

**Dane County Comprehensive Plan
Housing and Economic Development Work Group
GLOSSARY of HOUSING TERMS**

Accessible Housing – Housing that enables disabled individuals to live as independently as possible through accessible design features that meet the American with Disabilities Act (ADA) accessibility standards.

Accessible Design - Refers to housing or other dwelling requirements for accessibility found in state, local and model building codes, as well as regulations including the Department of Housing and Urban Development's program 202 and 811, section 504, the Fair Housing Act Amendments of 1988, the American National Standards Institute (ANSI) Standards A117.1-1986, 1992, and the Uniform Federal Accessibility Standards (UFAS). These laws dictate standards dimensions and characteristics for such features as door widths, clear space for wheelchair mobility, audible and visual signals, grab bars, switch and outlet height, and more.

Accessibility Standards - The Americans with Disabilities Act (ADA) regulates the accessibility of public buildings and facilities.

Accessory Apartments (“Granny” Apartments) – A separate and complete dwelling unit that is contained on the same lot as the structure of a single-family dwelling or business.

Americans with Disabilities Act (ADA) —Provides federal civil rights protection to individuals who are physically or mentally disabled. The ADA prohibits discrimination against the disabled in employment, public services, public accommodations, and telecommunications. Entities that are covered by the ADA must make reasonable accommodation, which involves adapting programs, facilities, or work places to allow disabled individuals to participate in the program of services.

Adaptable design – Housing design that allows some features of a dwelling to be changed to meet the needs of a person with a disability; changes are possible without the use of skilled labor and without changing structures or materials.

Adaptive Reuse – The conversion of surplus and/or outmoded buildings to economically viable new uses including housing.

Affordable Housing – Housing units where the occupant is paying no more than 30 percent of gross income for housing costs, including taxes and utilities (applies to owners and renters).

Affordable Units – Residential dwellings that are rented or sold at a price within the range of low- to moderate-income households.

Affordability Period - The time period for which rent restrictions or resale restrictions apply to housing that has been assisted by government funding.

Appraisal – A systematic method of determining the market value of property/the estimate of the value of real property. The most common method for single family units is the sales-comparison approach in which the estimate of value is obtained directly from experiences in the real estate market

Below-Market-Rate (BMR) Housing – Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit; or the financing of housing at less than prevailing interest rates.

Building Code – The State of Wisconsin has a uniform dwelling code that must be followed for the construction and inspection of all one- and two-family dwellings in the state. Local communities in the state have enforcement responsibilities related to the code, which can be found in the Administrative Rules for the Department of Commerce (COM 20 – COM 25).

Capital Market Real Estate Cycle – Refers to the distribution of real estate assets between sellers and buyers in the context of the creation of real estate value through new construction, which impact capitalization rates and responds to changes in vacancy rates and changes in income of real estate assets. (Note: Real Estate Value = the income of physical real estate assets divided by the capital market real estate cycle's capitalization rates).

Cluster Development – A development design technique that concentrates buildings in specific areas on a site to allow remaining land to be used for recreation, common open space, or the preservation of historically or environmentally sensitive features.

Community Development Corporation (CDC) - A local, non-profit entity organized to address long-term community revitalization by building affordable housing, assisting or starting small businesses, and creating jobs

Community Housing Development Organization (CHDO) - Under the HOME Program, a CHDO is a private, non-profit, 501(c)(3) tax exempt organization that has, among its purposes, the provision of decent, affordable housing to low- and moderate-income persons. CHDOs must, among other things, have demonstrated capacity for carrying out activities funded with HOME funds, and must maintain at least one-third of its governing board's membership for residents of low income neighborhoods, other low income community residents, or elected representatives of low income neighborhood organizations.

Community Land Trust (CLT) - A private non-profit corporation created to acquire and hold land for the benefit of a community and provide secure

affordable access to land and housing for community residents. In particular, CLTs attempt to meet the needs of residents least served by the prevailing market.

Compact Development – The development of buildings, parking areas, streets, driveways, and public spaces in a way that maximizes proximity and connectivity, which also facilitates alternative transportation choices.

Condominium - A form of property ownership in which each owner holds title to his/her individual unit, plus a fractional interest in the common areas of the multi-unit project. Each owner pays taxes on his/her property, and is free to sell or lease it.

