



Clermont Metropolitan Housing Authority

65 South Market Street | Batavia, Ohio 45103

513.732.6010 | Fax 513.732.6520

www.clermontmha.org

VETERANS' VILLAGE (VV) PROJECT 3299 SR 756 in Felicity, OH



PROJECT DESCRIPTION

The project includes construction of 19 cottages (16 – 1 Bedroom Units and 3 – 2 Bedroom Units) and a community center for veterans in Clermont County. The units will be able to accommodate individuals and small families. The village will be open to homeless or at risk of being homeless veterans in the region. There will be an initial 20-year affordability period with accompanying deed restriction on land development, with proposed renewals of up to 20 years.

All cottages will meet HUD Housing Quality Standards (HQS) standards and will be rented at or below fair market rate. The project will be LEED (Leadership in Energy & Environmental Design) Certified, which means the buildings will not only be comfortable for occupants, but also energy efficient. Clermont Metropolitan Housing Authority (CMHA) will own the land and ground lease to the non-profit company, Clermont Housing Corporation, who will manage the day-to-day management of the properties.



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CURRENT HOUSING UNITS PLANNED FOR INITIAL PHASE

All units will be single family house/cottage structures that range from 600 – 1,100 square feet. All units will be affordable, regardless of the funding stream. The plan calls for 25% to be accessible to wheelchairs. The remaining units will all be ADA Compliant.

Phase I: 19 HUD-VASH Units 13 – 1 Bedroom Units 3 – 2 Bedroom Units

SITE DESCRIPTION

Over 9 acres of beautiful, scenic farmland located at 3299 SR 756 Felicity, OH.

PROPERTY AMENITIES

- Community center will contain:
 - on-site clinical services provided by the V.A. & on-site property management
 - additional office space for visiting clinical/social service/medical services
 - a computer/media space
 - public bathrooms
 - kitchen area / all purpose room for large gatherings & events
 - secure area for sheltering from inclement weather

The property will have:

- Security & Camera system
- Off-street Parking & Private Entrance
- Large parking capacity (designated parking spots/room for mobile health van)
- Green space (sheltered area, dog walk area, raised garden beds, pickleball court, etc)
- Broadband/internet access

UNIT AMENITIES

Units will come furnished. They will have designated parking spots and individual patio areas. The units will all have broadband access and washer/dryer hookup.

CURRENT SUPPORT FOR THE PROJECT

- Clermont Metropolitan Housing Authority
- Clermont Housing Corporation
- State of Ohio
- Clermont County
- Franklin Township
- City of Felicity
- Veteran's Administration
- Duke Energy



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PROJECT COST

The proposed project cost is 8,200,000.

FUNDING ALREADY COMMITTED TO THE PROJECT:

- Duke Energy Local Impact Grant Funding
---- \$20,000 for upfront renderings & marketing costs
- Clermont Housing Corporation (CHC, CMHA’s Non-Profit Entity)
---- \$400,000 from unrestricted funds
- Clermont County HOME Funds – for land purchase and partial construction costs
---- *up to* \$1,000,000 (over 2 years)
- State of Ohio State Capital Bill
---- \$1,000,000 One Time Strategic Community Investment Fund (SCIF)
- Clermont County ARPA Funds
---- \$5,200,000 One Time Strategic Community Investment Fund (SCIF)
- Clermont Metropolitan Housing Authority
---- *over* \$200,000 annually for operations of the 20 PBV units (20-year contract)

OTHER POTENTIAL FUNDING SOURCES:

Veteran’s Administration & Veteran’s Organizations
 CDBG Funds – Clermont County
 CHC – Clermont Housing Corporation (CMHA’s non-profit entity)
 Fundraising Event – TBD, Veterans Day 2025.
 Clermont County/Village of Felicity Fee waiver (tap/permit/zoning, etc)

DONATIONS

Donations can be accepted through our website at www.clermontmha.org, through the Benevity website for Clermont Housing Corporation, or in person/mail to CMHA’s non-profit agency Clermont Housing Corporation (CHC) 65 S Market St Batavia, OH 45103.

NO CASH can be accepted. Mark any donations as “Donation for Veterans’ Village (VV)”

PROPOSED TIMELINE

Winter 2024	Begin Fundraising Efforts
Spring 2025	Site Readiness
Spring 2025	Submit for HUD-VASH PBVs
Summer 2025	Construction Begins
Spring 2026	Finalize Construction