Appendix H: Glossary of Terms
GLOSSARY

Accessible (Fair Housing Act): Public or common use area of a building that can be approached, entered, and used by individuals with physical impairments.

Accessible (Section 504): Facility or portion of a facility, when designed, constructed, or altered, which can be approached, entered, and used by individuals with physical impairments.

Accessible housing: Housing designed to allow easier access for physically disabled or vision impaired persons.

ACS: American Community Survey, conducted by the U.S. Census Bureau every year.

ADDI: American Dream Downpayment Initiative, designed to assist low-income first-time homebuyers in purchasing single-family homes by providing funds for downpayments, closing costs, and up-front rehabilitation. Administered as a part of HOME.

Affordability (HOME): Refers to the requirements of the HOME Program that relate to the cost of housing both at initial occupancy and over established timeframes, as prescribed in the HOME regulations. Affordability requirements vary depending on the nature of the HOME-assisted activity (i.e., homeownership or rental housing).

Affordable housing: Housing is considered affordable if it and all related expenses impose a cost of no more than 30 percent of a household’s monthly income. See Cost Burden. Programs that encourage affordable housing include decent and safe rental and homeowner housing, for extremely low-, very low-, low-, and moderate-income households.

Age Discrimination Act of 1975: Prohibits discrimination on the basis of age in programs or activities receiving federal financial assistance.

Agency (U.S. Government): Any department, agency, commission, authority, administration, board, or other independent establishment in the executive branch of the government, including any corporation wholly or partly owned by the United States that is an independent instrumentality of the United States, not including the municipal government of the District of Columbia.

AMI: Area median income

Annual Action Plan: One-year plan for the expenditure of federal housing and community development funds. Five annual action plans correspond to the priority needs, goals, and objectives set out in each period’s five-year Consolidated Plan. An Action Plan includes an application for federal funds under HUD’s formula grant programs, identification of federal and other resources expected to be used in the year, and description of activities to be undertaken.

Architectural Barriers Act of 1968: Requires that buildings and facilities designed, constructed, altered, or leased with certain federal funds after September 1969 be accessible to and useable by handicapped persons.

At Risk of Homelessness (Category 1): An individual or family who has an annual income below 30 percent of MFI, does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the “homeless” definition, and meets one of the following conditions:

- Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance,
- Is living in the home of another because of economic hardship,
- Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance,
- Lives in a hotel or motel and the cost is not paid for by charitable organizations or by federal, state, or local government programs for low-income individuals,
- Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than 1.5 persons per room,
- Is exiting a publicly funded institution or system of care, or
- Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness.

At Risk of Homelessness (Category 2): A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute

At Risk of Homelessness (Category 3): An unaccompanied youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) or that child or youth if living with him or her.
Appendix H: Glossary

**BEA:** Bureau of Economic Analysis.

**BLL:** Blood lead level, a measure of lead in the blood measured in micrograms of lead per deciliter of blood (μg/dL). Lead poisoning occurs with an EBLL (elevated blood lead level), determined by the U.S. CDC to be 25 (μg/dL) in adults and 5 (μg/dL) in children.

**BLS:** Bureau of Labor Statistics

**California Fair Employment and Housing Act (FEHA):** Extends additional protections based on sexual orientation, ancestry, source of income, and marital status.

**Brownfields Economic Development Initiative (BEDI) Grant Program:** Designed to help cities redevelop abandoned, idled, or underutilized industrial and commercial properties and facilities where expansion or redevelopment is complicated by real or potential environmental contamination. Provides funding to local governments which can be used in conjunction with CDBG and Section 108 loan guarantees to finance redevelopment of brownfield sites.

**CAPER (Consolidated Annual Performance and Evaluation Performance Report):** Annual report that allows HUD, local officials, and the public to evaluate a grantees’s overall performance, including whether activities and strategies undertaken during the preceding year made an impact on the goals and needs identified in the Consolidated Plan.

**Capital Fund Program (CFP):** Provides funds, annually, to PHAs for the development, financing, and modernization of public housing developments and for management improvements.

**CAR:** California Association of Realtors®

**CDBG (Community Development Block Grant) Program:** Federal grant program that distributes housing and community development funds to states, counties, and cities. Funds are used for activities such as housing construction and rehabilitation; economic development; public services that benefit low- and moderate-income people; and activities that eliminate slums and blight or meet urgent needs.

