



Notice of Funding Opportunity

2026 HOME-ARPA
Investment
Partnership

Funding Opportunity: Affordable Housing

CITY OF AKRON, OHIO | DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT 166
SOUTH HIGH STREET, ROOM 400 AKRON, OHIO 44308
KYLE JULIEN | KJULIEN@AKRONOHIO.GOV 330.375.2770

The City of Akron is requesting proposals from affordable housing developers for projects that will create new affordable rental housing units for low-income households. The City is particularly interested in proposals that provide housing for those experiencing or at risk of homelessness.

The City of Akron has received a special allocation of the HOME-ARPA Investment Partnership Program through the 2021 American Rescue Plan (HOME-ARPA).

Available Funding for FY2026: \$2,000,000

Eligible Activities: Development of new affordable housing units

Project Completion Date: December 31, 2028

Priority will be given to projects with a need for smaller gap financing and those that effectively leverage City of Akron funds.

The due date for proposals is **March 27, 2026**.

A second round of funding may occur in the second half of 2026, if all funds have not been allocated through this request for proposals.

The City of Akron is requesting applications from experienced and established organizations for developing affordable rental housing, permanent supportive housing, and transitional housing in Akron. Eligible projects will be limited to: (a) new construction of multi-family housing, and (b) acquisition and rehabilitation of existing residential properties or conversion of non-residential properties to housing. Organizations should have extensive familiarity with federal policies, procedures, and programs. All projects must increase the local inventory of affordable housing units serving Qualifying Populations and be financially viable throughout the restricted use period.

The City seeks proposals that:

- Respond to pressing affordable housing needs in the community;
- Leverage additional sources of investment;
- Provide residents convenient access to neighborhood amenities and transit;
- Incorporate sound urban design principles, in both building design and site layout.

Projects receiving funding from the City of Akron must comply with the City's housing standards, available at: https://akronohio.gov/departments/planning_urban_development/GrantPrograms.php

City staff will review designs and site layouts and share feedback during a required design review meeting with applicants. Funding commitments may be contingent on revisions to architectural and site plans.

HOME-ARPA funds are considered gap financing for projects and applications will be evaluated based on the ability to leverage HOME-ARPA funds with other financing sources. HOME-ARPA funds generally cannot exceed 40% of the total project cost.

Applicants that will also be seeking LIHTC financing should provide corresponding items that have been or will be submitted to OHFA, including the Affordable Housing Funding Application workbook.

The City of Akron reserves the right to award HOME-ARPA funds in an amount less than requested.

HOME-ARPA fund investments will be structured as a subordinate loan to the project with a term equal to the required affordability period.

Project sponsors will be required to provide a cost certification after project completion with actual project costs and sources of funds. Any surplus caused by lower costs or higher financing sources may require repayment of a portion of City of Akron HOME-ARPA funds.

Proposals must demonstrate:

- Market demand
- Capacity to develop and manage the project
- Financial capacity
- Funding commitments in the form of letters of commitment or conditional commitments.
- For funding sources not yet secured, submitted applications or applications prepared for submittal should be provided
- Reasonable development costs, including construction costs, consultant fees, contingency, and developer fees
- Reasonable projected operating expenses
- Conformance with City of Akron Housing Standards and incorporating best practices in urban and architectural design

All applicants should provide the following supporting documents:

- City of Akron HOME-ARPA Funds Application
- City of Akron HOME-ARPA Funds Workbook (rental)
- Site plans, building plans, and elevations
- Site location map and photographs of current conditions
- Evidence of site control
- Environmental reports
- Market Study/Market Assessment
- Proof of incorporation for project sponsor
- Proof of registration in SAM.gov/UEID
- 501(c)3 certificate, if applicable
- Financial statements/most recent tax return for project sponsor

Incomplete applications may not be considered.

Qualifying Populations

ARPA requires that funds be used to primarily benefit individuals and families in the following specific qualifying populations:

- Homeless or those At Risk of Homelessness (as defined in 24 CFR 91.5)
- Those fleeing or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking (as defined in 24 CFR 5.2003)

- Other populations that meet one of the following criteria:
 - a. Households who have previously been qualified as “homeless” (as defined in 24 CFR 91.5) and are currently housed due to temporary or emergency assistance, including financial assistance, services, temporary rental assistance or serve other types of assistance to allow the household to be housed, and who need additional housing assistance or supportive services to avoid a return to homelessness.
 - b. Households with an annual income that is less than or equal to 30% of the area median income and are experiencing severe cost burden (i.e., are paying more than 50% of monthly household income toward housing costs).
 - c. Household with annual income of less than or equal to 50% of the area median income AND meets all the conditions from paragraph (iii) of the “At risk of homelessness” definition established at 24 CFR 91.5.

