



AFFORDABLE HOUSING*

* HOUSING THAT COSTS NO MORE THAN 30% OF A HOUSEHOLD'S GROSS INCOME FOR HOUSING COSTS, INCLUDING UTILITIES. (HUD DEFINITION)



TYPES

- **Naturally Occurring:** Properties that maintain affordable rents without subsidy.
- **Subsidized:** Government-provided financial assistance to reduce housing costs and expenses for households with low/moderate incomes.
- **Types of Subsidy:** Direct subsidy or gap financing, non-profit housing, public housing, rent supplements, and some co-operative and private sector housing. Sometimes funds come from Federal, State, or local affordable housing trust funds.



ROLES

- **Developer:** Entity that manages the development process, including acquiring land, obtaining financing, shepherding the project through City approval processes, and more. The developer works with the property owner (if they are different) to plan for and apply for financing for affordable housing.



ROLES, CONT.

- **Property Owner:** Person/entity that owns a property. Sometimes, but not always, this is the same entity as the developer.
- **Property Manager:** The person or entity who is responsible for managing a property after it has been developed. The property manager negotiates leases, coordinates any necessary repairs, and ensures routine maintenance.



NOTES

- **Note:** If developer receives Federal, State, or local subsidies or incentives, the incentive or subsidy could have strict requirements for affordability, such as the Department of Housing and Urban Development's 30% rule.
- **Locally:** Policymakers and housing experts adhere to HUD's 30% definition of Affordable Housing.





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TRUST FUND

-**Housing Trust Fund:** Funds created by local, state, or Federal government "that receive ongoing dedicated sources of public funding to support the preservation and production of affordable housing and increase opportunities for families and individuals to access decent affordable homes." - Housing Trust Fund Project

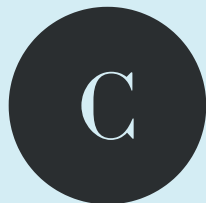


MORE INFO

-**Housing Trust Fund Project:**
<https://housingtrustfundproject.org/>

-**National Housing Trust:**
<https://www.hudexchange.info/programs/htf/>

-**Cincinnati Affordable Housing Trust Fund Ballot Initiative:**
<https://cincihomeless.org/about/advocacy/affordable-housing-trust-fund/>



CONTACT

-**Department of Community and Economic Development (DCED):** Administers certain Federal and State funds, negotiates local tax incentive deals.

-**Call:** 513-352-2435

-**Website:**
<https://choosecincy.com/home-2/our-team/>

-**City Council:**
<https://www.cincinnati.oh.gov/council/>



FIND US

-**Action Tank:**
www.actiontankusa.org

-**Northside Community Council:**
<http://northsidecommunitycouncil.nationbuilder.com/>

-**TENZING:**
https://www.instagram.com/tenzing_art/?hl=en

