



## Terms to Know

**Accessible Housing:** Housing that is completely modified to accommodate persons with disabilities.

**Affordable Housing:** Typically rental or ownership housing costing no more than 30% of a household's gross monthly income before taxes.

**Area Median Income (AMI):** The middle income in a specific area; half of households of a particular size have incomes higher and half have incomes lower; based on metropolitan area incomes and household sizes; used to determine eligibility for housing programs. In James City County, the FY2017 AMI for a family of four is \$73,000.

**Attainable Housing:** A term sometimes used to refer to housing that is affordable to a broad range of individuals and households in the workforce.

**Community Development Block Grant (CDBG):** A HUD (federal) program that provides grants to cities, counties and states to undertake community development efforts, including housing production and preservation.

**Cost Burdened:** A household paying more than 30% of its income for housing.

**Fair Market Rents (FMR):** The average rent amount calculated by HUD for different size units, for the purpose of determining the amount of housing subsidy available to participants.

**Family-Sized Units:** Generally units with two or more bedrooms.

**Housing Authority:** A local or state entity that administers Federal housing programs. James City County does not have a housing authority.

**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.

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

**Low-Income Household:** According to HUD's definition, a household that earns 80% or less of AMI is low income; very low income households earn 50% or less and extremely low income households earn 30% or less of AMI

**Low-Income Housing Tax Credit (LIHTC or Housing Credits):** Tax credits designed to encourage the development of rental housing affordable to households between 50 and 60% of AMI; tax credits are provided to each state by the Federal government and are allocated by the states to specific projects.; 9% credits generally fund new construction while 4% credits are often used for rehabilitation projects.

**Nonprofit Developer:** An organization classified as 501(c)(3) that serves low- and moderate-income persons and acquires land or rehabilitates housing or builds new housing for households in eligible income categories.

**Public Housing:** Public housing is a Federal program authorized by HUD and administered by local housing authorities, typically providing housing affordable to households with incomes below 50% of AMI. James City County does not have public housing.

**Qualified Allocation Plan (QAP):** State QAPs outline specific criteria and eligibility requirements, and establish a scoring system to evaluate projects and priorities.

**Rent Assistance:** Financial subsidies provided by government to assist households in paying their monthly rent.

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

**Severe Cost Burden:** A household paying more than 50% of its income for housing.

**Supportive Housing:** Rental assistance coupled with case management services for individuals who are homeless or at risk of homelessness and have a disabling condition.

**Virginia Housing Development Authority (VHDA):** Virginia's housing finance agency that provides funding and financing for single-family and multifamily housing throughout the state.

**Workforce Housing:** Housing affordable to households with at least one working member.