

GLOSSARY

Accessory Dwelling Unit (ADU): Accessory dwelling units (ADU), which are sometimes called “mother-in-law units,” are extra living units created on the property of a single-family home. An ADU has a kitchen, bathroom and sleeping facilities. Subject to local regulations, ADUs may be located either inside, attached to, or detached from the primary home.

Actions: Discrete steps that are taken as a sequence to meet our housing goals. Different actions are part of different action categories:

- **Determination actions:** Actions taken to identify or evaluate what must happen to achieve a goal.
- **Partnership Actions:** Actions taken to plan and collaborate with the community to determine which further actions are realistic.
- **Triage actions:** Actions to Prioritize and Fund additional and more concrete actions
- **Implementation actions:** Actions which materialize the previous actions into our housing conditions.
 - o **Regulation actions:** Actions which change municipal code and incentivize the community we envision
 - o **Supporting actions:** Actions which support community-based relationships to create our ideal community vision.
- **Monitoring actions:** Actions which check if our previous steps are leading us towards our vision.
- **Maintenance actions:** New actions that close the gap between our current community and our ideal community.

Affordable housing: The United States Department of Housing and Urban Development (HUD) considers housing to be affordable if the household is spending no more than 30 percent of its income on housing costs (rent, mortgage payments, utilities, etc.). A healthy housing market includes a variety of housing types that are affordable to a range of different household income levels. However, the term “affordable housing” is often used to describe income restricted housing available only to qualifying low-income households. Income-restricted housing can be located in public, nonprofit, or for-profit housing developments. It can also include households using vouchers to help pay for market-rate housing (see “Vouchers” below for more details).

American Community Survey (ACS): This is an ongoing nationwide survey conducted by the U.S. Census Bureau. It is designed to provide communities with current data about how they are changing. The ACS collects information such as age, race, income, commute time to work, home value, veteran status, and other important data from U.S. households.

Area median income (AMI): This is a term that commonly refers to the area-wide median family income calculation provided by the federal Department of Housing and Urban Development (HUD) for a county or metropolitan region. Income limits to qualify for affordable housing are often set relative to AMI. In this report, unless otherwise indicated, AMI refers to the HUD Area Median Family Income (HAMFI).

A Regional Coalition for Housing (ARCH): ARCH is a partnership of the County and 15 East King County cities, including Bellevue, who have joined together to preserve and increase the supply of housing for low- and moderate-income households on the Eastside.

Cost burden: When a household spends more than 30 percent of their gross income on housing costs, including utilities, they are cost-burdened. When a household pays more than 50 percent of their gross income on housing, including utilities, they are *severely* cost-burdened. Cost-burdened households have less money available for other essentials, like food, clothing, transportation, and medical care.

Displacement: Displacement or gentrification has generally been defined as “a process of neighborhood change that includes economic change in a historically disinvested neighborhood by means of real estate investment and new higher-income residents moving in, as well as demographic change, not only in terms of income level, but also in terms of changes in the education level or racial make-up of residents.” These shifts can be seen by people as positive, while others experience the downside.

Fair market rent (FMR): HUD determines what a reasonable rent level should be for a geographic area and sets this as the area’s fair market rent. Housing choice voucher program voucher holders are limited to selecting units that do not rent for more than fair market rent.

Faith-based organization: An organization that is rooted in a particular religious faith and carries out programs and services consistent with the tenets of that faith.

Floor area ratio (FAR): The relationship between the total amount of floor area that is permitted for a building and the total area of the lot on which the building stands. For example, if a site is 10,000 square feet in area, a floor area ratio (FAR) of 2.0 would allow a building area of 20,000 square feet.

Household: A household is a group of people living within the same housing unit. The people can be related, such as family. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, is also counted as a household. Group quarters of the population, such as those living in a college dormitory, military barrack, or nursing home, are not considered to be living in households. The census sometimes refers to "occupied housing units" and considers all persons living in an occupied housing unit to be a single household. So, Census estimates of occupied housing units and households should be equivalent.

Household income: The census defines household income as the sum of the income of all people 15 years and older living together in a household.

Housing Trust Fund: The ARCH Housing Trust Fund was created by ARCH member cities in 1993 to directly assist the development and preservation of affordable housing in East King County. The trust fund is capitalized by both local general funds and locally controlled, federal Community Development Block Grant funds.