**LACDA:** Los Angeles County Development Authority, lead agency for the 2018–2023 Los Angeles Urban County Consolidated Plan for Housing and Community Development and administrator of the County’s federal housing and community development program funds. The LACDA comprises numerous divisions, each with its own area of responsibility. LACDA staff also coordinate with other County departments, approximately 40 community-based organizations, and the Los Angeles Homeless Services Authority to meet Consolidated Plan goals and allocate CDBG, HOME and ESG program funds.

**CDC (U.S.):** U.S. Centers for Disease Control and Prevention

**CDHS:** California Department of Health Services

**Census tract:** Geographic area of measurement defined by the U.S. Census Bureau. Census tract boundaries are updated with each decennial census based on population size, and ideally represent approximately the same number of persons in each tract (generally between 1,200 and 8,000 persons, with an optimum size of 4,000 persons).

**Certification:** A written assertion based on supporting evidence that must be kept available for inspection by HUD, by the Inspector General of HUD, and by the public. The assertion shall be deemed to be accurate unless HUD determines otherwise, after inspecting the evidence and providing due notice and opportunity for comment.

**CHAS:** HUD’s Comprehensive Housing Affordability Strategy

**CHDO (Community and Housing Development Organization):** Private nonprofit, community-based service organization whose primary purpose is to provide and develop decent, affordable housing. Certified CHDOs are approved by HUD grantees to confirm that they meet certain HOME Program requirements, making them eligible for HOME funding. At least one-third of the board of CHDOs must come from low-income areas.

**Chronically Homeless:** Having a disabling condition and having either been continuously homeless for a year or more or have had at least four (4) episodes of homelessness in the past three (3) years: sleeping in a place not meant for human habitation and/or in an emergency shelter/safe haven during that time.

**CLPPP:** U.S. CDC’s Childhood Lead Poisoning Prevention Program

**CoC (Continuum of Care):** Policies designed to address homelessness that include a coordinated, community-based process of identifying needs and building a system to address those needs, based on the understanding that homelessness is not caused merely by a lack of shelter, but involves a variety of underlying, unmet needs—physical, economic, and social.

**Consolidated Plan (Consolidated Plan for Housing and Community Development):** Five-year planning document prepared by HUD grantees in exchange for federal funding from the CDBG, ESG, HOME, and HOPWA programs. Consolidated Plans evaluate needs based on current data and citizen participation; define goals and objectives to meet priority needs; create a five-year strategy to achieve goals; and describe individual activities and current funding levels in an Annual Action Plan for the first year of the five-year period.
Cost burden: The condition that occurs when a household has gross housing costs that range from 30.1 to 50 percent of gross household income.

CPP: Citizen Participation Plan, required for Consolidated Plans

Developmental Disability (Developmental Disabilities Assistance and Bill of Rights Act of 2000):

- (1) A severe, chronic disability of an individual that:
  - (i) Is attributable to a mental or physical impairment or combination of mental and physical impairments,
  - (ii) Is manifested before the individual attains age 22,
  - (iii) Is likely to continue indefinitely,
  - (iv) Results in substantial functional limitations in three or more of the following areas of major life activity:
    - (A) Self-care;
    - (B) Receptive and expressive language;
    - (C) Learning;
    - (D) Mobility;
    - (E) Self-direction;
    - (F) Capacity for independent living; or
    - (G) Economic self-sufficiency.
  or
  - (v) Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or
generic services, individualized supports, or other forms of assistance that are of lifelong or
extended duration and are individually planned and coordinated.

- (2) An individual from birth to age 9, inclusive, who has a substantial developmental delay or specific
genetic or acquired condition if the individual, without services and supports, has a high probability of
meeting three (3) or more of above the criteria later in life.

Disability: A lasting physical, mental, or emotional condition that makes it difficult for a person to conduct daily
activities of living or impedes him or her from being able to go outside the home alone or to work.

Disproportionate share: Exists when the percentage of a population is 10 percentage points or more above the
study area average.

