

Acronyms & Glossary

2060 Interlocal Agreements – Contracts between counties and cities to administer low-income housing funds, based upon a bill (HB 2060) adopted into state law in 2002. 2060 funds come from a fee collected by counties on the recording of real estate transactions.

Affordability – A measure of a housing unit's cost relative to a household's income. The conventional standard is that no household should pay more than 30 percent of their monthly income for housing. Therefore, a housing unit is “affordable” to any household that can pay its cost with less than 30 percent of that household’s income.

Affordable Housing – Conventionally, shelter that a lower-income household can retain with 30 percent or less of the household’s monthly income. The term is also extended in some uses to apply to middle-income households, and used sometimes to describe subsidized housing.

Annexation – The incorporation of land to the jurisdiction of an existing city.

Assisted Housing – Housing serving lower-income households, using government subsidies of the housing cost; or, the subsidies given to households to pay for housing that would otherwise be unaffordable to them.

Assisted Rental Housing Inventory – A database, produced by OHHCD, of all the units or households assigned housing assistance in Snohomish County under a variety of subsidy programs.

Beds – An alternative measurement of the quantity of low-income housing. It is often more useful to report the number of “beds” than the number of “housing units” for special populations, where unrelated individuals may share the same quarters; e.g. rehabilitation centers and emergency shelters.

CAPER – Consolidated Annual Performance and Evaluation Report, a report made by

jurisdictions receiving federal housing funds that summarizes and evaluates how those funds were used to carry out objectives of a jurisdiction’s Consolidated Plan.

Chronic Mental Illness – An impairment of an individual's normal cognitive, emotional, or behavioral functioning which is severe, persistent, and long term in nature. The lack of decent, affordable housing linked with supportive services is a significant barrier to participation in community life for people with chronic mental illness, and has resulted in disproportionately high rates of homelessness.

Community Development Block Grants (CDBG) – Federal funding to local governments and housing authorities to carry out affordable housing and community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services.

Companion Homes – Provide residential services and support in an adult foster care model to no more than one adult client with developmental disabilities. The services are offered in a regular family residence approved by a state agency to assure client health, safety, and well-being. The state reimburses the provider for the instruction and support service. Companion homes provide 24-hour available supervision.

Comprehensive Plan – The guiding document of a jurisdiction, required by the Growth Management Act, that specifies land uses sufficient to accommodate projected households living in the jurisdiction, as well as employment. The plan must also address housing needs, transportation, economic development, and the provision of public facilities needed to serve new housing and employment. Local comprehensive plans must be consistent with Countywide Planning Policies.

Consolidated Plan – A plan required every five years by the U.S. Department of Housing &

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Urban Development of all jurisdictions receiving federal Community Development Block Grants or HOME Investment Partnership grants. The plan must assess housing and community facility needs, particularly among lower-income populations, and specify how those needs will be met.

Cost-Burdened Household– A lower-income household paying more than 30% of its income on housing.

CPPs, or Countywide Planning Policies – Policies required by the GMA to provide a framework for cities and counties to plan consistently and work together to accommodate projected population and employment growth.

CTED – Community, Trade, and Economic Development, a department of Washington state government.

Developmental Disability – A disability attributed to mental retardation, cerebral palsy, epilepsy, autism or another neurological condition that occurs prior to the age of 18 and continues or is expected to continue indefinitely and results in substantial limitations to an individual's intellectual and/or adaptive functioning (RCW 71A.10.020(3)).

Displacement Resources – Programs that require public or private parties acting to displace lower-income residents from their dwellings to provide one-time or limited-time compensation for the costs of relocating into other housing. Legally restricted in Washington state.

Emergency Housing – Short-term, temporary shelter for homeless individuals and families for a period of up to three months. This shelter is usually provided as part of a program that also includes supportive services to assist homeless persons to obtain more stable housing.

Extremely Low-Income – As defined in the SCT monitoring system (and consistent with HUD definitions), households whose incomes are no more than 30% of the county's median household income.

Fair Share Housing Allocation – A determination of unmet existing and projected future need for affordable housing by lower-income households for each jurisdiction. The Fair Share Allocation methodology and guidelines were originally adopted by SCT in 1994, and updated in 2005.

Families – With respect to assisted housing data in this *Report*, two or more related persons with qualifying lower household income and not otherwise categorized as senior.

Future Land Use Map – Part of a comprehensive plan that designates a range of possible uses for land throughout a jurisdiction.

GMA, or Growth Management Act (RCW 36.70A) – A Washington state law, adopted in 1990 and 1991, requiring certain counties and municipal subdivisions to develop comprehensive plans to accommodate projected growth for twenty-year periods. The Act requires that housing needs be met, the environment protected, that most growth occur within delimited urban growth areas (not in rural areas), and that essential natural resource lands be preserved.

