

## GLOSSARY

**AHIF:** See “Affordable Housing Investment Fund”

**Area Median Incomes (AMI) for Families** is the income at which half of the families of a particular household size have incomes higher and half have incomes lower. HUD estimated the median family income for a family of four for the Washington Metropolitan Area for 2005 was \$89,300. The U.S. Department of Housing and Urban Development (HUD) computed median incomes by household size from that by formula.

HUD Area Median Incomes (AMI) for Families, 2005							
Income Level	% of Median	Family Size					
		1	2	3	4	5	6
Median Income	100%	\$62,500	\$71,450	\$80,350	\$89,300	\$96,450	\$103,600
Moderate Income	80%	\$50,000	\$57,150	\$64,300	\$71,450	\$77,150	\$82,850
CDBG and HOME	65%	\$40,600	\$46,400	\$52,200	\$58,000	\$62,650	\$67,300
Low - Housing Vouchers (Sect. 8)	50%	\$31,250	\$35,700	\$40,200	\$44,650	\$48,200	\$51,800

**Accessible Housing:** New housing units covered under the Fair Housing Act Amendments Accessibility Guidelines (FHAAG) must meet the following specific accessibility criteria: 1) public and common use areas must be readily accessible to and usable by people with disabilities; 2) all doors "designed to allow passage into and within all premises are sufficiently wide to allow passage by handicapped persons in wheelchairs" [24 CFR 100.205]. These same properties must also meet additional features of adaptable design: accessible route into and through the dwelling unit; light switches, electrical outlets, thermostats and other environmental controls in accessible locations; reinforced bathroom walls to allow later installation of grab bars; and usable kitchens and bathrooms that allow enough space for wheelchair maneuverability.

**Affordable Housing:** As defined by the HUD, any housing accommodation for which a renter or owner household pays 30% or less of its income.

**Affordable Housing Investment Fund (AHIF):** This program, funded by both federal HOME money and local funds, provides financial assistance for the acquisition, development, or rehabilitation of affordable housing for low and moderate income households or for housing-related services assisting such households. This is a competitive program that requires matching funds.

**Affordable Market Rate Housing Units:** See “Market Affordable Units (MARKS).”

**CPHD:** Department of Community Planning, Housing and Development

**CMO:** County Manager's Office

**Committed Affordable Units** are all units that are: 1) wholly owned by nonprofits, excepting any units planned to serve households with incomes above 80% of median family income; or 2) guaranteed by agreement with the federal, state, or County Government to remain affordable to low and moderate income households for a specified period of time through mechanisms such as site plan requirements, contracts with private owners, or Internal Revenue Service (IRS) regulations governing tax-exempt financing; or 3) whose owner received government subsidy to assist with the purchase.

**Community Development Block Grant (CDBG):** CDBG is a federal program providing localities with funds that may be used to address the needs of low and moderate income residents through a variety of housing, neighborhood improvement and economic development activities.

**County Credit Support:** Formerly referred to as a moral obligation, County's credit support is a form of credit enhancement that can lead to a lower interest rate for a project's private financing. The County, subject to annual appropriations, indicates its support for backing certain financial transactions.

**Credit Facility:** A credit facility is a line of credit from a banking institution.

**Density Bonus:** In 2001, the County added a 25% density bonus provision to its Zoning Ordinance. The bonus permits both market-rate and affordable units, with the income from the market-rate units designed to offset the cost of the subsidized units.

**FAR:** Floor area ratio (FAR) is the gross floor area of all buildings on a lot divided by the lot area.

**FY:** Fiscal Year: July 1 to June 30.

**Family:** Two or more related persons occupying a housing unit.

**Family-sized units** are units with two or more bedrooms.

**First Time Home Buyer:** An individual or family who has not owned a home during the three-year period preceding the assisted purchase of a home that must be used as the principal residence of the home buyer.

**Gross Floor Area (GFA):** The total of all floors of a building as measured to the outside surfaces of the exterior walls and including halls, stairways and elevator/mechanical shafts. This area excludes areas within the building used for parking. In addition the County Board may exempt other areas and typically exempts storage in the basement and mechanical closets on balconies.

**HOME** is the HOME Investment Partnerships Act (Federal law of 1990). HOME provides funds for programs involving: 1) acquisition, rehabilitation, and/or new construction of affordable housing; 2) rent assistance; and 3) home ownership assistance. Funds must be committed within specific time frames or HUD may recapture the money. HUD requires a match of 25-30% using local funds.

**HUD:** U.S. Department of Housing and Urban Development

**Homeowners' Grants:** This program, new in FY 2006, provides \$500 grants to low/mod income owner-occupants, with an added \$50 for each dependent. The program serves those with incomes below \$72,000/year and assets, excluding the value of the home, below \$340,000. For those with an increase in real estate taxes at or below the County-wide average, this grant would erase all but about \$100 of the increase.

**Household:** One or more persons occupying a housing unit.

**Housing Assistance:** Housing assistance includes both programs providing housing subsidies and programs providing housing units or beds. Housing subsidy programs include the locally-funded Real Estate Tax Relief and Housing Grants programs and the federally-funded Housing Choice Voucher program (formerly Section 8) and Housing Opportunities for Persons with AIDS (HOPWA). The housing units included are all renter and owner Committed Affordable Units. The housing beds are ones committed to serve persons with disabilities located in group homes or supervised apartments owned or leased by nonprofits.