Cooperative - A type of common property ownership, such as when the residents of a multi-unit housing complex own shares in the corporation that owns the property, rather than owning their own units. (also referred to as a co-op.)

Contract Rent – Market rents for housing.

Density – The number of dwelling units permitted per net acre of land.

Department of Housing and Urban Development – (HUD) Federal agency responsible for encouraging housing development.

Developable Land – Refers to the land available for development, including residential development.

Eminent Domain - The right of a government to seize private property for public use, in exchange for payment of fair market value.

Equity - The market value of real property, less the amount of existing debt or liens.

Exaction Programs – Exact land, fees, or rights from developers in exchange for developing property (“linkage fees” are the most well-known type of exaction used to offset the costs of new developments).

Fair Housing Act - The Fair Housing Act makes it illegal to deny housing, refuse to rent, sell, or negotiate, or offer different terms and considerations because of race, color, religion, sex, national origin, handicap, or familial status.

Fair Market Rent – The rent, including allowances, determined by the U.S. Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

Fair Market Value – The price in terms of money that a property will bring in a competitive and open market under all conditions of a fair sale, the buyer and seller each prudently knowledgeable, and assuming the price is not affected by undue stimulus.

Federal Housing Administration – (FHA) A government agency whose primary purpose is to insure residential mortgage loans.

Fee Waivers – Waivers applied to the one-time impact fee typically charged to developers for building new developments, which can vary by location and be adjusted for different types and sizes of development.

Hamlet – An existing or planned settlement, predominantly residential, that accommodates development in a more compact form than might occur otherwise in scattered clusters and single-tract, standard-design subdivisions on nearby individual tracts of land.

Historic Building Code – Administered by the Department of Commerce (COM 70), the historic building code applies to the rehabilitation of locally designated historic buildings.

Homeless Shelter – A facility providing temporary housing to single men, single women, or women with children who are homeless, transient, or indigent, which may also provide ancillary services such as meals and counseling. Shelter nights may be limited.

Household – All persons living in a housing unit regardless of whether they are related to the householder.

Householder – The person who owns or rents the housing unit.

Housing Development Capacity – Refers to the ability of developers to build housing in a community.

Housing Starts - The number of residential building construction projects begun during a specific period of time, usually a month; a key economic indicator.

Housing Trust Fund – A pool of money available for housing projects as revolving loan funds to “fill financial gaps” to make residential projects feasible.

Housing Type – Refers to whether the housing units are single-family detached homes, duplexes, multi-family structures, or mobile homes (manufactured housing).

Housing Unit – A house, apartment, mobile home (manufactured housing), single room or group of rooms occupied (or intended for occupancy) as separate

living quarters. Occupants may be one person, one or more families, or a group of unrelated persons who share living arrangements.

HUD - U.S. Department of Housing and Urban Development - The department within the federal government that is mandated by Congress to create conditions for every family to have decent and affordable housing, to ensure equal housing opportunities for all, and to strengthen and enrich the nation's communities. Offices are located at the national and state levels.

Impact Fee – A payment of money imposed on development activity as a condition of granting development approval in order to finance the facilities needed to service the new growth and development activity.

Incentive Zoning – A type of zoning practice that offers incentives to land developers in exchange for the provision of a percentage of affordable housing.

Inclusionary Zoning – Regulations intended to increase the range of housing choice by requiring a certain number of units in a new development to be set aside as “affordable.” Inclusionary programs may apply to both rental and owner-occupied units; they may also be regulatory or voluntary.

Infill Development – Refers to development on vacant or under-used land within built-up urban areas. Infill can range from construction of single-family housing on one or two adjacent lots to development of entire city blocks containing residential and/or commercial uses.

Land Lease - A lease in which only the land is rented. (Also called a ground lease.)

Lease-up Period - The amount of time it takes for a building, such as multi-family housing, to reach a stable occupancy rate and income stream.

Low Income Housing Tax Credit (LIHTC) - A competitive federal program administered by the state that grants income tax credit to developers who build or substantially rehabilitate affordable rental housing. The tax credits are used to raise project equity.

Low-Income Person or Household - A person or household whose annual (gross) income does not exceed 80 percent of the area median income, as determined by HUD, with adjustments for smaller and larger families.