Project Sponsors should review the governing requirements for HOME-ARPA funding:

- Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2), signed into law on March 11, 2021;
- Notice CPD-21-10: Requirements for the Use of Funds in the HOME-American Rescue Plan Program
- Waivers and Alternative Requirements for HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP) Program

Published guidance can be found at

https://www.hud.gov/program_offices/comm_planning/home-arp and <https://www.hudexchange.info/programs/home-arp/>.

Project sponsors are responsible for ensuring compliance with all applicable federal rules and regulations, including but not limited to:

- Title 24 of the Code of Federal Regulations (CFR) Part 92 (Title 24 CFR 92) - HOME-ARPA Requirements
- Title 24 CFR Part 135 - Section 3 Compliance
- The Build America, Buy America Act (BABA)
- Title 2 CFR Part 200, Office of Management and Budget Governmentwide Guidance for Grants and Agreements Parts and Office of Management and Budget Guidance
- Title 2 CFR Part 2424 – Non-procurement Debarment and Suspension
- Title 24 CFR Part 24 - Drug Free Workplace
- Title 24 CFR Part 35 – HUD Lead-Based Paint Regulations
- Title 24 CFR Part 87 - New Restrictions on Lobbying and Political Activity
- Title 29 CFR Parts 3 and 5 - Federal Labor Standards
- Title 28 CFR Part 35, Title 29 CFR Part 1630 and Title 49 CFR Parts 37 and 38, as amended - Americans With Disabilities Act (ADA)
- Code of Ordinances of the City of Akron, Ohio
- Non-Discrimination Equal Employment Opportunities – All of the following:
 - Title 12 USC Section 1701u
 - Title 42 USC Sections 2000d – 2000d-7
 - Title 42 USC Sections 3601 – 3619
 - Title 42 USC Section 5309
 - United States Presidential Executive Order 11063

- United States Presidential Executive Order 11246
- United States Presidential Executive Order 13672
- Title 24 CFR Part 1
- Title 24 CFR Part 135
- Title 24 CFR Part 146
- Title 24 CFR Part 570.602
- Title 41 CFR Part 60
- All Federal, State and local laws and ordinances applicable to the Services or work to be done under this Application.

Developers/Applicants receiving awards of HOME-ARPA funds from the City of Akron will be required to obtain and maintain Insurance, as follows:

The applicant shall purchase and maintain at its own expense, or cause to be purchased and maintained at least the following minimum amounts of insurance with the City of Akron, Ohio identified as an additional insured on the policy or policies and said policy or policies shall provide for the insurer's notification to the City of Akron at least thirty (30) days in advance of any policy cancellation:

- (1) Commercial General Liability insurance in a combined single limit amount of not less than \$1,000,000 (per occurrence)/\$2,000,000 (annual aggregate). That insurance shall include, without limitation, bodily injury, personal injury and advertising injury, property damage, broad form property damage, and broad-form contractual liability arising from or relating to this Agreement. Commercial General Liability insurance for bodily injury and property damages including injuries resulting in death and including automobile liability insurance (if applicable) in a combined single limit amount of not less than \$1,000,000/\$2,000,000.
- (2) Owned, Non-owned and Hired Automobile Liability coverage minimum annual combined single limit, bodily injury, and property damage not less than \$1,000,000. Such insurance shall cover and include liability arising from all vehicles owned by, hired by, or used by or on behalf of the Applicant Agency.

The applicant shall furnish to the City of Akron certificates and endorsements showing that the insurance described above is in full force and effect prior to the commencement of any work arising from or relating to any Agreement with the City of Akron and/or receiving funding from the City of Akron resulting from this application. The Applicant Agency shall further require the same amounts of insurance evidenced by certificates to the City of Akron from all subcontractors utilized under this any such Agreement.

