Coshocton Port Authority

Housing Development Planning Grant Request for Proposals

June, 2025

The Coshocton Port Authority is inviting proposals for the development of new residential projects in response to the growing housing demand tied to the increased investments in Central Ohio. Coshocton County is located approximately 50 miles from Central Ohio’s developing industries. A recent housing study confirmed that attainable housing is urgently needed in the area, presenting a critical opportunity for developers to address this gap. The project will focus on transforming land owned by the River Local School District within the city of Coshocton with water and sewer present.

Project Overview:

There are two large parcels of land available for residential development, offering opportunities to create housing that meets the needs of both local families and professionals relocating to the area due to growing investment and employment opportunities. These projects will play a key role in addressing the county’s housing shortage by adding much-needed new homes.

Site Details:

Site: Two parcels of land owned by the River View Board of Education in Coshocton County, including the former Roscoe School. The property is located at 545 School Street, Coshocton, Ohio 43812. This includes parcels #044-14102157-00, #044-00000268-00 (3.382 acres) and #044-14102157-00, #044-14101016-00 (4.123 acres). These parcels can be subdivided, and a copy of the proposed division of the land is available for review.

More information can be found using the Coshocton County GIS Data Viewer: <https://coshcoeng.maps.arcgis.com/apps/webappviewer/index.html?id=7e433f7485c84b9eab221638c7356382>

- Development Focus: Proposals should aim to provide residential options that fill the housing gaps identified in the Coshocton County housing study and meet the demand due to growth from increased investments and employment opportunities.

Proposal Requirements:

1. Developer Information: Provide names, contact information, and background of the principals involved in the project.

2. Development Experience: A narrative outlining previous development experience, including the number of homes built, project locations, and market success.

3. Project Plan: A detailed description of the proposed subdivision, including home sizes, price points, lot layout, and any due diligence or studies completed.

4. Maps: Include a parcel map of the proposed site and its location within Coshocton County.

5. Timeline: Outline the proposed timeline for development, including key milestones.

6. Opportunities & Challenges: Describe any potential challenges and opportunities associated with the site or the local market, as well as strategies to ensure the project’s success in meeting local housing needs.

7. Applicants may submit proposals for one, multiple, or all four of the available sites.

8. Proposals must be submitted in a sealed envelope to the Coshocton Port Authority office located at 538 Main Street by 3:00 PM on Friday, July 25th. The envelope should be clearly labeled “Housing Development for Roscoe School Properties.”

For more information or to schedule a discussion regarding the project and proposal process, please contact Hannah Gallagher, Coshocton Port Authority-Economic Development Specialist, at (740) 622-7005 or via email at [hannahgallagher@coshoctonportauthority.com](mailto:hannahgallagher@coshoctonportauthority.com).

The Coshocton Port Authority looks forward to receiving proposals that will address the county’s housing needs, support local growth, and provide much-needed residential options for both current and incoming residents.