Braddock East Planning Process
Glossary of Terms – March 19, 2008

This glossary of terms will serve as a reference for the Braddock East Planning Process. As the project moves forward, additional terms will be added to this glossary as definition or clarification of terms are requested.

Terms
• Affordable for-sale housing
• Affordable Housing
• Area Median Income
• Community Housing Development Organization
• Extremely Low-Income Housing
• Floor Area Ratio
• HOPE VI
• Live/Work Units
• Low-Income Housing
• Low-Income Housing Tax Credits
• Mixed-Income Housing Developments
• Mixed-Use Development
• Public Housing
• Public Housing Authority
• Section 8/Housing Choice Voucher Program
• TIF
• Townhouse
• Very-Low Income Housing
• Workforce Housing

Affordable for-sale housing: Income-restricted units that may include price reductions, down payment assistance, construction write-downs, and “silent second mortgages.” These units are typically targeted to families at or below 80% of the median income level.

Affordable housing: For rental housing, this term describes units that can be secured and maintained by a household expending no more than 30% (including utility costs) of its annual income. This particularly applies to households with incomes at or below 60% of the Area Median Income, as established by the U.S. Department of Housing and Urban Development (HUD) each year.

Area Median Income (AMI): Median family income reflects the income level at which half of all families earn more and half earn less. AMI is established by the U.S. Department of Housing and Urban Development (HUD) for every county and metropolitan area. The 2008 AMI in the Washington-Arlington-Alexandria area for a
family of four is $99,000. Families with annual incomes below 80% of AMI, or $61,500 in Alexandria, are considered low-income by HUD and are eligible for special programs and benefits.

Community Housing Development Organization (CHDO): A private, nonprofit organization with a 501(c) federal tax exemption that provides affordable housing as one of its purposes in its charter, articles of incorporation of by-laws. A CHDO must serve a specific, delineated geographic area; either a neighborhood, several neighborhoods, or the entire community, but not the entire state.

Extremely Low-Income Housing: Housing reserved for occupancy or ownership by persons or households whose annual gross income does not exceed 30% of the Area Median Income for households of the same size in metropolitan statistical area, as defined by the U.S. Department of Housing and Urban Development (HUD).

Floor Area Ratio (FAR): The ratio of the total building floor area to the total land area. To calculate FAR, the total building square footage is divided by the site size square footage. This is used in zoning to manage density.

HOPE VI: A federally funded grant program available to Public Housing Authorities to rehabilitate and redevelop public housing developments. Funding may also be used for demolition of severely deteriorated public housing, acquisition of sites for off-site construction, and community and supportive service programs for residents; including those relocated as a result of revitalization efforts. HOPE VI funding is managed by the U.S. Department of Housing and Urban Development (HUD).

Live/Work Units: Living units that are zoned to allow small businesses to operate from a portion of the structure, generally characterized by small retail or service oriented businesses or artist studies.

Low-Income Housing: Housing reserved for occupancy or ownership by persons or households whose annual gross income does not exceed 80% of the Area Median Income for households of the same size in metropolitan statistical area, as defined by the U.S. Department of Housing and Urban Development (HUD).

Low-Income Housing Tax Credits (LIHTC): A tax credit created under the Tax Reform Act of 1986 that gives incentives for the utilization of private equity in the development of affordable housing aimed at low-income households. The tax credits provide a dollar-for-dollar reduction in a taxpayer's federal income tax for funding the construction or rehabilitation of housing. In Virginia, LIHTCs are awarded on a competitive basis by the Virginia Housing Development Authority (VHDA). Units financed with LIHTCs are typically restricted to households earning no more than 60% of Area Median Income.
Mixed-Income Housing Development: Housing development targeted at households with a range of income levels. This range of income may include very-low and assisted units to unassisted or market rate units.

Mixed-Use Development: Housing development that provides residential, retail, service or office uses in a concentrated environment.

Public Housing: Income-restricted housing units that are targeted to extremely low- to low-income families. Residents pay 30% of their adjusted income as rent and HUD provides the local housing authority with subsidies to maintain the units and the developments in which they are located.

Public Housing Authority: A public agency charged with administering federally-funded housing programs targeted to low-income households. Housing Authorities are responsible for the management and operation of its public housing developments and may also operate other types of housing programs.

Section 8/Housing Choice Voucher Program: A federal program that provides rental assistance to low-income families in the form of a voucher. Families with a Section 8 voucher usually pay 30% of their adjusted income monthly income towards rent and the public housing authority covers the difference between the family’s rent contribution and the full rent for the home.

TIF (Tax Increment Financing): A technique used by local governments to capture the future tax benefits of publicly financed improvements to pay the present cost of implementing improvements. The developer will front related costs to finance public improvements. To repay the developer the taxing jurisdiction agrees to set aside all or some of the tax revenues above the predefined base level (tax increment) generated in that area during the financing period.

Townhouse: A building that has single-family dwelling units erected in a row as a single building on adjoining lots, each being separated from the adjoining unit or units by a fire wall (to be constructed in accordance with city codes and ordinances), along the dividing lot line, and each such building being separated from any other building by space on all sides.

Very-low income housing: Housing reserved for occupancy or ownership by persons or households whose annual gross income does not exceed 50% percent of the Area Median Income for households of the same size in the metropolitan statistical area, as defined by the U.S. Department of Housing and Urban Development (HUD).

Workforce Housing: Workforce housing does not have a strict definition but has come to be defined as housing units that target households of moderate incomes. Moderate income may include incomes ranging from 50% - 120% of Area Median Income.
Workforce housing may include both rental and ownership housing.