

Veterans Village

Planned Development Program Statement 8-26-26

Introduction

Tiny Homes for Humanity is partnering with Gaines United Methodist Church to develop Veterans Village in the Madisonville neighborhood of Cincinnati. This project will convert 3/4 acre of church-owned land that has been vacant for over 20 years into a permanent supportive community for unhoused veterans. The project goal is to create a life-enhancing environment with wraparound services to help veterans improve their lives, become self-sufficient, economically independent, and contribute to the life of the neighborhood and city.

Tiny Homes for Humanity has worked on this project for 2 1/2 years and consulted with over 30 community leaders, elected officials, and CEOs of nonprofit organizations involved with homeless and veteran issues to seek input and gain support.

We have researched and created a tiny home design that is economical to build, fast to construct, energy efficient, low maintenance, and handicapped accessible on ground level. We have toured similar tiny home developments in Kansas City, Savannah, and Columbus and adopted many of their budgeting, fundraising, and management approaches. Tiny Homes for Humanity will handle all fundraising, planning, design, permitting, and coordination with our construction partner Beischel Building Company, an 80 year old firm in Cincinnati.

Gaines United Methodist Church has been a Madisonville institution for over 150 years. The church wants to expand their ministry beyond their congregation to provide affordable housing in the neighborhood. In November of 2025, the church learned of Tiny Homes for Humanity's vision and offered to lease their land for development of Veterans Village. This project has also been embraced by the Great Miami River District of the United Methodist Church which has conducted a fundraising campaign among other local churches to financially support Veterans Village. Gaines UMC will make space in their building available for resident gathering and counseling while also providing mentoring to residents.

Gaines UMC and Tiny Homes for Humanity have engaged with the Madisonville Community Council on four occasions and received a letter of unanimous support for this project, for this PD Zone Change, and for a TIF Funds Application. Neighbors on Prentice Street will also be contacted prior to the public zoning hearing. We have also received letters of support from Mayor Aftab Pureval and Hamilton County Commissioner Denise Driehaus.

Veterans Village is a unique collaboration between Tiny Homes for Humanity, Gaines UMC, City of Cincinnati, Hamilton County, Cincinnati Development Fund, and the Veterans Administration, which will provide VA HUD-VASH rent assistance vouchers and wraparound support services. There are no other Tiny Home projects like this or planned in the Cincinnati / Northern Kentucky area. This community will become a model for future Tiny Home developments and collaborative efforts to build affordable housing.



Madisonville Business District

Veterans Village

Planned Development Program Statement

Location / Context

The Veterans Village site is located near the heart of Madisonville's business district corridor one block west of the main Madison Road/ Wetzel Avenue intersection. The property block is bounded by Madison Road on the north, Ravenna Street on the east, Prentice Street on the south, and Ebersole Avenue on the west. The village site sits behind Gaines United Methodist Church and 5/3 Bank on Madison Road and extends southward with frontage on Prentice Street. Three single family residential properties adjoin the village site on the east and a 43-space church parking lot adjoins the site on the west and north. The south side of Prentice Street has a mixture of 5 single-family homes and 2 parking lots. Adjacent blocks to the east and west have multi-family, multi-story apartment buildings.

The Veterans Village site is conveniently located within walking distance of banks, restaurants, shopping, a convenience store, Madisonville Public Library, and Madisonville Recreation Center. Metro Bus stops are just one block away on Madison Road. Access to public transit was one of the important criteria for locating Veterans Village so that residents can get to employment.

