



**Gallia County Housing Development Planning Grant
Request for Proposals
June 7, 2022**

Ohio Southeast Economic Development (OhioSE) is excited to provide this request for proposals for a new residential subdivision in Gallia County. In response to the 800-job Nucor Steel project announced on an Ohio River site near Apple Grove, WV, OhioSE is proposing a project to help spur new housing that could accommodate new Nucor workers. While the Nucor site in Apple Grove is being marketed as 28 miles north of downtown Huntington, WV, it is equally distanced from Gallipolis. Enabling legislation for the WV incentive package did not indicate Nucor workers must be residents of West Virginia. Therefore, the OhioSE region has an economic opportunity to capture workers moving to the area to work for Nucor but attract them to live in Ohio.

OhioSE has heard there is high demand for homes in the \$200K and above price range in Gallia County. The market already lacks housing inventory, and Nucor will only increase the demand. The identified goal for this program is to promote plans for new residential subdivisions that would accommodate 25 to 30 additional homes and be available on the market within the next two (2) years.

Eligible projects must be located in Gallia County, with a preference for close proximity to Apple Grove. OhioSE is requesting proposals from builders and developer partners interested in pursuing a subdivision development. The Gallia County Housing Development Program would provide up to \$25,000 as a reimbursement grant toward upfront development costs, like surveys, engineering plans, and utility extension designs. There is no required format for proposals, but please include:

- Names and contact information for principals behind the projects.
- A narrative with details on past development experience, including development names, locations, number of parcels and number of houses built.
- A narrative on the proposed new subdivision, its location and any studies or due diligence already completed, estimated number of lots, planned house sizes and costs.
- A parcel map of the proposed location, and a map showing its location in Gallia County.
- Evidence of ownership or site control (title, purchase agreement, option, or development agreement)
- Proposed timeline for development
- Total estimated "development planning costs" (survey, engineering studies, utility plans, due diligence studies, etc.).
- Requested grant amount with specification of what cost items would be subsidized with the grant.
- A narrative on any particular opportunities or challenges faced by developers in Gallia County specific to this property or in general. Explanation why you believe your project will be successful.

Proposals are due by July 11, 2022. Please contact Destiny Bryson, Engagement Manager at OhioSE to schedule a call with our team to discuss this opportunity and the process for submitting a proposal. She can be reached at (614) 440-1885 or via email at destiny@ohiose.com.