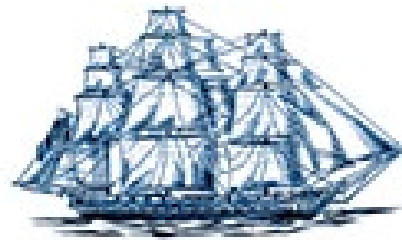


# GLOSSARY OF HOUSING TERMS

**CRHA**  
CHESAPEAKE, VA



**CHESAPEAKE REDEVELOPMENT AND HOUSING AUTHORITY**

**1468 South Military Highway**

**Chesapeake, VA 23320**

**[www.crhava.org](http://www.crhava.org)**

Created: April 2022

## GLOSSARY OF HOUSING TERMS

### A

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**Acquire, Renovate, Sell (ARS) Program** – A program administered by the Virginia Department of Housing and Community Development (DHCD) that advances funding to local community development entities to create affordable homeownership opportunities for low- to moderate-income (LMI) first-time homebuyers by renovating previously undervalued homes. Chesapeake Redevelopment and Housing Authority (CRHA) has been awarded funding by DHCD to support the acquisition, renovation, and resale of two homes in Chesapeake.

**Affordable Housing** – The term, Affordable Housing, has been used in many contexts and has different meaning for different income levels and types of housing. Generally, Affordable Housing refers to housing that costs no more than 30 percent of a household’s income. Rental housing is considered “affordable” if the monthly rent and tenant-paid utilities are no more than 30 percent of the monthly resources for households with incomes at 50 percent of Area Median Income (AMI). For-sale housing is considered affordable if the monthly sum of principal, interest, property taxes and homeowners’ insurance is no more than 30 percent of household resources with incomes below 80 percent of AMI. As income increases beyond 80 percent of AMI, the affordable percentage of monthly income devoted to housing costs is likely to increase due to the larger amounts of remaining income available for non-housing costs, even when housing costs approach 40 or 50 percent of monthly household income.

HUD 2021 Affordable Monthly Housing Costs for Hampton Roads	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
50% AMI	\$792	\$ 951	\$1,098	\$1,226
80% AMI	-	1,522	1,690	1,826

**Affordable Housing Program (AHP) Fund** – A program of the Federal Home Loan Bank (FHLB) in which AHP grants are awarded annually through a competitive application process to FHLB members working in partnership with housing developers and community organizations to provide for matching closing cost and down payment assistance to Low- and moderate- income first-time homebuyers.

**American Recovery and Reinvestment Act Of 2009** – This Act included a variety of Federal assistance efforts to support recovery following the Recession of 2008. Along with grant opportunities for housing authorities to improve its Low Income Public Housing stock, the Act provided for grants and loans to homeowners to make energy and green retrofit investments, to ensure the maintenance and preservation of homes, and the continued operation and maintenance of energy efficiency technologies.

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**American Rescue Plan Act of 2021** – This Act was enacted to support the Nation’s recovery from the COVID-19 pandemic, providing a \$1.9 trillion Federal funding package, including over \$700 billion in direct financial assistance to families, individuals and businesses, over \$210 billion for education and childcare, and over \$360 billion for assistance to state and local governments.

**Aspire360 (Jobs Plus Initiative Program)** –The purpose of the Jobs Plus Initiative program is to develop locally-based, job-driven approaches to increase earnings and advance employment outcomes through work readiness, employer linkages, job placement, educational advancement technology skills, and financial literacy for residents of public housing.

The place-based Jobs Plus Initiative program addresses poverty among public housing residents by incentivizing and enabling employment through income disregards for working families. CRHA was awarded \$2.3 million to implement and oversee the program over a four-year period. The program has enrolled 13 clients since its inception/initial kick-off in January 2022.

**Area Median Income (AMI)** – The estimated median income, adjusted for family size, by metropolitan area (or county, in nonmetropolitan areas). AMI is updated annually by the US Department of Housing and Urban Development (HUD) and used as the basis of eligibility for most housing assistance programs. [www.huduser.org](http://www.huduser.org)

## B

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**Brownfields** – An abandoned, idled, or underused property where expansion or redevelopment is complicated by real or perceived contamination. Brownfield sites include abandoned factories and other industrial facilities, gasoline stations, oil storage facilities, dry cleaning stores, and other businesses that formerly dealt with polluting substances.

