOME-ARP with HOME (entitlement) funds due to elimination of HOME-ARP waivers.

D.2. List any other relevant funding information.

## E. Additional Project Information

E.1. Complete the chart to indicate the scheduled completion date for each item.

| Activity                       | Scheduled Completion |
|--------------------------------|----------------------|
| Market Study                   |                      |
| Site Control                   |                      |
| Architect Selected             |                      |
| Preliminary Plans/Specs        |                      |
| Building Code Review           |                      |
| Final Plans/Specs              |                      |
| All Funding Commitment Secured |                      |
| Bidding Completed              |                      |
| Contractor Selected            |                      |
| Construction Begins            |                      |
| Marketing Begins               |                      |
| Income Verification Begins     |                      |
| Lease-up Period Begins         |                      |
| All Construction Complete      |                      |
| Completion Documents Submitted |                      |

E.2. Complete the chart to indicate the number of units to be created along with the anticipated monthly rent of each unit type.

| Unit Type            | # of units to be created | Anticipated monthly rent |
|----------------------|--------------------------|--------------------------|
| 2 bedroom            |                          |                          |
| 3 bedroom            |                          |                          |
| 4 bedroom            |                          |                          |
| 4+ bedroom, explain. |                          |                          |

E.3. How many units will meet emergency star standards upon completion? \_\_\_\_\_

## F. Project Team

Provide information on each project team member. If a team member has not yet been selected, please indicate such.

| Team Member                 | Name | E-mail |
|-----------------------------|------|--------|
| Project Manager             |      |        |
| Developer                   |      |        |
| Legal                       |      |        |
| Accountant/Fiscal           |      |        |
| Architect                   |      |        |
| Engineer                    |      |        |
| Management Company          |      |        |
| Supportive Service Provider |      |        |
| Other (please list)         |      |        |

## G. Certifications

Please check all boxes and sign below.

☐ I hereby acknowledge that by applying for HOME-ARP funds, this project/activity may require compliance with the following areas:

Labor standard provisions (Davis-Bacon)

Uniform Relocation Act and Section 104(d)

Section 3

Environmental Regulations

Flood Insurance

Lead-Based Paint

Radon Mitigation

Debarred, Suspended and Ineligible Contractors and Subcontractors

Handicapped Accessibility

Title VI of the Civil Rights Act of 1964

Title VIII of the Civil Rights Act of 1969

Federal Funding Accountability and Transparency Act

Personal Responsibility and Work Opportunity Reconciliation Act (PRWORA)/SAVE System

☐ I understand that upon submission of this application all activities that pertain must cease immediately until environmental clearance has been given, this includes property acquisition.

☐ I certify that in accordance with federal regulations, HOME-ARP funds may not be used to directly or indirectly employ, award contracts to, or engage the services of any contractor or subrecipient during any period of debarment, suspension or placement of ineligibility status.

☐ By signing below, I certify that the information contained in this application is true and correct and that it contains no misrepresentations, falsifications, intentional omissions, or concealment of material facts and that the information given is true and complete to the best of my knowledge and belief. I further certify that no contracts have been awarded, funds committed or construction begun on the proposed project, and that none will be prior to issuance of a Release of Funds by the County.

Penalty for false or fraudulent statement: U.S. Code Title 18 Section 1001 provides: "Whoever, in any matter within the jurisdiction of the executive, legislative, or judicial branch of the Government of the United States, knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or device a material fact; makes any materially false, fictitious, or fraudulent statement or representative; or makes or uses any false writing or document knowing the same to contain any materially false, fictitious, or fraudulent statement or entry shall be fined under this title, imprisoned no more than 5 years."

Signature of Authorized Representative

Date

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#### H. Required Attachments

- ☐ 501(c)3 designation
- ☐ Current staff roster
- ☐ Funding commitment letters
- ☐ Total development budget including sources and uses
- ☐ Most recent financial audit

## I. Supplemental Site and Parcel Information

HOME-ARP dollars may be used only for new construction of duplex units. Five (5) sites containing multiple parcels are available for sale from the city of Alliance for this purpose. Each parcel will be sold by the city to the developer(s) for \$1.00 each. All parcels are zoned for duplexes as a permitted use and one duplex per site is permitted.

Sewer is available for all five sites. City water is readily available for sites 1, 3, 4 and 5. Site 2 can have water, and the developer should account for this in the development budget. To the city's knowledge, all parcels have always been used residentially and have no history of formerly being the site a methamphetamine lab. Applicants are encouraged to conduct further research on each parcel.

The developer will be responsible for consolidating parcels into one single parcel.