Income-restricted housing: This term refers to housing units that are only available to households with incomes at or below a set income limit and are offered for rent or sale at a below-market rates. Some income-restricted rental housing is owned by a city or housing authority, while others may be privately owned. In the latter case the owners typically receive a subsidy in the form of a tax credit or property tax exemption. As a condition of their subsidy, these owners must offer a set percentage of all units as income-restricted and affordable to household at a designated income level.

Inclusionary zoning: Inclusionary zoning is a regulatory tool that incentivizes or mandates affordable housing in exchange for additional residential development capacity, generally height, floor area ratio or other benefits to the development. Under an incentive approach, additional development capacity is provided only if the developer elects to provide a certain amount of affordable housing. Under the mandatory approach, the developer is required to provide affordable housing in exchange for changes to regulations or other benefits already applied to the development.

Low-income: Families that are designated as low-income may qualify for income-subsidized housing units. HUD categorizes families as low-income, very low-income, or extremely low-income relative to area median family incomes (MFI), with consideration for family size.

Income Category	Household Income
Extremely low-income	30% of HAMFI or less
Very low-income	30-50% of HAMFI
Low-income	50-80% of HAMFI
Moderate income	80-100% of HAMFI
Above median income	>100% of HAMFI

Market-rate housing: housing that already exists or is part of a proposed development that is based on existing area market values and demand, rather than relying on any kind of subsidies or government assistance.

Median family income (MFI): The median income of all family households in the metropolitan region or county. Analyses of housing affordability typically group all households by income level relative to area median family income. The median income of non-family households is typically lower than for family households. In this report, both MFI and AMI refer to the U.S. Department of Housing and Urban Development Area Median Family Income (HAMFI).

Multifamily Tax Exemption: A state law (RCW 84.14) that allows cities to exempt multifamily housing from property taxes in urban centers with insufficient residential opportunities. In this program, the city defines a residential target area or areas within an urban center; approved project sites are exempt from ad valorem property taxation on the residential improvement value for a period of eight or 12 years. The 12-year exemption requires a minimum level of affordable housing to be included in the development. The eight-year exemption leaves the public benefit requirement to the jurisdiction's discretion and carries no affordable housing requirement.

Policies: A distillation of the strategy into a handful of guidelines which are appropriate for inclusion in our city's Comprehensive Plan.

RCW 36.70A. 070: The law requires that the comprehensive plans of cities and counties include a rural element which shall serve to ensure that rural areas are developed in a manner that is consistent with the rural character of the area and reduce the inappropriate conversion of undeveloped land into other types of development.

Short Plat: A short sub-division. A division of property into four or fewer lots outside the Urban Growth Area and nine or fewer lots in the Urban Growth Area. This is different than a sub-division.

Subsidized housing: Public housing, rental assistance vouchers, and developments that use Low Income Housing Tax Credits (LIHTC) are examples of subsidized housing. Subsidized housing lowers overall housing costs for people who live in it. Affordable housing and subsidized housing are different, even though they are sometimes used interchangeably.

Statute: Laws passed by a legislature.

Tenure: Tenure references the ownership of a housing unit in relation to the household occupying the unit. According to the US Census Bureau, a housing unit is "owned" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned" only if the owner or co-owner lives in it. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

Transit Oriented Development: A compact, walkable, pedestrian-oriented, mixed-use community centered on a high-capacity transit station.

Universal design: The design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. (National Association of Home Builders)

Virtual village: An organization, usually staffed by a combination of volunteers and paid staff, that provides services to paying subscribers, typically the elderly or the disabled, to allow them to remain in their homes.

Vouchers (Tenant-based and Project-based): HUD provides housing vouchers to qualifying low-income households. These are typically distributed by local housing authorities. Vouchers can be "tenant-based", meaning the household can use the vouchers to help pay for market-rate housing in the location of their choice. They pay the difference between the fair market rent and 30 percent of the tenant's income. Or the vouchers can be "project-based", meaning they are assigned to a specific building.

ACRONYMS

ADU: Accessory Dwelling Unit

ACS: American Community Survey

AMI: Area median income

ARCH: A Regional Coalition for Housing

FMR: Fair market rent

FAR: Floor area ratio

HAMFI: HUD Area Median Family Income

HUD: Housing and Urban Development

MFI: Median family income