**Bond Issuance** – CRHA is a conduit issuer authorized under state and federal law to issue tax-exempt bonds for multifamily rental housing projects. The Authority considers applications for tax-exempt bond financing for qualified housing developments needed to fund loans to for-profit and nonprofit developers for the acquisition and rehabilitation or new construction of affordable rental developments. These projects are not owned, operated nor managed by the Authority. In addition, the multi-family bonds issued by the Authority are not secured by public revenue.

## C

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**Capital Fund Grant Program (CFP)** – The Capital Fund Program provides funds to housing authorities to modernize public housing developments. CRHA receives approximately \$1.3 million annually from HUD through the CFP to make improvements to 467 Low Income Public Housing units.

**Capitalize or Capitalization** – Has several meanings as used in the low-income housing industry. The most common is “capitalizing a loan fund,” i.e. raising grants or low-interest loans for a fund from which loans are made to third parties. In real estate development, the term can also mean characterizing certain expenses such as loan interest and professional fees as capital costs, not

## GLOSSARY OF HOUSING TERMS

ordinary operating expenses. For the appraisal of property values, a “capitalization rate” is used to determine the value of a property based on the income it provides.

**Census Tract** – Census tracts (CTs) are small, relatively stable geographic areas that usually have a population between 2,500 and 8,000 persons. Census tracts are designed to be relatively permanent over time. Any changes are documented so data can be compared from decade to decade. Census tracts with more than 8,000 people are split into 2 or more tracts and are given an extension to their existing numeric code. Census tracts with less than 1,200 people are merged with a neighboring tract and are given a new numeric code.

**Community-Based Housing Development Organization (CHDO)** – A HUD term used in relation to the Federal HOME program (see “HOME”). The HOME program requires that 15% of its funding be reserved by grantees for use by CHDOs. To be recognized as a CHDO, a community-based organization must be certified by HOME grantees in accordance with standards established by HUD.

**Community Development** – A term broadly used to describe efforts to improve housing, infrastructure, education, supportive services and employment in lower income areas.

**Community Development Block Grant (CDBG) program** – Created by the Housing and Community Development Act of 1974, which combined a variety of categorical urban renewal and community development programs, the Community Development Block Grant (CDBG) program provides communities with resources to address a wide range of unique community development needs. The Department of Housing and Urban Development (HUD) provides funding either directly to larger municipalities designated as entitlement communities (such as Chesapeake) or through State allocations to small cities and counties.

**CDBG Entitlement** – The amount of money a city, state or urban county gets annually from HUD based on a formula through the Community Development Block Grant program.

**Community Development Corporation (CDC)** – A loosely defined term for a nonprofit organization that undertakes commercial or residential real estate development. It usually, but not always, indicates some targeting of efforts to a low-income neighborhood.

**Conventional Financing** – In the low-income housing industry, a term often used to refer to any loan made with non-subsidy sources. Among private, single-family lenders, a term to describe a loan that is made with a minimum 20% down payment and conventional underwriting criteria.

**Co-operative (co-op)** – A form of shared ownership housing where all residents own stock in the corporation that owns the property. They do not own their units, but co-op share ownership entitles a resident to a long-term lease on a unit and a vote in the governance of the property. Limited equity cooperatives are a form of affordable, resident-controlled homeownership in which the individual share purchase prices are very low so that the resident does not need mortgage financing to buy in. Like rental properties, co-ops may be syndicated to raise money for the construction.

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**Community Reinvestment Act (CRA)** – A federal law that encourages lenders to make residential and commercial loans to low-income and minority people, and/or in low-income areas.

### D

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**Deferred Loan** (a.k.a. deferred payment second mortgage or soft debt) – A non-amortizing loan, usually at 0% interest, on which no repayments are due until sale or some other point in the future. They are usually made by a public or nonprofit agency to a lower income homebuyer or a developer of low-income housing. Sometimes called a “deferred payment loan,” a “DPL,” or a “soft second mortgage.”

