

OVERVIEW

3CDC is committed to creating affordable housing throughout Over-the-Rhine. We have advanced a strategy that focuses on both increasing the quantity of affordable units in the neighborhood and improving the quality of affordable units. Utilizing this strategy, 3CDC and its partners have developed 660 apartments, 460 (or 70%) of which are affordable units available to individuals and families with incomes ranging from 30-80% of the Area Median Income (AMI).

COMPLETED AND UNDER CONSTRUCTION AFFORDABLE HOUSING PROJECTS

PROJECT	DEVELOPERS	AFFORDABLE	MARKET-RATE	TOTAL UNITS
MERCER COMMONS PHASE II	3CDC & MCCORMACK BARON	30	37	67
CENTRAL PARKWAY YMCA	3CDC, MODEL, EPISCOPAL RETIREMENT SERVICES	65	0	65
ABINGTON, RACE & PLEASANT	3CDC, MODEL, CORNERSTONE	50	0	50
CARRIE'S PLACE*	OVER-THE-RHINE COMMUNITY HOUSING (OTRCH)	43	0	43
MORGAN APARTMENTS*	MODEL & OTRCH	48	0	48
COLUMBIA FLATS	3CDC	8	28	36
COMMONS ON MAIN*	3CDC & MODEL	67	0	67
PERSEVERANCE	3CDC & OTRCH	32	0	32
WILLKOMMEN	3CDC & MODEL	88	75	163
KEYER ROW	3CDC	5	17	22
AUGUST FLATS	3CDC	3	12	15
ADELINE LOFTS & WEBSTER FLATS	3CDC	12	11	23
THE ANNIE	3CDC	9	20	29
TOTAL		460	200	660

*3CDC PURCHASED 101 HOUSING ASSISTANCE PAYMENT (HAP) CONTRACTS FROM THE TROUBLED JAN AND SENTATE BUILDINGS AND DONATED A PORTION TO THIS PROJECT.

EXAMPLES OF COMPLETED PROJECTS



PERSEVERANCE



WILLKOMMEN



ADELINE & WEBSTER



AUGUST FLATS



**ABINGTON
RACE & PLEASANT**



COLUMBIA FLATS

ARE YOU IN NEED OF AFFORDABLE HOUSING?

CONTACT ONE OF OUR PARTNER AGENCIES FOR INFORMATION ON AVAILABILITY.

While 3CDC has developed many affordable units, our organization does not handle property management on any of the affordable housing projects we have completed -- we work with partner organizations who manage these properties.

AGENCY	BUILDINGS	INCOME LEVELS SERVED	CONTACT INFORMATION
CORNERSTONE RENTER EQUITY	ABINGTON RACE & PLEASANT	50-60% AMI	RENTEREQUITY.ORG CORNERSTONE@CSEQUITY.ORG (513) 369-0114
EPISCOPAL RETIREMENT SERVICES	YMCA	50-60% AMI (SENIORS ONLY)	EPISCOPALRETIREMENT.COM INFO@ERSLIFE.ORG (513) 271-9610
OTR COMMUNITY HOUSING	CARRIE'S PLACE MORGAN APTS PERSEVERANCE JIMMY HEATH HOUSE	30-60% AMI	OTRCH.ORG INFO@OTRCH.ORG (513) 381-1171
URBAN SITES	COLUMBIA KEYER ROW WEBSTER FLATS ADELINE LOFTS AUGUST FLATS	80% AMI, MARKET RATE	URBANSITES.COM INFO@URBANSITES.COM (513) 621-6246
MCCORMACK BARON	MERCER COMMONS	50-60% AMI, MARKET RATE	MCCORMACKBARON.COM INFO@MCCORMACKBARON.COM (513) 835-2110
MODEL GROUP	WILLKOMMEN	50-80% (AMI), MARKET RATE	MODELGROUP.NET LEASING@MODELGROUP.NET (513) 559-5806

FY 2023 INCOME LIMITS SUMMARY

The Dept. of Housing and Urban Development (HUD) annually calculates estimates of median family income for every area in the country. These estimates are used to calculate various income limits, which are defined as percentages of median family income, and vary by the number of persons in a household. HUD uses income limits to define low-income status and resulting eligibility for many of its housing assistance programs. Refer to the chart below to determine your eligibility for rent-restricted units.

CATEGORY	PERSONS IN FAMILY							
	1	2	3	4	5	6	7	8
EXTREMELY LOW (30%) INCOME LIMITS	21,250	24,300	27,350	30,350	35,140	40,280	45,420	50,560
VERY LOW (50%) INCOME LIMITS	35,400	40,450	45,500	50,550	54,600	58,650	62,700	66,750
LOW (80%) INCOME LIMITS	56,650	64,750	72,850	80,900	87,400	93,850	100,350	106,800