Gross Rent – According to the U.S. Census Bureau, “the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else).”

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. In large part, group homes have been replaced by adult family homes and supported living.

Group Quarters – A U.S. Census Bureau classification of shelter. The group quarters population includes all people not living in households. Two general categories of people in group quarters are recognized: (1) the institutionalized population includes people

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under formally authorized, supervised care or custody in institutions at the time of enumeration; such as correctional institutions, nursing homes, and juvenile institutions; (2) the noninstitutionalized population includes all people who live in group quarters other than institutions, such as college dormitories, military quarters, and group homes. Also, included are staff residing at institutional group quarters.

Growth Monitoring Report – An annual publication of SCT that reports on population, employment, annexation, residential development and housing cost trends in the county, particularly changes over the previous years. The GMR uses the best available data, including state estimates, data from surveys, and data from local permitting activity.

HO – Housing Objective

Household – As defined by the U.S. Census Bureau: “A household includes all the persons who occupy a housing unit.” Households may be one or more persons, and may be families or non-families. People living in group quarters are not counted as living in households.

Housing Authority – An independent agency charged with housing for low-income citizens; it often owns and/or operates public housing units. Public housing authorities are chartered by states, separate from cities in which they operate.

Housing Element – A section or chapter of a comprehensive plan, required by the GMA to assess the jurisdiction’s housing needs and delineate how the jurisdiction will meet that need.

Housing Evaluation Report – A report required every five years by Snohomish County Countywide Planning Policy HO 9 that evaluates progress of SCT members meeting their housing objectives and goals.

Housing Objectives – A category of Countywide Planning Policies. The complete list of Housing Objectives is included in the

Appendix section titled, “Countywide Planning Policies on Housing.”

Housing Relocation Payments – See “Displacement Resources.”

Housing Unit – According to the U.S. Census Bureau, “A housing unit may be a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from the outside of the building or through a common hall.” Group quarters are not counted as housing units by the Census Bureau.

HUD – Housing and Urban Development, and department of the United States government.

Impact Fee – A payment assessed on new development by a jurisdiction or special purpose public agency, including school districts, as allowed by the Growth Management Act and other state law, and designed to help mitigate the public financial costs associated with the increased public service needs of that development.

Individuals – With respect to assisted housing data in this *Report*, single people not over age 62 and not living with relatives.

Infrastructure – Those utilities, roads, amenities, and services that must or are appropriate to accompany development to meet the burdens and needs of that development. May be publicly or privately provided.

Jurisdiction – As used in this *Report*, the territorial range of a county or incorporated city.

Low-Income – As defined in the SCT monitoring system (and consistent with HUD definitions), households whose incomes are greater than 50 percent, and not more than 80 percent, of the county’s median household income. When used in the term, “low-income housing,” however, it may be less specific,

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referring to any income level that qualifies for an assisted housing program.

Lower-Income – As used in this *Report*, encompasses extremely low-, very low-, low-, and moderate-income households; in other words, households whose incomes are not more than 95 percent of the county’s median household income.

Median Income – The dollar amount at which half the households (or other population unit) in the population had incomes below, and half above.

Middle-Income – As defined in the SCT monitoring system, households whose incomes are greater than 95 percent, and not more than 120 percent, of the county’s median household income.

Mobile/Manufactured Housing – Housing that is constructed off-site and placed on a site, not “stick-built.” Because it can be mass-produced, it is generally less expensive than housing built on a site.

Moderate-Income – As defined in the SCT monitoring system, households whose incomes are greater than 80 percent, and not more than 95 percent, of the county’s median household income.

Non-Single-Family Permits – As used in this *Report*, permits issued for duplex, multi-family and mobile home units; excludes detached single-family residences.

OD – Orderly Development, a category of Countywide Planning Policies.

OFM – Office of Financial Management, a division of Washington state government.

OHHCD – Office of Housing, Homelessness, and Community Development, a division of Snohomish County Department of Human Services.

PAC – Planning Advisory Committee, a panel of planning professionals appointed by each jurisdiction member of SCT.

PDS – Planning & Development Services, a department of Snohomish County government.

Permanent Assisted Housing – A subsidized housing unit offering long-term residence for qualifying households; may or may not provide supportive services as well. Program participants typically pay up to 30 percent of their monthly income towards housing costs. Contrast with “Voucher Assisted Housing.”

Planned Residential Development, or Planned Unit Development – A housing project that receives the right to build more units, or other considerations, than would normally be allowed in exchange for careful attention to design, including adherence to a special set of rules governing items such as setbacks, vegetation, and open space.