**Department of Housing and Urban Development (HUD)** – The U.S. Department of Housing and Urban Development’s mission is to create strong, sustainable communities and quality affordable homes. HUD administers hundreds of programs targeting urban, suburban and rural communities.

**Down Payment Assistance** – Grants or low interest loans provided to lower income homebuyers to fund down payment and/or closing costs—usually in the range of \$2,000 to \$5,000, but higher amounts are possible depending on individual program guidelines.

### E

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**Extremely Low Income** – Household income that is at or below 30% of the Area Median Income (AMI) for the county or Metropolitan Statistical Area, as adjusted for household size.

HUD 2021 Annual Income Limits-Hampton Roads	One-person Household	Two-person Household	Three-person Household	Four-person Household
30% AMI	\$ 17,750	\$ 20,300	\$ 22,850	\$ 25,350

### F

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**Fair Housing Act** – Federal legislation, first enacted in 1968 and expanded by amendments in 1974 and 1988, that provides the Secretary of HUD with investigation and enforcement responsibilities for fair housing practices. The law prohibits discrimination in housing and lending based on race, color, religion, sex, national origin, handicap, of familial status. There is also a Virginia Fair Housing Law, which extends the prohibition against discrimination to sexual orientation, marital status, ancestry, veteran status, children, and age. In July, 2020, the state law was amended to prohibit discrimination against families receiving public assistance or rental subsidies, or because of any requirement of these programs.

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**Fair Market Rents (FMRs)** – FMRs represent HUD’s estimate of the actual market rent for an apartment in the conventional marketplace. HUD sets FMRs by unit size and regions within each state.

HUD 2021 Fair Market Rents for Hampton Roads	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Monthly Fair Market Rent	\$ 972	\$ 1,147	\$ 1,618	\$ 1,986

**Family Self-Sufficiency** - The Family Self-Sufficiency ([FSS](#)) program is an employment and savings incentive program for low-income families that have Section 8 vouchers or live in public housing. CRHA currently serves 141 clients enrolled in the program.

**Fostering Youth to Independence (FYI)** – The Foster Youth to Independence (FYI) initiative makes Housing Choice Voucher (HCV) assistance available to Public Housing Agencies (PHAs) in partnership with Public Child Welfare Agencies to youth at least 18 years and not more than 24 years of age who have left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in Section 475(5)(H) of the Social Security Act, and are homeless or are at risk of becoming homeless. CRHA is currently assisting 5 FYI participants. An FYI voucher issued to such a youth may only be used to provide housing assistance for the youth for a maximum of 36 months in addition to providing supportive services to assist the young person on their path to self-sufficiency.

**First Mortgage Loan** – For a home purchase or a real estate project, usually the largest loan and one that gives the lender the most security. In case of foreclosure and sale, the first mortgage lender gets the money before any other lender is paid off. Also called a “first deed of trust” loan.

**Fly Ash** – Fly ash is a byproduct from burning pulverized coal in electric power generating plants. While fly ash was used as infill products in past decades, long term exposure to fly ash has been discovered to create cardio-pulmonary health issues, especially when exposed to groundwater used for drinking. CRHA has three land parcels remaining from the demolition and landfill of the former Foundation Park apartments, which have been restricted from development without costly mitigation.

**Forbearance Agreement** – An agreement in which a lender postpones foreclosure on a mortgage loan to allow the borrower time to catch up on overdue loan payments.

**Foreclosure** – The process by which a mortgaged property may be sold when a mortgage is in default.

## GLOSSARY OF HOUSING TERMS

### G

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**Geographic Information Systems (GIS)** – A computerized system that stores and links spatially defined data in a way that allows information display and processing and production of maps and models. GIS is a powerful planning and analytical tool.

**Green Building** – A whole-building and systems approach to design and construction that employs building techniques that minimize environmental impacts and reduce the energy consumption of buildings while contributing to the health and productivity of its occupants.