Median Income - A determination made through statistical methods establishing a middle point for determining income limits. Median is the amount that divides the distribution into two equal groups: one group having income above the median and the other group having income below the median.

Mixed Use Development – A single building containing more than one type of land use or a single development of more than one building and use, where the different types of uses are in close proximity, planned as a unified complimentary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas.

Moderate-Income Person or Household - A person or household whose annual (gross) income does not exceed 120 percent of the area median income, as determined by HUD, with adjustments for smaller and larger families.

Multiple-family Building – A detached building designed and used exclusively as a dwelling unit by three or more families occupying separate suites.

New Town Development – Moderately sized planned communities that offer residents an alternative to congestion and sprawl through a livable and pedestrian-friendly development pattern.

New Urbanism – The process of reintegrating the components of modern life - housing, workplace, shopping and recreation – into compact, pedestrian-friendly, mixed-use neighborhoods linked by transit and set in a larger regional open space framework.

Real Estate - A piece of land, including the air above it and the ground below it, and any buildings or structures on it; a capital good that produces a flow of services over time. (Also called realty.)

Real Estate Market (or submarket) – The geographic area where the per unit price of real estate services is constant; the area includes all property influenced by the same economic conditions.

Real Estate Demand – A function of the price of services (rent/homeownership), household income, the cost of other goods and services, household preferences/lifecycle stages, consumer expectations, and the number of households in the market (affected by the rate of household formation and the net migration of households).

Real Estate Supply – A function of land prices, construction costs, interest rates, operating costs, the Federal Tax Code (tax rates, depreciation, other provisions), and other regulations.

Residential Property - Property that is zoned for single-family homes, multi-family apartments, townhouses, condominiums, and/or co-ops.

Property Real Estate Value Cycles – Refers to the recovery, expansion, hypersupply, and recession stages of property, which is impacted by economic, financial, and demographic factors.

Physical Real Estate Cycles – Deals with the interaction between the supply and demand of real estate in the context of vacancy and rental rates, which impacts the income of real estate assets. (Note: Real Estate Value = the income of physical real estate assets divided by the capital market real estate cycle's capitalization rates)

Secondary Market - Markets into which originating lenders sell their loans to investors who are seeking longer-term investments (such as Fannie Mae).

Section 504 - Section of the Handicapped Accessibility/Architectural Barriers Act that requires all public buildings to be designed, constructed, or renovated to provide access for physically handicapped persons.

Single Room Occupancy – A residential facility/multifamily residential building in which furnished rooms are rented on a weekly or monthly basis and which provides common facilities and services for laundry, cleaning, and meals.

Subdivision Regulation – The control of the division of a tract of land by requiring development according to design standards and procedures adopted by ordinance.

Tax Increment District – A contiguous geographic area within a redevelopment area defined and created by resolution or ordinance of the governing body of the municipality.

Tax Increment Financing (TIF) – A tool used by cities, incorporated villages, and other development authorities to finance certain types of development costs. The public purposes of TIF are the redevelopment of blighted areas, construction of low- and moderate – income housing, provision of employment opportunities, and improvement of the tax base. With TIF, a city “captures” the additional property taxes generated by the development that would have gone to other taxing jurisdiction and uses the ‘tax increments’ to finance the development costs.

Townhouse – A one-family dwelling unit, with a private entrance, which is part of a structure whose dwelling units are attached horizontally in a linear arrangement, and having a totally exposed front and rear wall to be used for access, light, and ventilation.

Tenure – Refers to whether the housing unit is owner-occupied or rented by the occupant.

Town Center (Town Square) – A center that has a high investment in public facilities and services, several neighborhoods with a highly diverse housing stock

and a central core of retail, office, and community facilities that meets the daily needs of area residents.

Transitional Housing Shelter – Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs.

Universal Design: Items that are usable by most people regardless of their level of ability or disability can be considered universally usable.

Vacant Housing Unit - A housing unit which is either empty or occupied by persons with a permanent residence elsewhere.

Workforce Housing – Housing affordable to workers at or above the average wage or households at or below the average household income.

Zero-lot-line – A detached single-family unit distinguished by the location of one exterior wall on a side property line.

Zoning district – Any section or sections of a jurisdiction for which regulations govern land use, density, bulk, height, and coverage of buildings and other structures are uniform.