

Appendix VIII: Glossary of Housing Terms
Ulster County Housing Strategies Report
Ulster County Housing Consortium
June 30, 2005

Affordable Housing:

State Community Development Block Grant Program (CDBG):

Housing costs do not exceed 30% of family household income, including gross housing costs and utilities.

U.S. Department of Housing and Urban Development (HUD): Housing costs (or total rent) do not exceed 30% of family household income.

American Planning Association: Housing costs do not exceed 28% for owner occupied and 30% for renter occupied of gross annual household income for the size household unit. Costs include mortgage, amortization, taxes, insurance, and any applicable association fees, or rent and utilities.

Many housing studies have defined affordable housing as “affordable work force housing,” consistent with “best practices” approaches to “livable communities”

Extremely Low-Income Households:

CDBG: Households with income between zero and 30% for the area median household income, with adjustments for household size and regional costs.

HUD Section 8: Household with incomes not exceeding 30% of the area median household income with adjustments for household size and regional costs.

Very Low-Income Households:

HUD Section 8: Households with incomes not exceeding 50% of the area median household income with adjustments for household size and regional costs.

Moderate-Income Households & Low-Income Households:

CDBG and HUD Section 8: Households with incomes not exceeding 80% of the area median household income with adjustments for household size and regional costs.

Middle-Income Households:

CDBG: Household with incomes between 80% and 95% of the area median household income with adjustments for household size and regional costs.

Unsubsidized Housing: Housing that is priced (Owner housing) or has monthly-annual rent charges (Renter housing) at levels determined by the regional housing market without policy or regulatory intervention. Some of this housing may be relatively inexpensive housing that allows low-and moderate-income families to afford without spending a disproportionate share of their income.

Subsidized Housing: Housing that requires some federal, state, or local monetary subsidy so that low-and moderate-income families can afford such housing without spending a disproportionate share of their income (see above). Most subsidized housing projects have deed restrictions designed to keep the sale price or rent charged at affordable levels for a defined period of time.

Notes:

The Hudson Valley Labor Market Area: Includes Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster, and Westchester Counties.

Sources:

Regional Approaches to Affordable Housing. Meck, Retzlaff, and Schwab. American Planning Association, 2003.

Labor Market Information, New York Department of Labor, 2004