DPH: Los Angeles County Department of Public Health

EDI: Economic Development Initiative Grant Program; provides grants to local governments to be used in
conjunction with Section 108 loan guarantees, enhancing the security of Section 108 loans and making more
feasible the development and revitalization projects that Section 108 guarantees finance. EDI grants may be
used to provide additional security for Section 108 loans (for example, as a loss reserve), thereby reducing the
exposure of its CDBG funds (which by law must be pledged as security for the loan guarantees) or to pay for
costs associated with a project.

Elderly (CDC, CDBG non-housing activities): A person aged 55 or older, as defined by the County for non-
housing activities; CDBG regulations do not define the term “elderly” and allow grantees to choose their own
definitions. The CDBG low and moderate-income limited clientele national objective at 570.208(a)(2)(i)(A)
includes the elderly.

Elderly (Census Bureau): A person aged 65 or older. Includes the frail elderly population: those aged 75 or older.

Elderly (HUD): A person aged 62 or older, as defined in 24 CFR 91.5 and 24 CFR 5.100.

Emergency shelter (HUD): Any facility with overnight sleeping accommodations, the primary purpose of which is
to provide temporary shelter for the homeless in general or for specific populations of the homeless.

Entitlement community: Unit of general local government that qualifies to receive CBDG entitlement funds. These
are:

- Principal cities of Metropolitan Statistical Areas;
- Other metropolitan cities with populations of at least 50,000; and
- Qualified urban counties with populations of at least 200,000 (excluding the population of entitlement
cities).

Entitlement grant: Formula block grant program funding providing annual funds to eligible local government
recipients. See Entitlement Communities, Grant.

ESG (Emergency Solutions Grants) Program: A federally funded program designed to help individuals and
families quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. ESG
fund can be used by grantees or subrecipients for programs that meet one of five program goals: street outreach,
emergency shelter, homelessness prevention, rapid re-housing assistance, and data collection through the Homeless Management Information System or HMIS.

**ESG:** Emergency Solutions Grants program

**Fair Housing Act:** Title VIII of the Civil Rights Act of 1968, as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and persons securing custody of children under the age of 18), and handicap (disability).

**Fair Housing Amendments Act:** Title VIII was amended in 1988 (effective March 12, 1989); in connection with prohibitions on discrimination against individuals with disabilities, contains design and construction accessibility provisions for certain new multi-family dwellings developed for first occupancy on or after March 13, 1991.

**Family:** A household composed of two or more people related by birth, marriage, or adoption and residing together.

**Fannie Mae:** Federal National Mortgage Association (FNMA), a government-sponsored enterprise that purchases mortgages from lenders and repackages them as mortgage-backed securities for investors.

**Financing:** Functions necessary to provide the financial resources to fund government operations and federal assistance including the functions of taxation, fee and revenue generation, public debt, deposit funds, and intragovernmental collections.

**First-Time Homebuyer (Los Angeles County Housing Resource Center):** A low-income family or individual applicant to the Affordable Homeownership Program who has not owned a home during the three years preceding application. The program provides first-time homebuyers financial assistance for owner-occupied home purchases.

**Fiscal Year:** Yearly accounting period, July 1 through June 30 of each calendar year.

**Frail Elderly:** A person aged 75 or older (See Elderly).

**Freddie Mac:** Federal Home Loan Mortgage Corporation (FHLMC), a government-sponsored enterprise that purchases mortgages from lenders and repackage them as mortgage-backed securities for investors.

**Grant (Federal):** An award of financial assistance from a federal agency to a recipient to carry out a public purpose of support or stimulation authorized by a law of the United States. Federal grants are not federal assistance or loans to individuals.

**Grantee:** Unit of state or local government or other entity named in the notice of grant awards as the recipient.

**Gross housing costs:** For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and electricity or natural gas energy charges.

**Group home:** Housing occupied by two or more single persons or families consisting of common space and/or facilities for group use by the occupants of the unit and (except in the case of shared one-bedroom units) separate private space for each family.

**Item omitted**

**HAL:** High annual percentage rate (APR) loan, defined as more than three percentage points higher than comparable treasury rates for home purchase loans, or five percentage points higher for refinance loans.\(^1\)

**HAMFI:** HUD Area Median Family Income, the threshold that varies geographically and by family size, and is used to calculate income levels. In 2011, it was $64,000 in the Los Angeles-Long Beach metropolitan area in 2011 for families of all sizes.\(^2\)

**HCV Program:** Housing Choice Voucher Program, formerly the Section 8 Program. Primary program that provides rental assistance to low-income families who are unable to afford market rents. Assistance is provided on behalf of the family or individual in the form of vouchers or certificates; participants can choose any housing that meets the requirements of the program.