Poverty – The U.S. Census Bureau compares total household income in 1999 to a table composed of poverty thresholds that vary, depending on the size of a family and the age of family members, whether under 18 or over 65. A single individual living alone was in poverty according to the 2000 Census if his or her total annual income was less than \$8,501. A four-person household with two children under age 18 was in poverty if total annual income was less than \$17,465.

PRD – Planned Residential Development.

PUD – See “Planned Residential Development.”

RCW – Revised Code of Washington, the official compilation of laws of Washington state.

Reasonable Measures – Under GMA, steps to increase capacity that a jurisdiction must consider if it lacks the capacity to meet growth targets.

Regulatory Reform – The process of trimming unnecessary or undesirable regulations and development permitting processes; sometimes

associated with replacing individual project impact analysis with more careful analysis, assessment, and mitigation planning for larger areas within which individual project parcels are located.

RLUNA, or Residential Land Use Needs

Analysis – An assessment of the adequacy of Snohomish County’s Future Land Use Map to accommodate the county’s Fair Share Housing Allocation; last completed in 2005.

SCT – Snohomish County Tomorrow.

Segregated Condominium – Detached unit development, similar to single-family detached housing, except that the land is jointly owned and it is developed through the condominium process.

Selected Monthly Owner Costs – According to the U.S. Census Bureau, “the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgage, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fees or mobile home costs (installment loan payments, personal property taxes, site rent, registration fees, and license fees).”

Seniors – With respect to assisted housing data in this *Report*, one- or multiple-person households where one of the persons is at least 62 years old.

Snohomish County Tomorrow – Please see the description on page 1 of the Introduction.

Special Needs Populations – People having a chronic mental illness, substance abuse, physical illness or any disability that impairs their abilities to maintain housing without supportive services and rental/leasing assistance.

Specified owner-occupied housing units – According to the U.S. Census Bureau, “include

only 1-family houses on less than 10 acres without a business or medical office on the property. The data for “specified units” exclude mobile homes, houses with a business or medical office, houses on 10 or more acres, and housing units in multiunit buildings.”

Strategies to Achieve Affordable Housing

Objectives – A document, included in the Appendix, developed by SCT in 1994 to provide Snohomish County cities and the county with a list of tools it may use to increase housing affordability.

Subsidized Units – Housing units for which capital costs are written down by public subsidy funds, and for which occupancy is governed by income restrictions.

Supportive Services – Services provided to residents of supportive housing to facilitate residents' independence. Examples include case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

SW UGA – Southwest Urban Growth Area, the geographic area encompassing Everett, Mukilteo, Edmonds, Woodway, Lynnwood, Brier, Mountlake Terrace, Bothell, Mill Creek, and the unincorporated areas between them.

TDR – Transfer of Development Rights.

Tenure – Classification of a housing unit as either owner-occupied or renter-occupied.

Transfer of Development Rights – Through individual, voluntary transactions, development rights are transferred from privately owned farmland, forestland and natural areas (sending sites) to areas that can accommodate additional growth (receiving sites). Landowners in sending areas receive compensation for giving up their right to develop, while developers in receiving areas pay for the right to a bonus in the receiving area, such as additional height or density than would otherwise be allowed. When development rights are removed from a parcel, a conservation easement is placed on the sending site.

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Transitional Housing – Longer-term temporary housing provided for homeless individuals and families for a period of up to two years. This housing is usually provided as part of a program that includes supportive services to assist homeless persons to obtain more stable housing. Program participants typically pay up to 30 percent of their monthly income towards housing costs.

UGA – Urban Growth Area.

Upper-Income – As defined in the SCT monitoring system (and consistent with HUD definitions), households earning more than 175 percent of county median household income.

Upper Middle-Income – As defined in the SCT monitoring system (and consistent with HUD definitions), households earning between 121 percent and 175 percent of county median household income.

Urban Growth Area – Any geographic area designated pursuant to the GMA to which urban growth in that county is restricted. Urban growth refers to development that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products or fiber, or the extraction of mineral resources.

Very Low-Income – As defined in the SCT monitoring system, households whose incomes are greater than 30 percent, and not more than 50 percent, of the county's median household income.

Voucher Assisted Housing – A means to provide affordable housing in which lower-income households receive a certificate from a housing authority entitling the person from whom they rent (in the private market) to receive the difference between what the household can reasonably pay for housing (up to 30 percent of their monthly income) and the market rent for the unit. Units must rent below established maximums established by the voucher programs. Vouchers travel with

individuals or families to the housing units they find unlike “Permanent Assisted Housing,” where a subsidy is assigned to a unit and individuals and families come to it.