The applicant shall carry sufficient insurance coverage to protect contract assets from loss due to theft, fraud and/or undue physical damage, and as a minimum shall purchase a blanket fidelity bond covering all employees in an amount equal to cash reimbursements from the City of Akron, Ohio.

The address to be listed on Insurance Documents for the **City of Akron** is: **166 S. High Street, Akron, Ohio 44308**. No Departments or Division may be listed.

The applicant must also obtain and maintain Ohio Bureau of Worker's Compensation Insurance for all employees.

The project owner agrees that all City income taxes due or payable under Chapter 99 of the Codified Ordinances of the City of Akron shall be withheld by the project owner pursuant to section 99.09 of the Codified Ordinances of the City of Akron and further agrees to supply the City of Akron Income Tax Division with a list of its subcontractors' names, addresses, social security or federal ID numbers and a listing of service each subcontractor will perform, prior to beginning contract work. Project owner's failure to supply the list of subcontractors to the City of Akron Income Tax Division will be grounds for non-disbursement of funds.

Proposals/Applications, along with supporting documents, should be submitted to:

**City of Akron Department of Planning and Urban Development
Long Range Planning Division
166 South High Street, Room 401 (Municipal Building 4th Floor)
Akron, Ohio 44308
Attn: Helen Tomic, Manager, Long Range Planning**

Application Scoring: The following criteria will be used to evaluate applications:

Site location: <ul style="list-style-type: none"> • Within ½ mile of full-service grocery • Within ½ mile of Great Streets district • Within ½ mile of public park 	3 pts 3 pts 3 pts
Parking efficiency/alternative transportation orientation: <ul style="list-style-type: none"> • Within ¼ mile of bus stop with 45 minute frequency or better • Parking spaces are ≤80% total units • Secured bicycle parking ≥20% of total units 	5 pts 3 pts 3 pts
Project reuses/repurposes vacant structure:	5 pts
Project aligns directly with existing neighborhood plan	5 pts
Permanent supportive housing project with support of Continuum of Care	10 pts
Project financing/feasibility: <ul style="list-style-type: none"> • Development experience/capacity • Thoroughness and reasonableness of development budget and pro forma • >60% of financing sources committed • >40% of financing sources committed 	5 pts 10 pts 5 pts 3 pts
HOME-ARPA funds per unit: <ul style="list-style-type: none"> • \$40,000 per HOME-ARPA unit or less • \$50,000 per HOME-ARPA unit or less • \$60,000 per HOME-ARPA unit or less 	5 pts 3 pts 1 pt

CITY OF AKRON, OHIO

Department of Planning & Urban Development
166 South High Street, Room 401
Akron, Ohio, 44308

**HOME-ARPA
Program Housing**

Privacy Notice: The information requested as part of this application will be used to determine whether you qualify as a borrower under the City's Housing Program. This information will not be disclosed outside the City of Akron Department of Planning without your consent, except as required and permitted by law. You do not have to provide this information, but if you do not, your application for financial assistance may be rejected.

Applicant/Developer Name: _____

Address: _____

Phone: _____ Fax: _____

Website (If Applicable): _____

EIN/Tax ID Number (Required): _____ Year Incorporated: _____

Registered in SAM.Gov (Yes/No): _____ SAM.gov Status: _____ Expiration Date: _____

SAM UEI (Required): _____

Authorized Signee (Executive/CEO/Pres.): _____

Title: _____

Address: _____

Office Phone: _____ Mobile Phone: _____

Email: _____ Fax: _____

Project Contact Name: _____

Title: _____

Address: _____

Office Phone: _____ Mobile Phone: _____

Email: _____ Fax: _____

Applicant/Developer Type: _____

Non-Profit(501c(3)) For Profit Community Housing Development Org.(CHDO)
 Limited-Dividend Partnership Other (Describe: _____)

Project Name: _____

Project Address: _____

Parcel No.: _____ Lot: _____ Ward: _____ Census Tract: _____ Block: _____

State Registration No.: _____

Project Type: New Construction Rehabilitation Reconstruction Conversion

Number of Units: _____ Number of HOME-ARPA Funded Units: _____

Anticipated Project Start Date: _____ Anticipated Project Completion Date: _____

HOME-ARPA FUNDS REQUESTED

TOTAL PROJECT COST: \$ _____ TOTAL HOME-ARPA FUNDS REQUESTED \$ _____

Type of Project: (Please Fill-In Appropriate Numbers and Total)

Project Type	Definition	# of Units
New Construction	Creation of dwelling units and/or the addition of dwelling units outside walls of existing structure.	
Rehabilitation	Alteration, improvement, or modification of an existing structure.	
Reconstruction	Rebuilding a structure on the same lot of existing house; number of rooms may change, but number of units must remain the same.	
Conversion	Changing existing non-residential structure to residential units.	
	TOTAL:	

Provide a brief description of the project, including number of units, target market, location, and key building features.