**Green Development** – Development that uses environmentally friendly building practices and energy efficiency. There are a number of public and private incentives for green development, and increasingly, nonprofit developers use green construction as a way of increasing the expendable resources of lower income persons. CRHA constructed 24 new “Green” units in Schooner Cove (2009) using a \$1.3 million HUD grant.

**Greenfields** – Undeveloped land. Smart growth principles dictate that new development be steered away from Greenfields to the maximum extent possible and toward sites where infrastructure and public transportation already exist, or to contaminated and/or underutilized sites that can be reclaimed to accommodate new development.

### H

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**HOME Investment Partnership Program (HOME)** – A Federal HUD program, which provides annual grants on an entitlement basis to states, large cities and consortia of smaller communities for affordable housing activities, including homeownership, rental subsidies, housing development and rehabilitation. Similar to CDBG funds, large cities such as Chesapeake receive HOME funds directly from HUD. The Virginia DHCD administers HOME funds at the state level for small cities and counties.

**Housing Choice Vouchers (HCVs)** – HCVs allow extremely low- and very low-income households to choose and lease privately-owned rental units. Vouchers are administered by local public housing agencies. Vouchers are provided to eligible households who are responsible for finding their own housing (it must meet program health and safety requirements). HCV recipients pay 30 percent of their monthly adjusted gross income for rent and utilities. CRHA currently assists 1,404 HCV participants.

## GLOSSARY OF HOUSING TERMS

**Housing Assistant Payment (HAP)** – The PHA calculates the maximum amount of allowable assistance for each HCV participant generally as the locally developed payment standard minus 30 percent of the household’s income. A HAP contract is required between the PHA and the owner of a unit occupied by an assisted family.

CRHA 2022 HCV Monthly Payment Standard	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Monthly Payment Standard	\$ 1,117	\$ 1,312	\$ 1,676	\$ 2,042

**Housing Trust Fund** – Distinct funds established by city, county or state governments that receive ongoing, dedicated sources of public funding to support the preservation and production of affordable housing, and opportunities for households to access affordable homes. While housing trust funds can be a repository for private donations, they are neither public/private partnerships nor endowed funds. There are currently 38 states with housing trust funds, and more than 550 city- and county-level funds in operation. (See Virginia Housing Trust Fund)

**HUD** – See Department of Housing and Urban Development.

### I

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**Inclusionary Zoning** – A local zoning ordinance that either requires or encourages a developer to include affordable housing as part of a development, or contribute to a fund for such housing. The bylaw may provide incentives such as increased density, reduced parking requirements, or expedited permitting in exchange for the affordable housing.

**Infill Development** – The practice of building on vacant or undeveloped parcels in dense areas, especially urban and inner suburban neighborhoods.

### L

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**Land Bank Authority** – The Chesapeake Land Bank Authority (CLBA) was created pursuant to the Land Bank Entities Act, Code of Virginia 15.2-7500 et seq., as amended. Such authority is a political subdivision of the Commonwealth, a body politic and corporate, created to assist the City in addressing vacant, abandoned, and tax delinquent properties within the City.

The CLBA administers the South Norfolk Rehabilitation Grant Program and any other programs consistent with its powers. CRHA has a Commissioner representative on the CLBA Board.

**Layered Financing** – Financing for an affordable housing project that includes several subsidy sources (for example, HOME, CDBG, and Tax Credits). The combination of sources in a layered or mixed-finance transaction is sometimes referred to as the “Capital Stack.”



## GLOSSARY OF HOUSING TERMS

**Legal Aid** – A private, non-profit law firm providing free civil legal assistance to low-income families.

**Limited-Equity Ownership** – Residents own their units, which provides security and wealth creation, but the price at which the housing can be resold or leased is limited. These restrictions can be based on the income characteristics of the incoming buyers, on the sale price itself, or both. There are two typical forms of limited-equity ownership: 1) condominium- each household owns its unit, but an association owns the land and common areas; 2) cooperative- each household owns a share of the cooperative housing association, not a unit.

**Local Housing Partnership** – A local housing committee appointed by the municipality with the purpose of promoting opportunities to produce and preserve affordable housing.

