



April 06, 2026

Rev. Paula Stewart, Pastor
Gaines United Methodist Church
5707 Madison Road
Cincinnati, OH 45227

Earl Crossland, President
Tiny Homes for Humanity
854 Hutchins Avenue
Cincinnati, OH 45229

Rev. Stewart and Mr. Crossland,

On behalf of the Madisonville Community Council (MCC), I am writing to express our support of your planned project to construct 14 rental tiny homes on the 5700 block of Prentice Street referred to as "Veterans Village." After your presentation at the General Body meeting held on Thursday March 19, 2026, a vote was held to submit a Letter of Support for the following:

- To support the project in concept as presented.
- To support your request for a zone change from Transect 5 Neighborhood Small Setback (T5N.SS) and Transect 4 Neighborhood Medium Footprint (T4N.MF) to Planned Development (PD).

During the presentation the General Body was informed that you had previously been awarded a \$1 million HUD Veterans Affairs Supportive Housing (VASH) grant from Hamilton County but needed written support from the community before receiving the funds. The General Body was notified that the tiny homes would each have an indoor floor plan of 276 square feet, while still containing individual bathroom and kitchen features. A social worker will be provided on-site, with appropriate office space being provided in the church. With an estimated project cost of over \$2 million, additional public incentives, such as Tax Increment Financing, were discussed, but not decided upon. A future presentation is expected if further public financial support is pursued.

Comments received were generally positive, with comments received asking about the final rental cost of the units. In response, it was stated that the rents will be no more than 30% of the veteran's income. On-site parking was also mentioned, with the reply that the church will be expanding their parking lot to support the development. There was also interest from the General Body that TIF district funds help support the project. No decision was made at that time, but the interest was noted by the applicants. Once discussion concluded, two separate motions were offered for each of the requests. Each motion was seconded and then passed without issue.

Thank you for your work on this project,

Monica Hill
President, Madisonville Community Council

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