Suggested setbacks:

- (a) Front should be the average setback of structures in the vicinity
- (b) Side is a total of 15'
- (c) Rear is a minimum of 20'

All questions regarding parcels or setbacks must be directed in writing to Pete Wearstler:

[Wearstlerpe@allianceoh.gov](mailto:Wearstlerpe@allianceoh.gov) , cc: [Dmsheridan@starkcountyohio.gov](mailto:Dmsheridan@starkcountyohio.gov) and [Lcsnyder@starkcountyohio.gov](mailto:Lcsnyder@starkcountyohio.gov). Responses shall be provided in writing.

The planned sites are as follows.

Site 1:

Fulton Street Parcels 101337, 104999, 104860, 104861



Site 2:

East Columbia Street Parcels 101489, 100756, 104859



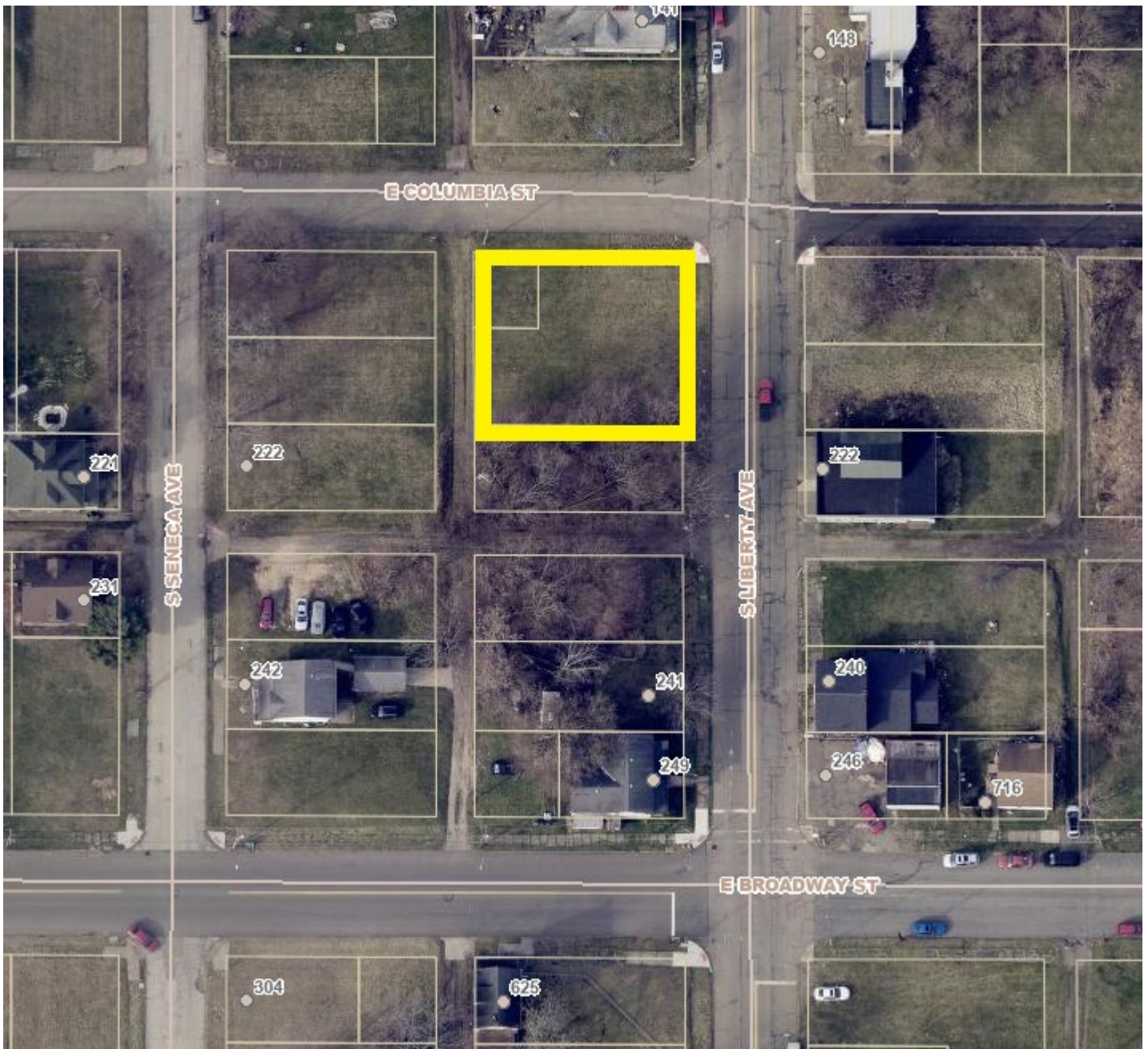
Site 3:

East Broadway Street Parcels 106476, 110313, 102853, 104624



Site 4:

South Liberty Avenue/East Columbia Street Parcels 110201, 107095



Site 5:

South Seneca Avenue Parcels 101179, 101691, 109059