EXPERIENCE

Describe your experience as a developer/provider of affordable housing. Please include information about similar projects completed; capacity of key staff members, and identify your overall development team. [Attach additional pages if necessary]

Development Team:

If any of the consultants or contractors on the development team are certified MBE/WBE, please provide copies of the certifications.

Architect Name: _____

Address: _____

Phone: _____ Email: _____

Engineer Name: _____

Address: _____

Phone: _____ Email: _____

Contractor Name: _____

Address: _____

Phone: _____ Email: _____

Construction Manager/General Contractor: _____

<divAddress: _____

Phone: _____ Email: _____

Prime Contractor: _____

Address: _____

Phone: _____ Email: _____

Prime Contractor: _____

Address: _____

Phone: _____ Email: _____

Prime Contractor: _____

Address: _____

Phone: _____ Email: _____

Prime Contractor: _____

Address: _____

Phone: _____ Email: _____

PROJECT DESCRIPTION

1. Does the Project Involve:
Acquisition of property Yes _____ No _____
2. Has a recent appraisal been completed on the property? Yes _____ No _____
If yes, please attach a copy
3. Appraised value of property prior to construction \$ _____
4. Is the property or properties controlled by the applicant? (Provide evidence of site control, such as a deed or purchase option.)
5. Does the project utilize property acquired from the Land Bank or City of Akron?
6. Describe the project's proximity to neighborhood amenities, such as a school, bus line, grocery, park, Great Streets district, etc.).
7. Describe how the project aligns with existing neighborhood plans. Provide specific references to the plan, where applicable.
8. Describe the impact your project will have on the neighborhood. (Is project compatible with existing environment, will it complement other improvements recently made, etc.)
9. How does the project promote mixed-income communities? If the project consists of both income-restricted and unrestricted units, how will the income-restricted units be located in relation to the unrestricted units?

PROJECT DESCRIPTION (Continued)

10. Does the project consist of both lower income units and Market Rate? Yes No

If yes, where will the lower income units be located in relation to the market rate units?

11. Will the project meet advanced building standards (LEED, Enterprise Green, etc.)?

12. What amenities will the project provide for residents or for the general community?

13. List any project features designed to serve populations with special housing needs including the elderly, persons with disabilities, large families (units with 3 or more bedrooms, etc. This could include design features, occupancy preferences, support services, etc.).

14. Is the project Permanent Supportive Housing? Describe the population, the support services that will be provided, and what agencies will provide the services.

15. Describe the marketing and outreach efforts you intend to utilize for rent-up. Please explain the Affirmative Marketing efforts that will be used to promote apts. to low-income persons who might not access the most common sources of such information.

(Newspaper ads, letters to agencies/organizations that assist special populations, churches, etc.)

16. Are any of the following conditions applicable to the property?

<u>Site Conditions or Problems</u>	<u>Yes</u>	<u>No</u>
Flood Hazard	____	____
Wetlands	____	____
Lead Paint	____	____
Asbestos Removal	____	____
Historic Preservation	____	____
Underground Tanks	____	____
Relocation	____	____
Zoning Change	____	____
Other: Specify _____	____	____

17. If the project involves an existing building, is the building occupied? Yes No

If yes, please complete the attached "Tenant Information Summary Sheet" for each residential tenant currently residing in the building.

Also, please explain how the proposed work will affect the tenants:

NOTE: If there are currently any residential tenants residing in the building you must assure compliance with the Federal Uniform Relocation Act and related laws. This is very important and can have a large impact on your project's feasibility.

If the building is vacant, when was it last occupied? _____

18. Will temporary and/or permanent relocation be required? Yes _____ No _____

19. Was structure built prior to 1978? Yes _____ No _____ N/A _____

If YES, has building been tested for lead based paint? Yes _____ No _____

If YES, please attach copy of results.

