

Glossary

Accessory Dwelling Unit

An accessory dwelling unit is a self-contained dwelling unit with a separate entrance and kitchen that functions independently from the primary dwelling. Accessory dwelling units are often seen as a form of affordable housing, as the units are typically small and therefore less expensive. These units also help to create more infill and density within the urban area.

Affordable Housing

As defined by the U.S. Department of Housing and Urban Development, a household should pay no more than 30 percent of monthly income for housing.

Affordable Housing Distribution Method

A formula and methodology for determining need and distributing affordable housing, and results in a determination of the region's overall need for affordable housing.

Affordable Housing Benchmark Need

Estimate of the total need for affordable housing in the Metro region. The formula redistributes households based on the percent of households in the region in H-TAC defined income groups for 1995, when the most recent data is available. The Benchmark Need may understate the actual affordable housing need because the method assumes that households will purchase or rent housing commensurate with their income level. Units that appear affordable may not necessarily be available to low-income households as households at higher income levels may occupy them.

Affordable Housing Goal (Fair Share Targets/Strategy)

As defined by the RUGGOs: "Each city and county within the region working with Metro to establish local and regional policies that will provide the opportunity within each jurisdiction for accommodating a portion of the region's need for affordable housing." As stated in the Regional Framework Plan (RFP), specific numerical targets of additional affordable housing units for development by each jurisdiction that allow the region to reach its affordable housing goal.

Affordable Housing Production Goals

H-TAC decided to replace the term "fair share targets" with "affordable housing production goals" because the latter conveys properly the region's cooperative effort towards achieving livable communities. Affordable housing production goals were developed by first estimating the total need (or "benchmark") for affordable housing. H-TAC estimates that if all households with incomes at or below 50% MHI paid no more than 30% of income for housing through 2017 there will be a need for 90,479 affordable units in the region.

Affordability Requirements

Affordability requirements are generally included through funding mechanisms in the development and construction of affordable housing, typically they place restrictions on the rent for a specified time period. The length of the requirement can range from 5 to 60 years.

American Housing Survey

The American Housing Survey gives data on apartments, single-family homes, mobile homes, vacant homes, family composition, income, housing and neighborhood quality, housing costs, equipment, fuels, size of housing unit, and recent movers. National data are collected every other year, from a fixed sample of about 50,000 homes, plus new construction each year. The survey started in 1973, and has had the same sample since 1985, providing a picture of the changes in homes and households over the years. In

some metropolitan areas additional samples are taken every 4-6 years, to measure local conditions. The surveys are conducted in person and on telephone by the Bureau of the Census for the U.S. Department of Housing and Urban Development.

Assisted Housing

Housing where subsidies are provided in order to make costs affordable for specific income groups, typically those making less than 80 percent of the median household income.

Best Practices

A best practice must be replicable in other areas of the country, region, or local jurisdiction and generate a significant and demonstrable positive impact on those being served or managed.

Community Land Trusts

A community land trust (CLT) is a democratically controlled community based, nonprofit organization established for the purpose of removing land permanently from the speculative market and maintaining it as a community resource. The CLT serves as a trustee or steward in perpetuity of the land it controls. CLT property is separated into two components: the land and the buildings on it. Individuals, families, cooperatives, or other legal entities may own the buildings and enter into long-term ground leases for the use of the land. When a leaseholder moves they may retain the value of their initial investment, any improvements made during their tenure, and some portion of any additional equity created by changes in the market, but the equity they may realize is limited by a resale formula. The rest of the equity remains with the land to preserve housing affordability for future residents. The CLT retains the first option to purchase and resell the building.

Consolidated Plan

To receive funds from HUD, jurisdictions must produce a Consolidated plan every five years. The Consolidated Plan outlines the housing needs and priorities of the entitlement community and identifies areas most in need of funding for the five-year cycle. Jurisdictions within one county can cooperate to complete one Consolidated Plan, and dollars for communities with a population less than 50,000 are channeled through the county.