**Low Income** – Adjusted income that is between 50 and 80% of the area median income (AMI) adjusted for household size and for the county or Metropolitan Statistical Area.

**Low-Income Housing Tax Credit (LIHTC) Program** – Federal program under the U. S. Treasury that serves as primary financing tool to produce quality rental housing that is affordable to families now ranging from 40% to 80% AMI. The LIHTC program includes income restrictions and rent restrictions but does not necessarily involve rental assistance. If a Housing Choice Voucher or Project-Based Rental Assistance is not involved, the full LIHTC rent is paid by the tenant. Virginia Housing (formerly Virginia Housing Development Authority) is the LIHTC allocating agency for Virginia.

## M

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**Mainstream Vouchers** – Mainstream vouchers assist non-elderly persons with disabilities. Aside from serving a special population, Mainstream vouchers are administered using the same rules as other Housing Choice Vouchers. Funding and financial reporting for Mainstream vouchers is separate from the regular tenant-based voucher program. CRHA currently serves 106 clients under the Mainstream program.

**Market Rate** – Refers to properties that rent or sell for prices determined by the market without price or income restrictions.

**Median Income** – See “Area Median Income.”

## GLOSSARY OF HOUSING TERMS

**Missing Middle Housing** – A range of house-scale buildings with multiple units, intended to be compatible in scale and form with detached single-family homes. The Missing Middle concept is often looked to as a strategy to provide increased density during neighborhood redevelopment in a manner that can achieve mixed-income sustainability.



**Mixed Income Housing Development** – Development that includes housing affordable to various income levels.

**Mixed Use Development** – Projects that combine different types of development such as residential, commercial, office, industrial and institutional into one project.

**Moderate Income** – Adjusted income that is between 80 and 120% of the Area Median Income (AMI) adjusted for household size and for the county or Metropolitan Statistical Area.

**Mortgage Insurance** – Insurance provided by a private institution or public agency that insures a lender in whole or in part from losses due to a default on a loan. Lenders typically require mortgage insurance only for loans that are not considered conventional (see “conventional financing”). Borrowers pay the premiums. The Federal Housing Administration (FHA-part of HUD) provides many kinds of mortgage insurance, as does the Veterans Administration (VA) and many private insurers.

## N

**Neighborhood Revitalization Strategy Area (NRSA)** – Communities with HUD-approved NRSA are offered enhanced flexibility in undertaking economic development, housing and public service activities with their CDBG funds. This flexibility is designed to promote innovative programs in economically disadvantaged areas of the community. [www.hud.gov](http://www.hud.gov)

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### O

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**One Stop Center** – Using Virginia Workforce Centers or One-Stops, Virginia’s workforce can find the resources it needs to search for jobs and improve its professional skills. There are roughly 65 centers located across Virginia. Virginia Workforce Centers offer two levels of service, depending upon a person’s needs and qualifications for services. Basic Career Services are available to all customers, while Individualized Career Services are available to individuals who meet eligibility requirements for participation in the Workforce Opportunity and Innovations Act (WIOA) Program. Chesapeake Redevelopment and Housing Authority has an ongoing MOU with the Regional One-Stop Center, Hampton Roads Workforce Council.

**Origination** – Once a loan has been underwritten, the act of processing the loan through closing, providing the loan funds and setting the loan up for servicing.

### P

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**Payment Standard** - In the Housing Choice Voucher (HCV) program, payment standards are used in the calculation of the housing assistance payment (HAP) that the Public Housing Agency (PHA) pays to the owner on behalf of the family leasing the unit. 24 C.F.R. 982.4 defines Payment Standard as the maximum monthly assistance payment for a family assisted in the voucher program (before deducting the total tenant payment by the family).

**Permanent Supportive Housing (PSH)** – Permanent Supportive Housing (PSH) is a program that helps persons who are chronically homeless with serious mental illness find permanent housing. Participants are connected with local mental health services through Chesapeake Integrated Behavioral Healthcare (CIBH). Chesapeake Redevelopment and Housing Authority currently serves six (6) PSH clients.

