

CITY OF SANTA MARIA GLOSSARY

ACCESSIBLE

The public or common use areas of the building can be approached, entered, and used by individuals with physical disabilities. (Reference: https://archives.huduser.gov/portal/glossary/glossary_a.html)

AFFORDABILITY

The extent to which enough rental housing units of different costs can provide each renter household with a unit it can afford (based on the 30-percent-of-income standard). (Reference: https://archives.huduser.gov/portal/glossary/glossary_a.html)

AFFORDABLE HOUSING

In general, housing for which the occupant(s) is/are paying no more than 30 percent of his or her income for gross housing costs, including utilities. (Reference: https://archives.huduser.gov/portal/glossary/glossary_a.html)

ANTICIPATED ANNUAL INCOME

Gross amount of income of all adult household members that is anticipated to be received during the coming 12-month period. (Reference: https://files.hudexchange.info/resources/documents/CPDIncomeEligibilityCalculator_User_Manual.pdf)

CODE OF FEDERAL REGULATIONS (CFR)

The Code of Federal Regulations (CFR) is the codification of the general and permanent rules published in the Federal Register by the executive departments and agencies of the federal government. It is divided into 50 titles that represent broad areas subject to federal regulation. Each volume of the CFR is updated once each calendar year and is issued on a quarterly basis. (Reference: https://archives.huduser.gov/portal/glossary/glossary_c.html)

CHILDREN

Age 12 and under. (Reference: CDBG Matrix Codes – 05L Child Care Services)

CHRONIC HOMELESSNESS

An unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more OR has had at least four episodes of homelessness in the past three years. (Reference: https://archives.huduser.gov/portal/glossary/glossary_c.html)

CHRONICALLY HOMELESS INDIVIDUAL

A homeless individual with a disability who lives either in a place not meant for human habitation, a safe haven, or in an emergency shelter, or in an institutional care facility if the individual has been living in the facility for fewer than 90 days and had been living in a place not meant for human habitation, a safe haven, or in an emergency shelter immediately before entering the institutional care facility. In order to meet the “chronically homeless” definition, the individual also must have been living as described above continuously for at least 12 months, or on at least four separate occasions in the last 3 years, where the combined occasions total a length of time of at least 12 months. Each period separating the occasions must include at least 7 nights of living in a situation other than a place not meant for human habitation, in an emergency shelter, or in a safe haven. (Reference: https://archives.huduser.gov/portal/glossary/glossary_c.html)

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DISABILITY

A physical or mental impairment that substantially limits one or more of the major life activities of such for an individual. (Reference: https://archives.huduser.gov/portal/glossary/glossary_d.html)

ELDERLY PERSON

Any person married or single, 62 years of age or more. (Reference: <https://www.hud.gov/sites/documents/40101C1HSGH.PDF>)

“Qualifying resident” or “senior citizen” means a person 62 years of age or older, or 55 years of age or older in a senior citizen housing development. (Reference: https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV§ionNum=51.3)

ELDERLY PERSON HOUSEHOLD

A household composed of one or more persons at least one of whom is 62 years of age or more at the time of initial occupancy. (Reference: https://archives.huduser.gov/portal/glossary/glossary_e.html)

EXTREMELY LOW-INCOME HOUSEHOLDS

Those with incomes below 30 percent of area median income. Department of Housing and Urban Development (HUD) programs use “area median incomes” calculated on the basis of local family incomes, with adjustments for household size. (Reference: https://archives.huduser.gov/portal/glossary/glossary_e.html)

FOSTER CHILDREN

Children that are in the legal guardianship or custody of a State, county, or private adoption or foster care agency, yet are cared for by foster parents in their own homes, under some kind of short-term or long-term foster care arrangement with the custodial agency. These children will generally remain in foster care until they are reunited with their parents, or until their parents voluntarily consent to their adoption by another family, or until the court involuntarily terminates or severs the parental right of their biological parents, so that they can become available to be adopted by another family. Therefore, the parental rights of the parents of these children may or may not have been terminated or severed, and the children may or may not be legally available for adoption. (Reference: https://archives.huduser.gov/portal/glossary/glossary_f.html)

FRAIL ELDERLY

An elderly person who is unable to perform at least three "activities of daily living" comprising of eating, bathing, grooming, dressing, or home management activities. (Reference: https://archives.huduser.gov/portal/glossary/glossary_f.html)

GROSS ANNUAL INCOME

Total income, before taxes and other deductions, received by all members of the tenant’s household. There shall be included in this total income all wages, social security payments, retirement benefits, military and veteran’s disability payments, unemployment benefits, welfare benefits, interest and dividend payments and such other income items as the Secretary considers appropriate. (Reference: https://archives.huduser.gov/portal/glossary/glossary_g.html)

HOMELESS

An individual who lacks a fixed, regular, and adequate nighttime residence; as well an individual who has a primary nighttime residence that is a supervised publicly or privately operated shelter designed to provide temporary living accommodations, an institution that provides a temporary residence for individuals intended to be institutionalized; or a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings. (Reference: https://archives.huduser.gov/portal/glossary/glossary_h.html)

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HOMELESS VETERAN

A person who once served in the military forces and does not have a permanent residence or is in immediate danger of losing his or her home. (Reference: https://www.hud.gov/program_offices/comm_planning/library/glossary/h)

