

DEFINITIONS

Common Housing Terms

Affordable Housing

Households that pay no more than 30% of their income on housing costs. When housing costs exceed 30% of income, a household is cost burdened. When housing costs exceed 50% of income, a household is severely cost burdened.

[Source: State of Colorado Dept of Local Affairs]

Area Median Income (AMI)

AMI accounts for the typical income in a specific housing market and compares needs across markets/regions. AMI is expressed based on percentages (e.g., if a household has an income of \$40,000 in a region where AMI is \$80,000, that household would be 50% of AMI). It is calculated annually by the Department of Housing and Urban Development (HUD), which is used to benchmark households' eligibility for federal or state funded housing programs.

Attainable Housing

Housing that is unsubsidized and offered at market rates but is still within a reasonable standard of affordability (typically less than 30% of household income).

Infill

New residences built on vacant lots surrounded by existing development. Infill typically comes at lower infrastructure development costs because existing utilities are already in place.

Long-Term Supportive Housing

A combination of housing assistance with support services for those who are unhoused or at risk of being unhoused.

Market Rate

Built by for-profit developers for those in middle to higher incomes; called "market rate" because the market determines the cost rather than a intermediary such as a non-profit or government agency.

Missing Middle

Range of middle-density housing types at various price points, between two and twelve dwelling units per building, such as townhomes, quadplexes, etc. Missing middle is often referred to in conjunction with infill.

Multi-Family

Multiple separate units for residential use are contained in one or more buildings in a single complex, such as apartments and condominiums.

Seasonal Housing

Housing units intended for occupancy only during certain seasons of the year and found primarily in resort areas or areas with significant recreational activity. Housing units held for occupancy by migratory labor employed in farm work during the crop season are tabulated as seasonal. [Source: U.S. Census]

Single-Family

A free standing (or detached) residential unit. It need not be restricted to a literally single family.

Subsidized Housing

Housing that is partially or wholly financed by government programs. Can take the form of vouchers, direct payment, fee waivers, or tax relief for the developer.

Use-By-Right

A land use that a zoning code allows as a permitted use without the need for additional procedural steps like a special use permit.

Workforce Housing

A housing program targeted at households that earn too much to qualify for traditional affordable housing subsidies. Some workforce housing programs, such as for teachers and police officers, are tied both to household income and to occupations or industries. [Source: Brookings Institute]