20. Please explain how the lead based paint will be addressed, and by whom:
(i.e. Hire licensed Lead Abatement professionals for demolition; Hire contractors trained in lead safe practices, etc.)

PROJECT TIMETABLE / READINESS TO PROCEED

PROPOSED ACTIVITY	STARTING DATES		COMPLETION DATES	
	Month	Year	Month	Year
Closing on Financing				
Site Plans				
Arch/Engineering				
Environmental Investigation*				
Zoning/Variances *				
Other Local Approvals *				
Other Local Permits				
State Permits				
Acquisition				
Demolition				
Lead/Asbestos Removal				
Rehabilitation				
Construction				
Permanent Financing				
Marketing				
Occupancy				

* Please explain, along with any potential problems or delays that may occur regarding the information contained in the above timetable:

Prepared by: _____ Title: _____

Signature: _____ Date: _____

APPLICANT CERTIFICATION

I _____ hereby certify that the information contained in this
(Name and Title)
proposal is, to the best of my knowledge, true and correct. Should any information change from that
originally submitted, I agree to promptly advise the City of Akron, Ohio, Department of Planning & Urban
Development. I understand that erroneous, misleading or false information, as well as any willful
misstatement of material fact, may be grounds for disqualification.

I also certify that no other governmental or utility company/program assistance, other than that which has
been described in the application, will be provided to the proposed project. Should other governmental or
utility company/program assistance be sought in the future, the City of Akron, Ohio will be notified
immediately.

Signature *

Date

* Original Signature (in Blue Ink) required

Upon completion of application, please mail or submit to:

**Helen Tomic, Long Range Planning Manager
Office Integrated Development
166 S. High Street, Room 401
Akron, Ohio 44308**

The following must also be submitted with all submitted proposals:

1. City of Akron HOME-ARPA Funds Application
2. City of Akron HOME-ARPA Funds Workbook (either rental or HOME-ARPA ownership)
3. Site plans, building plans, and elevation drawings
4. Site location map
5. Evidence of site control
6. Environmental studies
7. Market study/market assessment
8. Financing letters of commitment or interest, or applications for financing
9. Proof of incorporation from Secretary of State (Certificate Only)
10. Proof of registration and current status in SAM.gov
11. Certificate indicating 501c(3) status, if applicable
12. Financial statements/most recent tax return for project sponsor
13. Articles of Incorporation

For Department of Planning Official Use Only:

Assigned To: _____

Action Taken: _____ Approved: _____ Provisionally Approved: _____

Comments: _____

Insurance (REQUIRED)

The Applicant Agency shall purchase and maintain at its own expense, or cause to be purchased and maintained at least the following minimum amounts of insurance with the City of Akron, Ohio identified as an additional insured on the policy or policies and said policy or policies shall provide for the insurer's notification to the City of Akron at least thirty (30) days in advance of any policy cancellation:

- (a) Commercial General Liability insurance in a combined single limit amount of not less than \$1,000,000 (per occurrence)/\$2,000,000 (annual aggregate). That insurance shall include, without limitation, bodily injury, personal injury and advertising injury, property damage, broad form property damage, and broad-form contractual liability arising from or relating to this Agreement. Commercial General Liability insurance for bodily injury and property damages including injuries resulting in death and including automobile liability insurance (if applicable) in a combined single limit amount of not less than \$1,000,000/\$1,000,000.
- (b) Owned, Non-owned and Hired Automobile Liability coverage minimum annual combined single limit, bodily injury and property damage not less \$1,000,000. Such insurance shall cover and include liability arising from all vehicles owned by, hired by, or used by or on behalf of Applicant Agency.

The Applicant Agency shall furnish to the City of Akron certificates and endorsements showing that the insurance described above is in full force and effect prior to the commencement of any work arising from or relating to any Agreement with the City of Akron and/or receiving funding from the City of Akron resulting from this application. The Applicant Agency shall further require the same amounts of insurance evidenced by certificates to the City of Akron from all subcontractors utilized under this any such Agreement.

The Applicant Agency shall carry sufficient insurance coverage to protect contract assets from loss due to theft, fraud and/or undue physical damage, and as a minimum shall purchase a blanket fidelity bond covering all employees in an amount equal to cash reimbursements from the City of Akron, Ohio.