IMMINENT RISK OF HOMELESSNESS

Individuals or families who will lose their primary nighttime residence within 14 days and has no other resources or support networks to obtain other permanent housing. (Reference: <https://files.hudexchange.info/resources/documents/HUDs-Homeless-Definition-as-it-Relates-to-Children-and-Youth.pdf>)

LITERALLY HOMELESS

Individuals and families who live in a place not meant for human habitation (including the streets or in their car), emergency shelter, transitional housing, and hotels paid for by a government or charitable organization. (Reference: <https://files.hudexchange.info/resources/documents/HUDs-Homeless-Definition-as-it-Relates-to-Children-and-Youth.pdf>)

LOW-INCOME HOUSING TAX CREDIT (LIHTC)

A tax incentive intended to increase the availability of low-income housing. The program provides an income tax credit to owners of newly constructed or substantially rehabilitated low-income rental housing projects. (Reference: https://archives.huduser.gov/portal/glossary/glossary_l.html)

MICROENTERPRISE

A commercial enterprise that has five or fewer employees, one or more of who owns the enterprise. (Reference: https://archives.huduser.gov/portal/glossary/glossary_m.html)

MINORITY-OWNED BUSINESS

A business in which more than 50 percent of the ownership or control is held by one or more minority individuals; and more than 50 percent of the net profit or loss of which accrues to one or more minority individuals. (Reference: https://archives.huduser.gov/portal/glossary/glossary_m.html)

MODERATE INCOME

Households whose incomes are between 81 percent and 95 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families. HUD may establish income ceilings higher or lower than 95 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs, fair market rents, or unusually high or low family incomes. (Reference: https://archives.huduser.gov/portal/glossary/glossary_m.html)

MULTIFAMILY HOUSING

A building with more than four residential rental units. (Reference: https://archives.huduser.gov/portal/glossary/glossary_m.html)

NEW CONSTRUCTION

The creation of new dwelling units. Any project that includes the creation of additional dwelling units outside the existing walls of a structure is also considered new construction. (Reference: https://www.hud.gov/program_offices/comm_planning/library/glossary/n)

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PERSON WITH DISABILITIES

means a household composed of one or more persons, at least one of whom is an adult, who has a disability. (Reference: https://www.hud.gov/program_offices/comm_planning/library/glossary/)

POINT-IN-TIME (PIT) COUNTS

Unduplicated 1-night estimates of both sheltered and unsheltered homeless populations. The 1-night counts are conducted by Continuums of Care nationwide and occur during the last week in January of each year. (Reference: https://archives.huduser.gov/portal/glossary/glossary_p.html)

REVOLVING FUND

Separate fund (with a set of accounts that are independent of other program accounts) established for the purpose of carrying out specific activities which, in turn, generate payments to the fund for use in carrying out the same activities. (Reference: https://www.hud.gov/program_offices/comm_planning/library/glossary/r)

SECURITY DEPOSIT

A payment required by an owner to be held during the term of the lease (or the time period the tenant occupies the unit) to offset damages incurred due to the actions of the tenant. Such damages may include physical damage to the property, theft of property, and failure to pay back rent. Forfeiture of the deposit does not absolve the tenant of further financial liability. (Reference: https://archives.huduser.gov/portal/glossary/glossary_s.html)

SPECIAL NEEDS GROUPS

Those segments of the population which have a more difficult time finding decent affordable housing/services due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, people with disabilities (physically, emotionally, and/or developmentally), large families with five or more members, single-parent families with children, farm workers and the homeless. (Reference: https://www.rcgov.org/index.php?option=com_docman&view=download&alias=2959-cdbg-glossary-of-terms&category_slug=community-development&Itemid=149)

TENANT-BASED RENTAL ASSISTANCE (TBRA)

HUD assists low- and very low-income families in obtaining decent, safe, and sanitary housing in private accommodations by making up the difference between what they can afford and the approved rent/deposit for an adequate housing unit. (Reference: https://archives.huduser.gov/portal/glossary/glossary_t.html)

TRANSITIONAL HOUSING

A project that has as its purpose facilitating the movement of homeless individuals and families to permanent housing within a reasonable amount of time (usually 24 months). Transitional housing includes housing primarily designed to serve deinstitutionalized homeless individuals and other homeless individuals with mental or physical disabilities and homeless families with children. (Reference: https://archives.huduser.gov/portal/glossary/glossary_t.html)

VERY LOW-INCOME

Households whose incomes do not exceed 50 percent of the median area income for the area, as determined by HUD, with adjustments for smaller and larger families and for areas with unusually high or low incomes or where needed because of facility, college, or other training facility; prevailing levels of construction costs; or fair market rents. (Reference: https://archives.huduser.gov/portal/glossary/glossary_v.html)

VETERAN

Anyone who served or is currently serving in the military forces. (Reference: https://www.hud.gov/program_offices/comm_planning/library/glossary/v)

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WOMAN-OWNED BUSINESS

A business in which more than 50 percent of the ownership or control is held by one or more women; and more than 50 percent of the net profit or loss of which accrues to one or more women; and a significant percentage of senior management positions of which are held by women. (Reference: https://archives.huduser.gov/portal/glossary/glossary_w.html)

YOUTH

Young people age 13 to 19. (Reference: CDBG Matrix Codes - 05D Youth Services)

YOUTH (HOMELESS)

Young people age 18 to 24. (Reference: <https://files.hudexchange.info/resources/documents/HUDs-Homeless-Definition-as-it-Relates-to-Children-and-Youth.pdf>)