

Request for Proposals (RFP)

Morgan County, Ohio Housing Study

I. Introduction

Morgan County, Ohio is seeking proposals from qualified firms or organizations to conduct a comprehensive Housing Study that will evaluate current housing conditions, identify gaps in the local housing market, and provide actionable strategies to meet the present and future housing needs of the County.

The purpose of this study is to support community planning, guide economic development, and inform public and private investments in housing.

II. Background

Morgan County is a rural Appalachian community with a population of approximately 14,000. Like many rural counties, Morgan County faces challenges related to housing quality, affordability, and availability. Local leaders have identified the need for a countywide study to provide data-driven insights and recommendations to address these issues.

The study will serve as a planning tool for the Morgan County Commissioners, municipal governments, community organizations, and private developers.

III. Scope of Work

The selected consultant will be expected to:

A. Data Collection & Analysis

Assess current housing stock (age, type, condition, tenure, vacancy rates).

Evaluate housing affordability and cost burden.

Analyze demographic and economic trends affecting housing demand.

Review existing housing policies, zoning, and land use regulations.

B. Community Engagement

Conduct stakeholder interviews and focus groups (local officials, developers, social service agencies, employers, residents).

Facilitate at least one public meeting to gather input.

Provide ongoing communication with County leadership.

C. Market Demand & Needs Assessment

Identify gaps in housing supply (rental, ownership, senior housing, workforce housing, special needs populations).

Forecast short- and long-term housing demand.

D. Recommendations & Implementation Strategy

Provide actionable recommendations for addressing identified gaps.

Suggest policy, program, and funding strategies to support housing development and rehabilitation.

Highlight potential partnerships with state/federal programs and private sector opportunities.

IV. Final Deliverables

Draft report for review and comment.

Final Housing Study report in print-ready and digital formats.

Executive summary presentation to County Commissioners and community stakeholders.

V. Proposal Requirements

Proposals must include the following:

- Letter of interest.

- Firm/organization profile, including relevant experience and qualifications.

- Description of project approach and methodology.

- Proposed project team and resumes.

- Project timeline with milestones.

- Budget, including a not-to-exceed total cost.

References from at least three similar projects.

VI. Timeline

Proposal Submission Deadline: **Wednesday December 17, 2025**

Project Completion: **6 months from contract execution**

VII. Submission Instructions

All proposals should be submitted to the following address:

Morgan County Economic Development

155 East Main Street, Room 135

McConnelsville, Oh 43756

Late submissions will not be considered.

VIII. Contact Information

Questions regarding this RFP may be directed to:

Shannon Wells, Morgan County Economic Development Office, 155 E. Main Street,
McConnelsville, Ohio 43756. 740-962-1322. Shannon.wells@morgancountyohio.gov

A downloadable and printable version of this Request for Proposal can be found on the Morgan County website. Navigate to **morganohio.com** and select "Public Announcements."