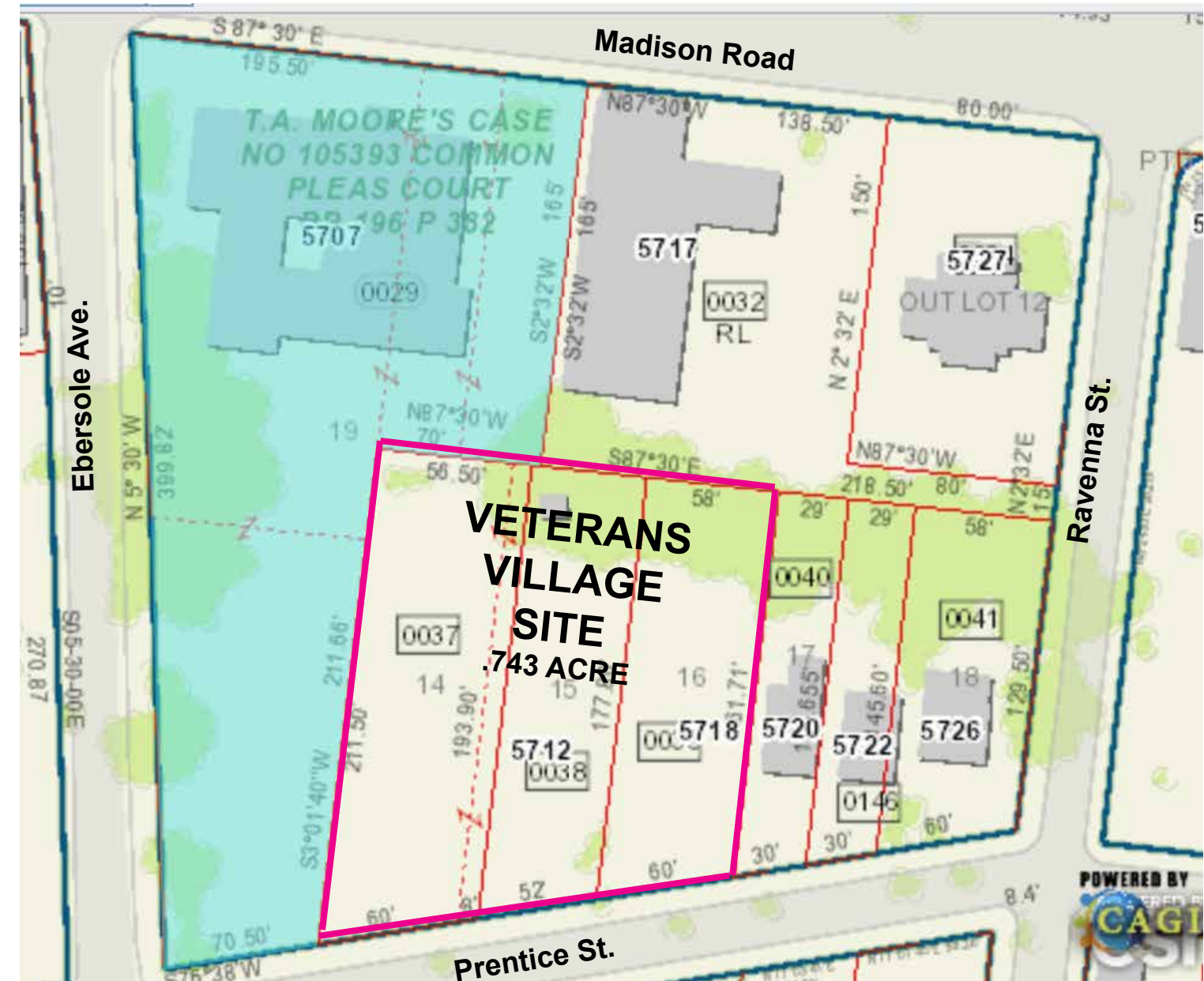
Legal Description/ Ownership

Veterans Village will occupy .743 acre of the proposed 1.852 acre Planned Development Site which includes the existing Gaines UMC building and parking at 5707 Madison Road. Site ownership/ control is provided by a land lease agreement between Tiny Homes for Humanity and Gaines UMC. The .743 acre village portion of the site is currently comprised of 3 separate properties; 5708 Prentice parcel # 036-0002-0037-00; 5712 Prentice parcel # 036-0002-0038-00; and 5718 Prentice parcel # 036-0002-0039-00. These 3 parcels each previously had a single-family home which were demolished more than 20 years ago. These parcels will be combined through a Consolidation Plat representing the Veterans Village portion of the site. A legal description is included in this submittal. The existing church parcel will remain separate within the Planned Development. A separate Zoning Map Plat includes the proposed village and church sites extending to the centerline of the three adjacent streets totaling 2.402 acres.

