

## Dayton Cottage Village

The homeless issues facing our community require developing unique quality housing solutions for homeless citizens by reducing construction costs, while continuing to provide opportunities for tenants to have private space and services to address their needs and maintain housing stability.

To that end, MVHO will develop the Dayton Cottage Village with 25 approximately 400 square foot cottages, each with a bathroom, kitchen, and other necessities to make the unit a home. The cottages will have durable finishes and materials to reduce maintenance. The site will provide space for outdoor activities and a community center for services, case management, entertainment, and recreation. The site will be near public transportation with access to food and other services. The development is supported by the City of Dayton, with MVHO working closely with the city's Planning Department to select the most appropriate site and to utilize best practices for community engagement to maximize the opportunity to develop a community benefiting both tenants and neighbors. The initial cost estimate for the Village is approximately \$6.5M with the ability to add additional cottages for approximately \$140,000 each. The initial estimate includes sitework and the construction of the community center. One of the major impediments to meeting the housing demand is the exceptionally high cost of producing units as the per unit cost for projects developed under the tax credit program is currently well over \$300k.

MVHO has developed multifamily housing serving formerly homeless disabled individuals and families in Montgomery County for 34 years. Over those years, MVHO has developed experience working with governmental agencies at federal, state, and local levels. MVHO has also gained experience providing services to various populations, including street homeless, reentering citizens, and those in recovery. Today, MVHO houses and serves over 1,500 citizens in its properties and in property owned by private landlords.

MVHO has a long history of providing "homes" for the most vulnerable citizens in Montgomery County, owning and maintaining over 50 multifamily buildings. MVHO works to realize its vision, "a community where everyone has a place to call *Home*". The Village will provide housing opportunities for those who are not well-suited for multifamily buildings. MVHO helps clients address their mental and emotional needs by connecting them to benefits and resources, and providing resources needed to make their unit a home. MVHO has been home to the Project for Assistance with Transition from Homelessness ("PATH") Program for over 20 years. MVHO's PATH/Outreach Team provides support to individuals and families living on the street or places not fit for human habitation, connecting them to housing, benefits and services. The PATH/Outreach Team is acknowledged as the street homeless experts and routinely supports and trains law enforcement to improve homeless responses throughout Montgomery County.

MVHO provides Reentry Housing and Recovery Housing. Supported housing and services drastically reduces recidivism, resulting in major cost savings for the Ohio Department of Rehabilitation and Corrections. MVHO's oversight of Recovery Homes has increased funding opportunities for our recovery providers and better coordination of recovery services in Montgomery County.

MVHO has received wide ranging support for the project. The community is willing to work together to make this vision a reality. Letters of Support from Greg Barney, Owner and President of Unibilt; Jeremy Caffee, MVHO Board Chair and Executive Director of the Access Center for Independent Living; Jennifer Heapy, Chief Executive Officer of Greater Dayton Premier Management; Jessica Jenkins, Director Montgomery County Human Services, Planning and Development Department; Jones-Kelly, Executive Director for the Alcohol, Drug Addiction and Mental Health Services Board of Montgomery County; Todd Kinskey, Director Department of Planning, Neighborhoods and Development; George Oberer, Jr. CEO of The Oberer Companies; and Mike Parks, President of The Dayton Foundation; are attached in the Supporting Materials.

**Housing for Hope Collaborative:** A short overview of the collaborative, the partners and how they will work together to provide housing and services to several citizens served by several community entities organizations in Montgomery County is attached in the Supporting Materials.



## **Housing For Hope Collaborative**

A collaborative project in partnership with The Foodbank, Inc., Miami Valley Housing Opportunities (MVHO) and OneFifteen to provide a path to success with a stable living situation for the most underserved people in our community, with pathways to employment and services.

### **Goals:**

To provide access to safe, permanent, affordable housing and supportive services in a community setting for individuals who are homeless, continuing their path to recovery, and to serve individuals who have been involved with the criminal justice system.

### **Total Request:**

\$6.5 Million to build 30 housing units; secure safe affordable apartments with rental support and provide recovery support for people in recovery, reentering society after incarceration or those who have been involved with the criminal justice system, and those who are experiencing homelessness.