**HEARTH Act:** Homeless Emergency Assistance and Rapid Transition to Housing Act

**HHPF:** Homeless and Housing Program Fund, created by Los Angeles County Board of Supervisors

**HMDA:** Home Mortgage Disclosure Act

**HOME Program:** Home Investment Partnerships Program, largest federal block grant program for states and local governments; designed to provide decent and affordable housing for low-income families.

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Homeless (HUD): On January 4, 2012 the federal definition of homeless was revised to include four categories:

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they resided for up to 90 days (it was previously 30 days) if they were in shelter or a place not meant for human habitation before entering the institution.
- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days (previously 7 days) and lack resources or support networks to remain in housing. The regulation also describes specific documentation requirements for this category.
- (New category) Families with children or unaccompanied youth (up to age 24) who are unstably housed and likely to continue in that state. Unstably housed families are those who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening situations related to violence; have no other residence; and lack the resources or support networks to obtain other permanent housing.

Homeless Management Information System (HMIS): Information system designated by the Continuum of Care to comply with HUD’s data collection, management, and reporting standards and used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.

HOPWA Program: Housing Opportunities for People with AIDS Program, designed to provide entitlements with resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of persons with acquired immunodeficiency syndrome (AIDS) or related diseases and their families.

Household: A household consists of all the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room, is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live with any other persons in the structure and there is direct access from the outside or through a common hall. Households include family and non-family households.

Housing problems (HUD): Overcrowding, incomplete plumbing or kitchen facilities, or cost burdens

Housing: Includes manufactured housing and manufactured housing lots, permanent housing for disabled homeless persons, transitional housing, single-room occupancy housing, and group homes. Does not include emergency shelters (including shelters for disaster victims) or facilities such as nursing homes, convalescent homes, hospitals, residential treatment facilities, correctional facilities, and student dormitories.

HPI: Homeless Prevention Initiative, created by Los Angeles County Board of Supervisors

HUD: U.S. Department of Housing and Urban Development; federal agency responsible for national policy and programs that address housing needs, improve and develop communities, and enforce fair housing laws.

Income levels (HUD): Income levels serve as eligibility criteria for persons, households, and areas participating in federally funded programs. Income levels are based on median family income (MFI), which varies geographically and by family size.

- **Extremely Low-Income:** Between 0 and 30 percent of MFI
- **Very Low-Income:** Between 30.1 and 50 percent of MFI
- **Low-Income:** Between 50.1 and 80 percent of MFI
- **Moderate-Income:** Between 80.1 and 100 percent of MFI

Incomplete kitchen facilities: A housing unit is classified as lacking complete kitchen facilities when any of the following are not present: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

Incomplete plumbing facilities: A housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower.

Joint Powers Authority: Entity wherein two or more public authorities can operate collectively.

Jurisdiction: Unit of government such as a city, county, or state.

Labor force: The total number of persons working or looking for work.

LAHSA: Los Angeles Homeless Services Authority, a Joint Powers Authority established in 1993 as an independent agency by the County and the City of Los Angeles.

Large family (HUD): Family of five or more persons.

LCCA: Lead Contamination Control Act
Lead-based paint hazard: Any condition that causes exposure to lead, such as lead-contaminated dust; soil; or paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects.

Letter of Credit: Line of credit to a grant recipient established at a time of approval of application.

Liability: Assets owed for items received, services received, assets acquired, construction performed (regardless of whether invoices have been received), an amount received but not yet earned, or other expenses incurred.

Limited Clientele Activities: For school-wide activities that benefit the entire student population, who are at least 51 percent low- or moderate-income, the eligibility citation of 570.208(2)(D) will be applied. To demonstrate that the school population meets the 51 percent low- or moderate-income level, staff will obtain the percentage of students participating in free or reduced-price lunch program from the respective school district’s website.