**Portability** – Portability is the process that allows an eligible Housing Choice Voucher (HCV) applicant or participant to move anywhere in the United States where there is a housing agency operating the Federal HCV program. Each agency has criteria that may limit or restrict the reasons voucher program applicants and participants may move.

**Public Housing Authority (PHA)** – A housing authority is the local administrative agency for housing assistance programs funded by the U. S. Department of Housing and Urban Development (HUD). Authorities provide rental housing or rental assistance to low-income families, the elderly and people with disabilities.

**Public Housing** – Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing comes in all sizes and types, from scattered single-family houses to high rise apartments for elderly families. Chesapeake Redevelopment and Housing Authority currently owns and operates 476 units of public housing in five communities: Broadlawn Park (170 units), Owens Village (56), MacDonald Manor (152), Peaceful Village (65) and Schooner Cove (24).

## GLOSSARY OF HOUSING TERMS

### R

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**Rent Control** – These anti-gentrification measures limit the amount that a landlord can raise the rent, typically by setting an allowable annual percentage increase. Some Rent Control measures also limit the amount the rent can be raised once a unit is vacant (i.e., between renters).

**Rent Subsidies** – Term typically used to describe HUD’s Section 8 program, which subsidize, the rent of low-income tenants in privately owned apartments and are typically administered by local housing authorities. Generally, tenants pay 30% of income for rent and utilities and local housing authorities pay the rest directly to landlords. Some other HUD funding programs for supportive housing and special needs housing can be used for rent subsidies. Some local governments sometimes provide rent subsidies or stipends with their own funds.

**Request for Proposal (RFP)** – A process for soliciting applications for technical or consulting services or for project developers when funds are awarded competitively. Chesapeake Redevelopment and Housing Authority is committed to conducting procurement activities in accordance with the highest standards of transparency, ethics and value through the utilization of competitive solicitations and through cooperative purchasing from contract vehicles available to public entities. (See also Virginia Public Procurement Act)

**Resident Opportunities and Self-Sufficiency (ROSS) Case Management** – The Resident Opportunities and Self-Sufficiency (ROSS) Program provides funding to hire and maintain Service Coordinators. ROSS Service Coordinators link public housing residents with supportive services and activities that enable them to make progress towards economic independence and housing self-sufficiency. Chesapeake Redevelopment and Housing Authority currently serves 24 clients enrolled in the program.

### S

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**Section 8** – A HUD program (now called the Housing Choice Voucher Program) providing funding for rental assistance to low-income households. Participating tenants typically pay 30% of their income for housing (rent and utilities) and the Federal subsidy pays the balance of the rent.

**Self-Sufficiency Programs** – A loosely defined term used to describe various programs that assist the homeless, people on welfare or public housing tenants with work readiness and specific skills training, day care and employment. HUD funds or promotes several self-sufficiency programs for public housing tenants and tenants with HUD rent subsidies.

**Single Room Occupancy (SRO)** – Often associated with supportive housing for chronically homeless, SRO programs house eligible tenants in multi-family buildings made up of efficiencies or studio apartments. Two SROs were developed in the City of Chesapeake (Cypress Landing for veterans and Heron’s Landing) with a third in Portsmouth (South Bay Apartments), in which CRHA has committed a total of 90 Project-based vouchers (PBVs).

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**Smart Growth** – An approach to planning and development that promotes a more efficient use of land to reduce sprawl using compact development patterns that are less dependent on the automobile and include a range of housing options and improve the balance of jobs and housing within the community or the region.

**Soft Costs** – A jargon term for non-bricks-and-mortar costs of a real estate development project. Includes architectural costs, surveys, appraisals, other fees, holding costs, etc.

**Soft Money** – A jargon term for subsidy funds from public or charitable sources used in a real estate development project. There are degrees of “soft.” The softest funding consists of grants and deferred payment loans. Less soft are low interest, amortizing loans.

**Special Needs Housing** – A loosely defined term for affordable or no-cost residential facilities for people with special medical problems, the homeless or people enrolled in self-sufficiency programs. In the broadest sense, it includes emergency shelters, longer-term shelters, transitional housing, halfway houses and group homes.