### **Project Overview:**

For years our agencies continue to serve many of the same people. We refer clients to each other, support each other's missions, and strive toward many of the same goals.

As we work to achieve our missions and meet the community's needs, all three of our organizations see that stable, affordable, and permanent housing is one of the biggest barriers to sustained success in their journeys; and one that is nearly insurmountable for many of the people we serve.

This proposed project aims to address this barrier by leveraging our organization's strengths to alter the landscape of Dayton's affordable housing options, and avoid duplication of efforts.

### **Housing and employment are the strongest predictors of success for those we serve.**

For people in recovery, people reentering society after incarceration or those who have been involved with the criminal justice system, and for people who are homeless or who lack financial resources, housing and employment are uniquely connected. If a person doesn't have housing and a permanent address, they often can't get a job. Without stable employment, it is impossible to be considered for or afford permanent housing. This is a difficult cycle to break for the people we serve in our collaborative, and can become a path to chronic homelessness, relapse, and recidivism.



November 1, 2023

Debbie Watts Robinson  
Chief Executive Officer  
Miami Valley Housing Opportunities  
907 W. Fifth St.  
Dayton, OH 45402

Dear Debbie,

Unibilt Industries, Inc. is pleased to support the application *submitted to the Dayton Region Priority Development and Advocacy Committee ("PDAC") of the Dayton Development Coalition* by Miami Valley Housing Opportunities for its Dayton Cottage Village project designed to provide much needed housing for homeless citizens of Montgomery County. Miami Valley Housing Opportunities (MVHO) is a non-profit organization that has developed multifamily housing serving formerly homeless disabled individuals and families in Montgomery County for 34 years. For the past year, MVHO has been looking for new and creative solutions to provide quality housing to serve the needs of the homeless community.

MVHO is proposing to develop the Dayton Cottage Village which is intended to provide an alternative form of permanent supportive housing for this vulnerable population. The project will provide 25 cottages, each approximately 400 square ft. with a bathroom and kitchen. The village will have space on-site for outdoor activities and a community center for services, case management, entertainment, and recreation. Similar communities for the homeless have been established across the U.S.

The homeless issues facing our community require developing unique quality housing solutions for homeless citizens by reducing construction costs, still providing opportunities for tenants to have private space combined with services to address their needs and help them get and maintain housing stability.

Unibilt Industries, Inc. remains committed to continuing to work with MVHO and supports their application.

Sincerely,



Gregory S. Barney  
President

Unibilt Industries, Inc

8005 Johnson Station Rd, Vandalia, OH 45377 ▪ PO Box 373

937.890.7570 Phone ▪ 800.777.9942 Toll Free ▪ 937.890.8303 Fax



**The Access Center for Independent Living, Inc.**

165 E. Helena Street, Dayton, Ohio 45404

(937) 341-5202 voice \* (937) 341-5217 FAX

*Serving: Clark, Greene, Montgomery, and Preble Counties*

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November 1, 2023

To Whom it may concern:

My name is Jeremy Caffee, and I serve as the Board Chair for Miami Valley Housing Opportunities. I also serve as Executive Director for the Access Center for Independent Living, a non-residential center for independent Living dedicated to ensuring individuals with disabilities rights are upheld.

I am pleased to support the application submitted to the Dayton Region Priority Development and Advocacy Committee ("PDAC") of the Dayton Development Coalition by Miami Valley Housing Opportunities for its Dayton Cottage Village project designed to provide much needed housing for homeless citizens of Montgomery County.

Miami Valley Housing Opportunities (MVHO) is a non-profit organization that has developed multifamily housing serving formerly homeless disabled individuals and families in Montgomery County for 34 years. For the past year, MVHO has been looking for new and creative solutions to provide quality housing to serve the needs of the homeless community. This very type of development is being lauded in other cities and states as an innovative solution for individuals experiencing homelessness to have safe and stable housing.

MVHO is proposing to develop the Dayton Cottage Village which is intended to provide an alternative form of permanent supportive housing for this vulnerable population. The project will provide 25 cottages, each approximately 400 square ft. with a bathroom and kitchen. The village will have space on-site for outdoor activities and a community center for services, case management, entertainment, and recreation.