Due to the existing 9' to 12' grade change between the village site and Prentice Street, main access to the development will be through the existing church drive off Madison Road. A 20' wide Access Easement will be filed to ensure access per the Cincinnati Fire Department requirement. A legal description is included in this submittal.

Existing Conditions

The entire site currently has two zoning classifications with the church and one adjacent parcel being T5N.SS-O and the two eastern-most parcels being T4N.MF. These zones would allow a multi-story apartment building with minimal setbacks from Prentice Street and the adjacent single-family residence just east of the site. This project proposes a less dense, single-story tiny homes development that is more in scale and density with the existing one-story and two-story homes fronting both sides of Prentice Street.



CAGIS Property Map

Veterans Village

Planned Development Program Statement

Existing Conditions:

The Gaines UMC building occupies the highest elevation on the entire site along Madison Road, while the topography slopes southward down toward Prentice Street. Existing block retaining wall remnants from the previously demolished homes create a 9 to 12 feet grade change along the south property line. This project will demolish those walls and construct a new continuous stepped retaining wall in the same location. Site features include a tree line along the north property line behind 5/3 Bank, a portable storage shed which will be replaced, a temporary gravel parking lot which will be removed, a planting bed to be removed, and grass covered land to the south and east.

Proposed Land Uses, Buildings & Structures:

The proposed **Permanent Residential, Single-family** use is consistent with the Permanent Residential Single-family and Religious Assembly uses permitted in the existing T5N.SS-O and T4N.MF zoning districts.

Veterans Village will include 14 permanent rental tiny homes with porches, a stone entry gate, a village green with gazebo and concrete sidewalks, 5 new regular parking spaces, 2 new handicapped parking spaces, community garden, dog park area, green space, and decorative perimeter security fence with gates. Existing parking and designated rooms in the existing church building will also be made available to support village functions.

Accessory Uses: A new accessory use open gazebo/ shelter will be located at the center of the village green. A storage shed and dumpster will be located in the northwest corner of the existing parking lot. Seven new surface parking spaces will be provided. 6' Screen fencing will be provided at the north and east property lines while 6' decorative metal fencing will enclose the village on the south, west and part of the north perimeter. A 4' decorative fence will enclose the small dog park area. Two stone columns will flank the entry gate. A new stepped retaining wall with stairs will be provided along Prentice Street. Existing accessory use site lighting will be supplemented by new site lighting on the village green in accordance with 1421-39 of the Zoning Code. Many of these items will be detailed in the Final Development Plan submittal.

Design Concept:

This development will house vulnerable veterans with unique needs. While a typical urban design would orient homes toward the street, this development needs to be more inwardly focused for the benefit of residents. The site plan is designed to create a neighborhood feel and build service camaraderie by grouping tiny homes around a village green with a gazebo at the center for gathering. Front porches facing the village green encourage social interaction and natural surveillance. Even though these are rental units, individual tiny homes will develop personal responsibility, minimize noise conflicts, and encourage healing contact with nature. Using the cottage court concept, the plan spreads the four southern homes wider apart in the middle to provide a stairway and visual connection from the village green to Prentice Street.



Veterans Village Concept Plan

Veterans Village

Planned Development Program Statement

Density: Tiny Homes, gazebo and the existing church building occupy .368 acre of the 2.402 acres proposed PD Plat site, yielding 85% open space.

Building Size & Heights: The tiny homes will be 276 sq.ft. inside / 364 sq.ft. outside including porch, and 15' high to the ridge line above grade. The gazebo is 225 sq.ft. and will be 15' high to the ridge line above grade. The existing single story church is 10,750 sq.ft. and height is 35' to the ridge line above grade.

Building Materials: Tiny Homes will have concrete slab-on-grade floors for handicap accessibility. Exterior wall finishes will be vinyl and composite siding in a variety of colors and textures. Trim will be prefinished aluminum. Roofing will be dimensional asphalt shingles or prefinished standing seam metal. All materials will be selected to minimize maintenance and maximize long-term sustainability. Existing church materials are brick with dim

Setback Lines: Existing T5N.SS-O zone allows 10' maximum front setback and 0' rear and side setbacks. T4N.MF allows 25' minimum front setback, 10' side setback, and 15' rear setback. This project proposes a 15' to 20' front setback contextual realignment to match the setback of existing residences on Prentice Street. The proposed side yard and rear yard setbacks are 10' to allow a Type A, buffer yard. Tiny homes will be spaced 10' minimum apart. The existing church building has a 20' front setback, 20' west side setback, 40' east side setback and 284' rear setback. These are all well within the T5N.SS-O setback requirements.