**State Rental Assistance Program (SRAP)**– The Department of Behavioral Health and Developmental Services (DBHDS) created the State Rental Assistance Program (SRAP) to serve individuals with developmental disabilities as part of a settlement agreement with the U. S. Department of Justice to reduce institutional placements. In addition to rental assistance, services and supports are provided, including Medicaid Waiver-funded home and community-based services, natural supports, privately paid supports, and other community resources. CRHA currently assists 45 SRAP participants.

**Subsidized Housing** – There are two general types of housing subsidies: 1) development subsidies (supply side) to help construct or acquire housing, and 2) operating subsidies (demand side) that supplement the amount that residents can pay.

**Subsidy** – Typically refers to financial assistance that fills the gap between the cost of affordable housing development/operations and the mortgage or sales income supported by income restricted rentals or homeownership sales. Affordable rents and home sales prices are determined by financing program eligibility requirements. Often, multiple subsidies from various sources are needed, referred to as the “layering” of subsidies, in order to make a project feasible.

## T

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**Tenant-Based Rental Assistance (TBRA)** – There are many different types of TBRA programs, but the most common type provides payments to make up the difference between the amount a household can afford to pay for housing and the local rent standards. Other TBRA programs help tenants pay for costs associated with their housing, such as security and utility deposits. Chesapeake Redevelopment and Housing Authority has served 37 clients since 2017 and is currently assisting 14 families, based on referrals made by ForKids, Inc.

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**Transitional Housing** – A loosely defined term covering a number of housing facilities that serve the formerly homeless, people trying to get off welfare, or people released from institutions. Usually, the term of stay is restricted to one to two years. The most common form is apartments or shared living facilities for the formerly homeless or single female parents with children. When treatment and supervision is involved, a facility is usually called a halfway house or group home.

## V

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**Veteran Assisted Supportive Housing (VASH)** – The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines HUD’s Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the [Department of Veterans Affairs \(VA\)](#). Chesapeake Redevelopment and Housing Authority currently services 35 VASH participants.

**Very Low Income** – Household income below 50% of the area median income (AMI) for the county or Metropolitan Statistical Area, adjusted per household size.

HUD 2021 Income Limits Hampton Roads	One-person Household	Two-person Household	Three-person Household	Four-person Household
50% AMI	\$ 29,600	\$ 33,800	\$ 38,250	\$ 42,250

**Virginia Housing Trust Fund** – Administered by the Virginia Department of Housing and Community Development, the Fund supports the development and preservation of affordable housing and reduces homelessness in the Commonwealth of Virginia. The Fund requires at least 80 percent of its resources to be used for short-, medium- and long-term loans to reduce the cost of homeownership and rental housing. Up to 20 percent of the Fund may be used to provide grants for targeted efforts to reduce homelessness. State appropriations to the Fund totaled \$18 million from 2018 through 2020.

**Virginia Public Procurement Act § 2.2-4300** –To the end that public bodies in the Commonwealth obtain high quality goods and services at reasonable cost, that all procurement procedures be conducted in a fair and impartial manner with avoidance of any impropriety or appearance of impropriety, that all qualified vendors have access to public business and that no offeror be arbitrarily or capriciously excluded, it is the intent of the General Assembly that competition be sought to the maximum feasible degree, that procurement procedures involve openness and administrative efficiency, that individual public bodies enjoy broad flexibility in fashioning details of such competition, that the rules governing contract awards be made clear in advance of the competition, that specifications reflect the procurement needs of the purchasing body rather than being drawn to favor a particular vendor, and that the purchaser and vendor freely exchange information concerning what is sought to be procured and what is offered.

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### W

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**Waiting List(s)** – A waiting list establishes the order in which housing or housing subsidies are offered to qualified applicants. It is also the mechanism used to implement a PHA's preference system. Setting up and maintaining the waiting list properly is essential to carrying out public housing admissions in accordance with HUD's civil rights and program regulations and the PHA's policies.

### Z

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**Zoning** – The classification of land by a) types of uses permitted and prohibited and b) by densities and intensities permitted and prohibited in a given district, including regulations regarding building location on lots.