**Housing Choice Vouchers** (formerly Section 8 Rent Assistance) is a federally funded rent assistance program for low income households. Households must meet income eligibility criteria. Each pays a minimum of 30% of income for rent.

**Housing Grants Program** is a County-funded rent assistance program serving low income working families, elderly persons and persons with disabilities. Rent subsidies typically reduce participant's share of the rent to no more than 40% of income.

**Housing Need:** "Serious housing need" is defined in the County's affordable housing goals as "those earning below 40% of median income who pay more than 40% of their income in rent." "Housing need" is defined in the 2002 Housing Needs Survey as "households at any income level paying over 40% of income for housing (rent or mortgage).

HUD defines "housing problems" as including paying more than 30% of income for rent and/or overcrowding and/or without complete kitchen or plumbing. In 2000, 10,301 renters with incomes below 50% of median faced "housing problems" in Arlington. This data is based on special tabulations of the 2000 Census provided by HUD.

**Housing Reserve Fund (HRF):** The HRF uses private developer donations to help finance the acquisition of units to mitigate displacement of low income tenants, as well as for associated costs such as relocation payments.

**Housing Subsidies** are financial subsidies provided by government to assist households in paying their housing costs. Rent assistance programs in Arlington include the locally-funded Housing Grants program and the federally-funded Housing Choice Voucher program (formerly Section 8) and Housing Opportunities for Persons with AIDS (HOPWA). The Real Estate Tax Relief program assists low and moderate income homeowners through exemptions and/or deferral of real estate taxes.

**Housing Unit:** An occupied or vacant house, apartment, or a single room that is intended as separate living quarters.

**Inclusionary Zoning:** Zoning regulations which create requirements and/or incentives for the development of affordable housing. These may include set-aside requirements or density bonuses.

**Income:** See “Area Median Income (AMI).”

**LPACAP** (or Local Public Assistance Cost Allocation Plan) is a relatively new funding resource involving reimbursement of local costs for administering federal social services programs. The funds are provided through the State. The County Board has committed to using a portion of these LPACAP funds for supportive housing needs.

**MARKS:** See “Market Affordable Units.”

**MIPAP:** See “Moderate Income Purchase Assistance Program.”

**Market Affordable Units (MARKS)** are lower rent units in the private market which receive no County assistance and which the owners have made no commitment to retain as affordable in the future. Determining the number of market rate affordable units is complicated because the affordability varies, depending on family size and income compared to unit size and rent.<sup>1</sup> MARKS are “affordable” based on paying no more than 30% of income for rent. The County has calculated the number of Rental MARKS for three income levels: 60%, 50% and 40% of HUD median family income. MARKS-60% are units affordable to households with incomes at 60% of median; MARKS-50% are affordable at 50% of median income; MARKS-40%, at 40% of median. Committed Affordable Units are excluded from the MARKS totals.

**Median Income:** See “Area Median Incomes (AMI) for Families.”

**County Credit Support:** The County backed the credit facility with County credit support. The County’s obligation on the facility is legally limited. The County did not pledge its taxing

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<sup>1</sup> In County calculations of affordable market-rate housing: 1) the statistics on income are based on U.S. Department of Housing and Urban Development (HUD) median family incomes for the Washington Metropolitan Area; 2) the household sizes per unit type are based on Internal Revenue Service (IRS) standards for housing financed through federal tax-exempt bonds; 3) the number of units and rents are calculated using the County’s Rent and Vacancy survey conducted by the Housing and Community Development Division; and 4) as the response rate to the County survey is below 100%, the numbers of units identified as affordable are extrapolated to equal a 100% response.

authority or full faith and credit, but the County's statement creates an expectation in the financial markets that future County Boards, while not legally obligated to fulfill the commitment, would in fact, fulfill its obligation.

**Moderate Income Purchase Assistance Program (MIPAP):** This program provides financial assistance for down payments and/or closing costs for first-time home buyers with incomes below 80% of median family income.

**Real Estate Tax Relief Program:** This locally-funded program provides exemptions and deferrals of real estate taxes to income-eligible elderly and disabled households.

**Rent Assistance:** Financial subsidies provided by government to assist households in paying their monthly rent. Rent assistance programs in Arlington include the locally-funded Housing Grants program and the federally-funded Housing Choice Voucher program (formerly Section 8) and Housing Opportunities for Persons with AIDS (HOPWA).

**Renter Unit:** Any occupied housing unit that is not owner-occupied, including units rented for cash, and those occupied without payment of cash rent.

**Section 8:** See "Housing Choice Vouchers."

**Serious Housing Need:** See "Housing Need."

**Set-Aside:** Term used to identify the quantity of units in a residential project that will be reserved for low and moderate income households.

**Site Plan:** In certain zoning districts development is allowed by a Special Exception Site Plan. The Site Plan allows development at a higher density and height than allowed by right in that district. The Site Plan is approved by the County Board after a public review process and a public hearing by the Planning Commission.

**Tax Credits** are sold to private investors to raise funds for affordable housing projects under the federal Low Income Housing Tax Credit (LIHTC) provisions.

**Tax-Exempt Bonds** are multi-family revenue bonds issued to provide mortgage financing for affordable housing projects.