Density

The permitted number of dwelling units per gross area of land to be developed pursuant to State and local regulations.

Downzoning

Changing the zoning of a residential parcel to allow fewer units per acre.

Fair Market Rent

Fair Market Rents (FMRs) established by the Department of Housing and Urban Development (HUD) for FY 1998. HUD uses the FMRs to determine the eligibility of rental housing units for the Section 8 Housing Assistance Payments program. FMRs are gross rent estimates. They include shelter rent plus the cost of all utilities, except telephones. The level at which FMRs are set is expressed as a percentile point within the rent distribution of rental housing units. The current definition HUD uses is the 40th percentile rent paid by recent movers into modest but adequate existing, unsubsidized units -- that is, the dollar amount below which 40% of these units were are rented in the last 15 months.

Floor Area Ratio

Floor area ratio is a way to measure how much of a piece of land is taken up with building. In other words, it refers to the ratio of building area to the lot size. For example, if a building is 15 stories and covers an entire lot, the FAR would be 15:1.

Housing Authority

Non-Federal entities that administer low-income housing programs. Housing Authorities are not part of HUD, although they may receive HUD funding for some of their programs to assist them as they manage programs that assist low or very-low income individuals.

Housing Wage

The amount a worker would have to earn in order to work 40 hours per week and afford a one or two bedroom apartment (depending on household size) at the fair market rent. In this region the housing wage is \$10-13 per hour.

Local Improvement District (LID)

Local Improvement Districts (LIDs) are a means of assisting property owners in financing needed capital improvements through the formation of special assessment districts. Special assessment districts allow improvements to be financed and paid for over a period of time through assessments on the benefiting properties.

Low Income Housing Tax Credits

Created by the Tax Reform Act of 1986, the LIHTC program gives States the equivalent of more than \$3 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households.

Median Household Income (MHI)

Median household income is the median annual income for households. The median income is the dollar amount which divides the income distribution into two equal groups- half with income above the median and half with income below the median.

Metro Region

The 24 cities and urbanized portions of Clackamas, Multnomah and Washington counties.

NIMBY

NIMBY- Not In My Back Yard- is the motivation and ability of residents to protect their communities from facilities and activities which they feel will be somehow adversely affect them or their communities. It refers specifically to the protectionist attitudes of and oppositional tactics adopted by community groups facing an "unwelcome development" in their neighborhood.

Planned Unit Development

A Planned Unit Development (PUD) as defined in "The Illustrated Book of Development Definitions" is an area of minimum contiguous size, as specified by ordinance, to be planned and developed as a single entity containing one or more residential clusters or planned unit residential developments, and one or more public, quasi-public, commercial or industrial areas in such ranges of ratios of nonresidential uses to residential uses as shall be specified.

Public-Private Partnerships

Joint efforts between the public and private sectors in which both provide a service or benefit towards a common goal. This partnership can help facilitate efforts to address problems with innovative solutions.

Real Estate Location Model (RELM)

A microeconomic model that attempts to replicate the workings of the real estate market in a manner consistent with microeconomic theory. The model simultaneously determines total housing demand, housing location choice, housing tenure choice, housing type choice, housing price, rental rates, land

prices, and land consumption in conjunction with each location choice's regulatory and physical capacity for a given housing price level.

Setback Requirements

The distance a structure is set back from a street, another structure, or the rear end of the lot.

State Land Use Planning Goals

Since 1973, Oregon has maintained a strong statewide program for land use planning. The foundation of that program is a set of 19 statewide planning goals. The goals express the state's policies on land use and on related topics, such as citizen involvement, housing, and natural resources.

Tenure

Whether a resident owns or rents their home.

Upzoning

Involves the selective rezoning of residential land to allow greater density (measured by the number of housing units that can be placed on a parcel of land). Higher density can include both multi-family and single-family housing.

Urban Growth Boundary

The urban growth boundary (UGB) separates urban and urbanize land from rural land. State law requires that a 20-year supply of urbanizable land be included inside its borders at all times.