Buffering & Landscaping: A Type A buffer yard, 6' solid privacy fence will be installed along the east and north property lines. For security, a decorative 6' black metal slat fence with gates will be installed along the Veterans Village south and west property lines. Gates will have electronic access control to protect residents from unwanted visitors. Landscaping will include trees between homes and the existing parking lot as well as foundation plantings around homes and the gazebo.

Open Space & Pedestrian Circulation: The 14 tiny homes will be grouped around three sides of a village green open space with a gazebo at the center. 5' wide pedestrian sidewalks surround the green with diagonal walks intersecting the gazebo. 4' wide sidewalks connect to each tiny home.

Streetscape: The project abuts Prentice Street on the south. Existing 4' sidewalks, 4' tree lawn, and two small street trees will be replaced with a new 5' sidewalk and 5' tree lawn within the existing right-of-way per the recommendation of the CDOT. New street trees will also be installed per Urban Forestry recommendations at 35' to 40' on-center spacing.

Retaining wall: Remnants of existing block retaining walls will be removed and replaced with a new block retaining wall along Prentice Street to accommodate the 9' to 12' existing grade change. Instead of one continuous wall, the new wall plan will have 3 stepped segments that reference the rhythm of 3 previous single family homes on the frontage. The wall height will vary from 7' to 11'. and its structural system will be detailed in collaboration with the material manufacturer.

Vehicular Access: Due to the 9' to 12' grade change and retaining wall along Prentice Street, vehicular access will be through a 20' wide driveway easement from Madison Road to the new parking spaces at the north village entry per the CSR/ CFD recommendation. This access easement is formalized in the land lease agreement. Consequently, the project address will be changed to 5711 Madison Road.

Parking: 5 new regular and 2 new handicap spaces will be added along the north entry to the Veterans Village site. In addition, 6 existing church parking spaces will be designated for "as needed" resident use in the land lease agreement between Tiny Homes for Humanity and Gaines UMC.

Refuse Collection: Village trash will be collected through an enlarged shared church dumpster service which will be moved to a new concrete pad at the northwest edge of the existing church parking lot. This location is screened from public view by existing dense trees and bushes along Ebersole Avenue and by the Church building. A 6' solid screen fence will be installed on the south and west sides.

Maintenance: Exterior and interior maintenance will be provided under contract with a property management company. A new 10' x 12' maintenance storage shed will be located on the new concrete pad beside the relocated dumpster.

Signage: A single-sided, non-illuminated identification sign is proposed to be installed on the retaining wall facing Prentice Street. A project internal sign away from public streets is proposed at the village entry gate behind Gaines UMC. A double-sided identification sign is proposed at the existing driveway entrance at Madison Road. All signage will comply with Chapter 1703-5.8 sign regulations in FBC.

Utilities: New utility connections for water, sanitary sewer, and storm sewer will be connected to existing lines in Prentice Street. Storm water run-off will be captured in an underground detention structure before leaving the site. Water, sanitary sewer, and storm water management will be designed to meet City of Cincinnati, MSD, and EPA minimum requirements. The points of connection to public systems will be coordinated with the appropriate departments prior to submitting the Final Development Plan. An Application for Sewer Availability has been approved. MSD has been consulted and supports the 8" private sanitary sewer extension with paired 6" laterals design shown on the drawings. An Application for Water Service has been approved. Geotechnical data will be reviewed and incorporated into any applicable utility and structural designs as part of construction documents and final permitting for the development.

This will be an all-electric development so gas utilities will not be required. The development team will work with Duke Energy to ensure compliance with all required standards and codes.

Schedule: The goal of this phase is to gain Final Development Plan approval as soon as possible. The development will be constructed in a single phase. We hope to begin construction in late 2026 with completion in summer of 2028.