LMA (CDBG): Low-Mod Area
LMC (CDBG): Low-Mod Limited Clientele
LMH (CDBG): Low-Mod Housing
LMJ (CDBG): Low-Mod Jobs

Los Angeles Urban County: The County’s unincorporated areas and 48 participating cities which participate in the Urban County funding program. The population of the Los Angeles Urban County was 2,478,556 in 2010, making it the largest Urban County in the U.S.

Low-Mod: Low- to moderate-income (household, family, individual, e.g.)

MFI: Median family income

Mixed-use development: The use of a building, set of buildings, or neighborhood for more than one purpose.

MSA: Metropolitan Statistical Area

NIMBYism: “Not in my backyard” mentality among community members, often in protest of affordable or multi-family housing.

NOFA: Notice of Funding Availability, which notifies prospective applicants for HUD’s competitive funding of funding availability for the following fiscal year.

Non-entitlement community: Unit of general local government that does not qualify to receive CBDG entitlement funds or unit of local government that has opted not to participate in an urban county entitlement CDBG program.

Other vacant units (Census Bureau): Vacant housing units that are not for sale or rent.

Overcrowding: Condition that occurs when a housing unit has more than one to 1.5 persons per room.

Permanent supportive housing (HUD): Long-term housing that enables special needs populations to live as independently as possible in a permanent setting. Includes supportive services for homeless individuals with disabilities provided by the organization managing the housing or other public or private service agencies.

Person with a disability (HUD): Any person who has a physical or mental impairment that substantially limits one or more major life activities, has a record of such impairment, or is regarded as having such an impairment.

Poverty: The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family’s total income is less than the family’s threshold, then that family and every individual in it is considered in poverty. The official poverty thresholds do not vary geographically, but they are updated for inflation using Consumer Price Index (CPI-U). The official poverty definition uses money income before taxes and does not include capital gains or noncash benefits (such as public housing, Medicaid, and food stamps).

Predatory loan: As defined by the Predatory Lending Consumer Protection Act of 2002 as well as the Home Owner Equity Protection Act (HOEPA), loans are considered predatory based on:
1. If they are HOEPA loans;³
2. Lien status, such as whether secured by a first lien, a subordinate lien, not secured by a lien, or not applicable (purchased loans); and
3. Presence of HALs. For full definition, see HAL.

Private non-profit organization: A secular or religious organization described in section 501 (c) of the Internal Revenue Code of 1988 which: (a) is exempt from taxation under subtitle A of the Code; (b) has an accounting system and a voluntary board; and (c) practices nondiscrimination in the provision of assistance.

Program Income: Gross income received by the participating jurisdiction. State recipient, or a subrecipient directly generated from the use of federal funds or matching contributions.

³ Loans are subject to the HOEPA if they impose rates or fees above a certain threshold set by the Federal Reserve Board. “HMDA Glossary.” http://www.ffiec.gov/hmda/glossary.htm#H
Project sponsor: Any nonprofit organization or governmental housing agency that receives funds under a contract with the grantee (the LACDA) to carry out eligible activities. The selection of project sponsors is not subject to the procurement requirements of 24 CFR 85.36.

Protected class: Group of people protected from discrimination and harassment. California residents are protected from housing discrimination based on race, sex, religion, familial status, disability, national origin, color, sexual orientation, ancestry, age, source of income, and marital status.

Public housing: Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities.

PHA: Public Housing Authority

Rapid Re-Housing Assistance: The provision of housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing.

RDA: Redevelopment agency

Rehabilitation: The labor, materials, tools, and other costs of improving buildings, other than minor or routine repairs. Includes cases where the use of a building is changed to an emergency shelter and the cost of this change and any rehabilitation costs do not exceed 75 percent of the value of the building before the change in use.

Rental assistance: Provides financial assistance for rental housing costs through either project-based (property) or tenant-based (portable with tenant) assistance. See HCV, Section 8, TBRA.

Renovation: Rehabilitation that involves costs of 75 percent or less of the value of the building before rehabilitation.

RFP: Request for proposals, an instrument used to solicit proposals and/or offers for proposed contracts using the negotiated procurement method.

RHNA: Regional Housing Needs Assessment, mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. In Los Angeles County, conducted by SCAG.

SCAG: Southern California Association of Governments, the designated metropolitan planning organization for Southern California.