The homeless issues facing our community require developing unique quality housing solutions for homeless citizens by reducing construction costs, still providing opportunities for tenants to have private space combined with services to address their needs and help them get and maintain housing stability.

I, and the Access Center are committed to working with MVHO, and support their application.

Sincerely,

Jeremy Caffee  
Board Chair, Miami Valley Housing Opportunities  
Executive Director, Access Center for Independent Living



# Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

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November 11, 2023

To Whom It May Concern:

Greater Dayton Premier Management (GDPM), is pleased to support the application submitted to the Dayton Region Priority Development and Advocacy Committee ("PDAC") of the Dayton Development Coalition by Miami Valley Housing Opportunities for its Dayton Cottage Village project designed to provide much needed housing for homeless citizens of Montgomery County.

Miami Valley Housing Opportunities (MVHO) is a non-profit organization that has developed multifamily housing serving formerly homeless disabled individuals and families in Montgomery County for 34 years. For the past year, MVHO has been looking for new and creative solutions to provide quality housing to serve the needs of the homeless community.

MVHO is proposing to develop the Dayton Cottage Village which is intended to provide an alternative form of permanent supportive housing for this vulnerable population. The project will provide 25 cottages, each approximately 400 square ft. with a bathroom and kitchen. The village will have space on-site for outdoor activities and a community center for services, case management, entertainment, and recreation. Similar communities for the homeless have been established across the U.S.

The homeless issues facing our community require developing unique quality housing solutions for homeless citizens by reducing construction costs, still providing opportunities for tenants to have private space combined with services to address their needs and help them get and maintain housing stability.

GDPM remains committed to continuing to work with MVHO to and supports their application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jennifer N. Heapy", is written over the typed name.

Jennifer N. Heapy  
Chief Executive Officer  
Greater Dayton Premier Management



**Homeless Solutions Policy Board  
Chairpersons**

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**Paul Dorsten, Community Volunteer  
Dr. Victor McCarley, Behavioral Health Consultant**

117 S. Main Street, Suite 5100  
Dayton, OH 45422-3100  
937-225-4695 (Fax) 937-496-7714

November 1, 2023

Debbie Watts Robinson  
Miami Valley Housing Opportunities, Inc.  
907 W. Fifth Street  
Suite 300  
Dayton, OH 45402

Dear Ms. Robinson,

Montgomery County Homeless Solutions is pleased to support the application submitted to the Dayton Region Priority Development and Advocacy Committee ("PDAC") of the Dayton Development Coalition by Miami Valley Housing Opportunities for its Dayton Cottage Village project designed to provide much needed housing for households experiencing homelessness in Montgomery County. Miami Valley Housing Opportunities (MVHO) is a non-profit organization that has developed multifamily housing serving formerly homeless disabled individuals and families in Montgomery County for 34 years.

For the past year, MVHO has explored new and creative solutions to provide quality housing to better serve the needs of people experiencing homelessness in our community. MVHO is proposing to develop the Dayton Cottage Village which is intended to provide an alternative form of permanent supportive housing for this vulnerable population. The project will provide 25 cottages, each approximately 400 square ft. with a bathroom and kitchen. The village will have space on-site for outdoor activities and a community center for services, case management, entertainment, and recreation. Similar communities for homeless populations have been established across the U.S.

Our community response to the challenge of a growing number of households experiencing housing instability and homelessness requires developing unique quality housing solutions; the Dayton Cottage Village project by reducing construction costs, provides an opportunity for tenants to have private space combined with services to address their needs. We support this project as a viable strategy to create safe, supportive housing and promote housing stability for households experiencing homelessness in Montgomery County.

Montgomery County Homeless Solutions remains committed to continuing to work with MVHO to implement their vision for new housing options for households experiencing homelessness and supports their Dayton PDAC application.

Sincerely,

A handwritten signature in cursive script that reads "Jessica I. Jenkins".

Jessica I. Jenkins, Director

Montgomery County Human Services Planning and Development Department



November 1, 2023

Debbie Watts Robinson, CEO  
Miami Valley Housing Opportunities  
907 West Fifth Street  
Dayton, Ohio 45402

RE: Miami Valley Housing Opportunities (MVHO)

On behalf of the Alcohol, Drug Addiction and Mental Services Board for Montgomery County (ADAMHS), I am pleased to support Miami Valley Housing Opportunities' (hereinafter MVHO) application for funding for its Dayton Cottage Village project, which is designed to provide much needed housing for homeless residents of Montgomery County.