Veterans Village

Planned Development Program Statement

PLAN



12 x 23 Interior = 276 sf.

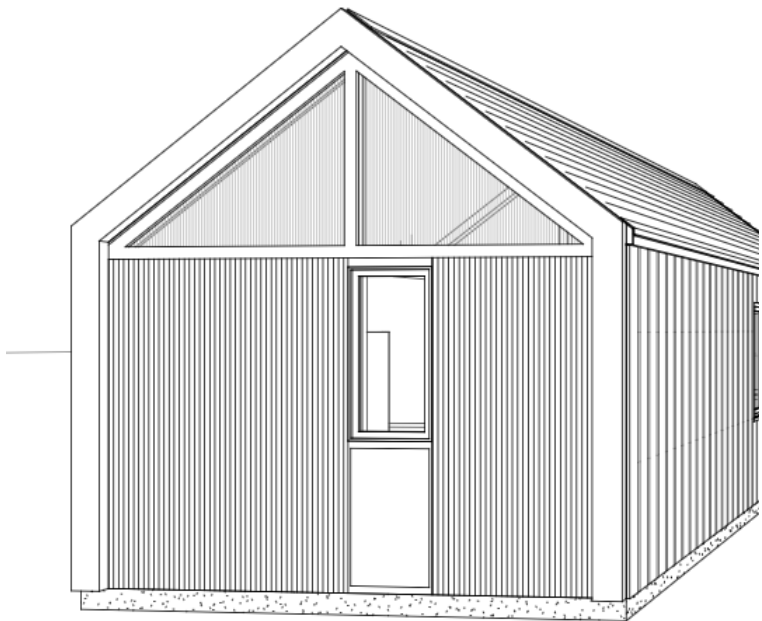
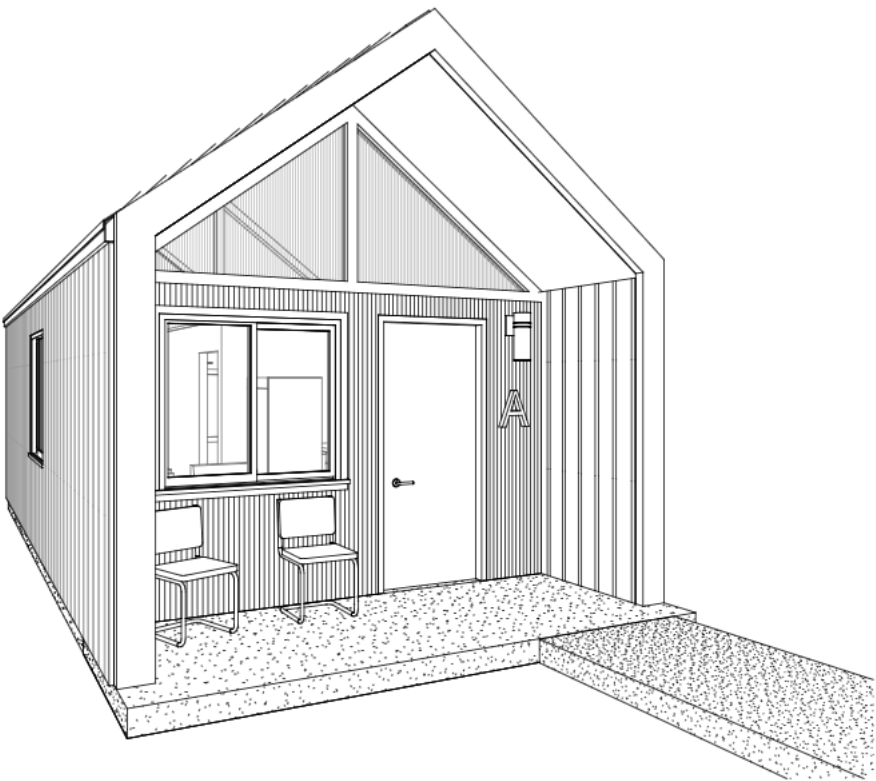
INTERIOR



EXTERIOR



Tiny Home Concept



Design Development