Section 108 Loan Guarantee Program: Loan guarantee provision of the CDBG program. Provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and large-scale physical development projects.

Section 109 of the Housing and Community Development Act of 1974: Prohibits discrimination on the basis of race, color, national origin, sex, or religion in programs and activities receiving financial assistance from the CDBG program.

Section 504 of the Rehabilitation Act of 1973: Protects qualified individuals from discrimination based on disability.

Section 8: See HCV (Housing Choice Voucher) Program.

Senior: Elderly person, usually more than 60 or 65 years old. See Elderly.

Severe cost burden: Occurs when gross housing costs represent 50 percent or more of gross household income.

Severe overcrowding: Occurs when a housing unit has more than 1.5 persons per room.

Shelter Plus Care (S+C) Program: Federally-funded McKinney Act program designed to provide housing and supportive services on a long-term basis for homeless persons with mental and/or physical disabilities.

Single-family housing: A one- to four-family residence, condominium unit, cooperative unit, combination of manufactured housing and lot, or manufactured housing lot.

Special needs populations: Include the elderly and the frail elderly; neglected or abused children; persons with physical or sensory disabilities (including mobility impaired, blind, deaf, or chemically/environmentally sensitive); persons suffering from mental illness; victims of domestic violence; persons with disabilities related to substance abuse and chemical dependency; and emancipated foster youth

SRO: Single-room occupancy hotel room, formerly a common public housing option for homeless persons.


Subrecipient: A public or private nonprofit agency, authority, or organization or an authorized for-profit entity selected by the participating jurisdiction to administer all or apportion of the jurisdiction’s federal grant funds. Subrecipients receive federal funds from the primary entitlement recipient or another subrecipient to undertake activities eligible for such assistance.

Subsidy: A payment or benefit made where the benefit exceeds the cost to the beneficiary.

Substantial rehabilitation: Rehabilitation of residential property at an average cost for the project in excess of $25,000 per dwelling unit.
Supportive housing: Housing linked with social services tailored to the needs of the population being housed; designed to help those with special needs live more stable, productive lives.

Supportive Housing Program: Helps develop housing and related supportive services for people moving from homelessness to independent living.

TBRA: Tenant-Based Rental Assistance; any form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance elsewhere.

Tenure: The status by which a housing unit is held. 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.

Title II of the Americans with Disabilities Act of 1990: Prohibits discrimination based on disability in programs, services, and activities provided or made available by public entities, including public housing, housing assistance, and housing referrals.

Title VI of the Civil Rights Act of 1964: Prohibits discrimination on the basis of race, color, or national origin in programs and activities receiving federal financial assistance.

Title IX of the Education Amendments Act of 1972: Prohibits discrimination on the basis of sex in education programs or activities that receive federal financial assistance.

Transit-oriented development (TOD): A mixed-use residential and commercial area designed to maximize access to transportation services. Typically within a 1/4 to 1/2 mile radius from a transit spot so as to be accessible to pedestrians.

Transitional housing: Temporary housing designed to provide a safe living environment for homeless individuals and families while facilitating their transition to permanent housing within a reasonable amount of time (usually 24 months).

Transitional housing (HUD): A project that has its purpose facilitating the movement of homelessness individuals and families to permanent housing within a reasonable amount of time (usually 24 months). Transitional supportive housing is where the homeless get a change to re-establish their lives through the stability and safety that housing provides.

Unit of general local government: A city, town, township, county, parish, village, or other general purpose political subdivision of a State; a consortium of such political subdivisions recognized by HUD in accordance with § 92.101; and any agency or instrumentality thereof that is established pursuant to legislation and designated by the chief executive to act on behalf of the jurisdiction with regard to provisions of this part.

Unruh Civil Rights Act: Provides additional protection from discrimination by business establishments, including housing providers, based on age.

Urban county (HUD): A county that receives a CDBG entitlement grant and includes units of general local government that sign cooperation agreements with the county. Also eligible to participate in the HOME program if it joins a consortium.

Victim Service Provider: A private nonprofit organization whose primary mission is to provide services to victims of domestic violence, dating violence, sexual assault, or stalking. Includes rape crisis centers, battered women’s shelters, domestic violence transitional housing programs, and other programs.