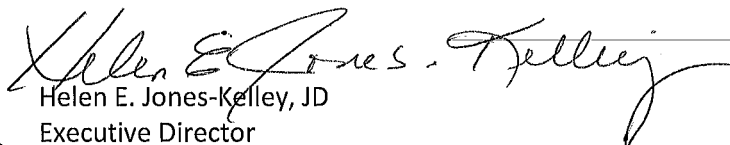
We are pleased that Miami Valley Housing Opportunities (MVHO) as a non-profit organization has a strong track record for developing multifamily housing, serving formerly homeless and disabled individuals and families in Montgomery County for 34 years. We know that over the past year, MVHO has been exploring new and creative solutions to provide quality housing to enhance services for the homeless community.

MVHO's proposal to develop the Dayton Cottage Village, intended to provide an alternative form of permanent supportive housing for this vulnerable population, has captured our attention. We have learned the project will provide 25 cottages, each approximately 400 square ft. with a bathroom and kitchen. The village will have space on-site for outdoor activities and a community center for services, case management, entertainment, and recreation. Similar communities for the homeless have been established across the U.S.

The homeless issues facing our community require the development of unique quality housing solutions for homeless citizens by reducing construction costs, still providing opportunities for tenants to have private space combined with services to address their needs and to help them obtain and maintain housing stability.

The Montgomery County ADAMHS Board remains committed to continuing to work with MVHO to offer this service and we wholeheartedly support your application.

Sincerely,



Helen E. Jones-Kelley, JD  
Executive Director



937-443-0416



[mccadamhs.org](http://mccadamhs.org)



409 E Monument Ave, Suite 102  
Dayton, OH 45402





November 2, 2023

Re: Dayton Cottage Village PDAC Application

To PDAC Review Committee,

The City of Dayton is pleased to support the application submitted to the Dayton Region Priority Development and Advocacy Committee ("PDAC") of the Dayton Development Coalition by Miami Valley Housing Opportunities for its Dayton Cottage Village project designed to provide much needed housing for homeless citizens of Montgomery County.

MVHO is a non-profit organization that has developed multifamily housing serving formerly homeless disabled individuals and families in Montgomery County for 34 years. For the past year, MVHO has been looking for new and creative solutions to provide quality housing to serve the needs of the homeless community.

As a solution, MVHO is proposing to develop the Dayton Cottage Village which is intended to provide an alternative form of permanent supportive housing for this vulnerable population. The project will provide 25 cottages, each approximately 400 sq. ft. with a bathroom and kitchen. The village will have space on-site for outdoor activities and a community center for services, case management, entertainment, and recreation. Similar communities for the homeless have been established across the U.S.

The homeless issues facing our community require developing unique quality housing solutions for homeless citizens by reducing construction costs while still providing opportunities for tenants to have private space combined with services to address their needs and help them get and maintain housing stability.

As an active member in the Dayton-Montgomery County Continuum of Care, the City is open to creative housing solutions that will provide supportive environments to individuals that, historically, have struggled to remain stably housed. Living on the streets, in abandoned housing, or other situations not fit for human habitation is not what the City wants for its residents. Ultimately, the neighborhoods where these developments will reside must provide their input to assure that there will be compatibility, but the City remains committed to continuing to work with MVHO and supports their application for this project.

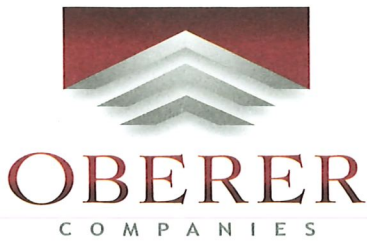
Please contact me at [todd.kinskey@daytonohio.gov](mailto:todd.kinskey@daytonohio.gov) with any questions.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Todd M. Kinskey".

Todd M. Kinskey, FAICP  
Director





3445 Newmark Drive  
Dayton, Ohio 45342

937.278.0851 Phone  
937.278.6334 Fax  
www.oberer.com

November 1, 2023

Ms. Debbie Watts Robinson  
Chief Executive Officer  
Miami Valley Housing Opportunities, Inc.  
907 W. Fifth Street  
Dayton, Ohio 45402

Dear Debbie:

On behalf of Oberer Companies, Ltd., I am pleased to support the application submitted by Miami Valley Housing Opportunities, Inc. ("MVHO") to the Dayton Region Priority Development and Advocacy Committee of the Dayton Development Coalition for its Dayton Cottage Village project designed to provide much needed housing for homeless citizens of Montgomery County.

MVHO is proposing to develop the Dayton Cottage Village as an alternative form of permanent supportive housing for a vulnerable population. The project will provide 25 cottages, each approximately 400 sq. ft. with a bathroom and kitchen. The village will have space on-site for outdoor activities and a community center for services, case management, entertainment, and recreation. It will serve a niche in the market that is not currently being addressed. Our firm has partnered with MVHO for almost fifteen years on real estate development projects and in our opinion their staff has the experience and capacity to make the proposed community successful.

The homeless issues facing our community require developing unique quality housing solutions for homeless citizens by reducing construction costs, still providing opportunities for tenants to have private space combined with services to address their needs and help them get and maintain housing stability.

Oberer Companies remains committed to continuing to work with MVHO to and supports their application.

Sincerely,

OBERER COMPANIES, LTD.

George R. Oberer, Jr.

Chief Executive Officer



**The Dayton  
Foundation**  
*We help you help others.*

*The Regional Community  
Foundation*

1401 S. Main St., Suite 100  
Dayton, Ohio 45409

Phone: (937) 222-0410  
Fax: (937) 222-0636

Website: [www.daytonfoundation.org](http://www.daytonfoundation.org)

E-mail: [info@daytonfoundation.org](mailto:info@daytonfoundation.org)

Michael M. Parks,  
President

*Governing Board*  
David T. Miller, *chair*  
Janice L. Culver, *vice chair*  
Rakesh Arora  
Cassie B. Barlow  
Thomas J. Becker  
Marva Cosby  
J. Norman Eckstein  
George E. Forest  
Art Harlan  
Valerie Lemmie  
Alice O. McCollum  
L. Tony Ortiz  
Martha Shaker  
Josh Stucky  
James M. Vaughn

The Dayton Foundation  
Tax No. 31-6027287

Dayton Foundation  
Charitable Accounts, Inc.  
Tax No. 31-1330325

Dayton Foundation  
Depository, Inc.  
Tax No. 31-1044298

The Dayton Foundation  
Plus, Inc.  
Tax No. 54-2101090



Confirmed in Compliance  
with National Standards for U.S.  
Community Foundations



November 1, 2023

Debbie Watts Robinson, Chief Executive Officer  
Miami Valley Housing Opportunities  
907 W. Fifth Street  
Dayton, OH 45402

The Dayton Foundation is pleased to support the application submitted to the Dayton Region Priority Development and Advocacy Committee (“PDAC”) of the Dayton Development Coalition by Miami Valley Housing Opportunities for its Dayton Cottage Village project designed to provide much needed housing for homeless citizens of Montgomery County.

Miami Valley Housing Opportunities (MVHO) is a non-profit organization that has developed multifamily housing serving formerly homeless disabled individuals and families in Montgomery County for 34 years. For the past year, MVHO has been looking for new and creative solutions to provide quality housing to serve the needs of the homeless community.

MVHO is proposing to develop the Dayton Cottage Village which is intended to provide an alternative form of permanent supportive housing for this vulnerable population. The project will provide 25 cottages, each approximately 400 square ft. with a bathroom and kitchen. The village will have space on-site for outdoor activities and a community center for services, case management, entertainment, and recreation. Similar communities for the homeless have been established across the U.S.

The homeless issues facing our community require developing unique quality housing solutions for homeless citizens by reducing construction costs, still providing opportunities for tenants to have private space combined with services to address their needs and help them get and maintain housing stability.

The Dayton Foundation remains committed to continuing to work with MVHO and supports their application.

Sincerely,

*Michael M. Parks*  
*The Dayton Foundation, President*