

## ***Glossary of Housing Terms***

**Updated February 1, 2011**

***Affordable Housing:*** Housing is "affordable" when the occupant(s) pays no more than 30% of their total income on rent and utilities; or, if the occupant(s) owns their own home, they pay no more than 35% of their total income on their mortgage payment, insurance, taxes and utilities.

***Area Median Income (AMI):*** The midpoint income for an area—half of all wage earners have a salary higher than the median, and half of all wage earners have a salary lower than the median.

***Best Practices:*** Strategies, activities, or approaches that have been shown through research and evaluation to be effective and/or efficient in addressing homelessness.

***Chronically Homeless Person (As defined by HUD):*** An unaccompanied homeless individual with a disabling condition or a family with at least one adult member who has a disabling condition who has either been continuously homeless for a year or more OR has had at least four (4) episodes of homelessness in the past three (3) years. A disabling condition is defined as: (1) a disability as defined in Section 223 of the Social Security Act; (2) a physical, mental, or emotional impairment which is expected to be of long-continued and indefinite duration, substantially impedes an individual's ability to live independently, and of such a nature that the disability could be improved by more suitable conditions; (3) a developmental disability as defined in Section 102 of the Developmental Disabilities Assistance and Bill of Rights Act; (4) the disease of acquired immunodeficiency syndrome or any conditions arising from the etiological agent for acquired immune deficiency syndrome; or (5) a diagnosable substance abuse disorder. The term —homeless in this case means a person sleeping in a place not meant for human habitation (e.g., living on the streets), in an emergency homeless shelter, or in a Safe Haven as defined by HUD.

***Community Development Block Grant (CDBG) Program:*** A HUD program authorized by the Housing and Community Development Act of 1974. The CDBG program provides eligible communities with annual direct grants that they can use to revitalize neighborhoods, expand affordable housing and economic development opportunities, and/or improve community facilities and services, principally to benefit low- and moderate-income persons.

***Community Services Block Grant (CSBG):*** A federal block grant which provides assistance to states and local communities, working through a network of community action agencies and other neighborhood-based organizations, for the reduction of poverty, the revitalization of low-income communities, and the empowerment of low-income families and individuals in rural and urban areas to become fully self-sufficient (particularly families who are attempting to transition off of a state program.)

***Consolidated Plan:*** A long-term housing and community development plan developed by state and local governments and approved by HUD (24 CFR Part 91). The Consolidated Plan contains information on homeless populations and should be coordinated with the CoC plan. Required

by HUD to apply for CDBG, HOME, ESG, and HOPWA funds, the Consolidated Plan serves four functions:

- A planning document for each state/community, built upon public participation and input;
- The application for funds under HUD's formula grant programs (CDBG, HOME, ESG and HOPWA);
- It lays out a 3-5 year strategy that the jurisdiction will follow in implementing HUD programs; and
- An action plan, which provides a basis for assessing performance.

**Consolidated Plan Certification:** The statutory form in which a state or local official certifies that the proposed activities or projects are consistent with the jurisdiction's Consolidated Plan and, if the applicant is a state or unit of local government, that the jurisdiction is following its Consolidated Plan. CoCs must submit a Consolidated Plan Certification for each jurisdiction and a list of all associated new and renewal projects, with the CoC application. Any new or renewal projects requesting funds in 2010 that are not included on a Consolidated Plan Certification will not be considered for conditional award. In support of its CoC Consolidated Plan Certification successful applicants and project sponsors must ensure that proposed activities are consistent with the jurisdiction's affirmatively furthering fair housing certification, including a jurisdiction's effort to increase fair housing choice, as specified in 24 CFR 91.225(a)(1).

**Continuum of Care (CoC):** (As defined by HUD): A collaborative funding and planning approach that helps communities plan for and provide, as necessary, a full range of emergency, transitional, and permanent housing and other service resources to address the various needs of homeless persons. HUD also refers to the group of community stakeholders involved in the decision making processes as the —Continuum of Care.

**Continuum of Care Primary Decision Making Group:** This group manages the overall planning effort for the CoC, including, but not limited to, the following types of activities: setting agendas for full Continuum of Care meetings, project monitoring, determining project priorities, and providing final approval for the CoC application submission. This body is also responsible for the implementation of the CoC's HMIS, either through direct oversight or through the designation of an HMIS implementing agency. This group may be the CoC Lead Agency or may authorize another entity to be the CoC Lead Agency under its direction.

**Corporation for Supportive Housing (CSH):** CSH is a national organization that makes supportive housing understood, available, and effective. CSH provides high-quality advice and development expertise; by making loans and grants to supportive housing sponsors; by strengthening the supportive housing industry; and by reforming public policy to make it easier to create and operate supportive housing. CSH works with partners to foster innovative approaches to supportive housing, and builds awareness and support for these new ideas.

**DHA:** Dover Housing Authority

**DHSS:** Department of Health and Social Services

**DDDS:** Division of Developmental Disability Services

**DSAAPD:** Division of Services for Aging and Adults with Physical Disabilities

**DSAMH:** Division of Substance Abuse and Mental Health

**DSSC:** Division of State Service Centers

**OCS:** Office of Community Services

**DSCYF:** Department of Services for Children, Youth and their Families

**DSHA:** Delaware State Housing Authority

**DOC:** Department of Corrections

**DOJ:** Department of Justice

**Emergency Shelter:** (As defined by HUD): Any facility whose primary purpose is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless for a period of 90 days or less. Supportive services may or may not be provided in addition to the provision of shelter.

**Emergency Shelter Grants (ESG) Program:** A HUD program designed to help improve the quality of existing emergency shelters for the homeless, to make available additional shelters, to meet the costs of operating shelters, to provide essential services to homeless individuals, and to help prevent homelessness.

**Episodically Homeless:** People who cycle in and out of homelessness; this is included in the definition of chronic homelessness.

**Extremely Low Income (ELI):** Is defined as at or below 30% of the area wide median income.

**Grant in Aid:** Grant in Aid is an appropriation made by the Delaware General Assembly to support the activities of nonprofit organizations, which provide services to the citizens of Delaware. The purpose of Grant in Aid is to provide supplemental funding to service agencies and should not be construed as a sole source of funding.

**Delaware Homeless Management Information System (DE-HMIS):** A computerized data collection application designed to capture client level information over time in the characteristics and service needs of people experiencing homelessness, while also protecting client confidentiality.

**Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009:** The HEARTH Act was signed into federal law in 2009 by President Barack Obama. The HEARTH Act amends the McKinney-Vento Act.

**HOME Investments Partnership (HOME):** A HUD program that provides funds to local governments and states for new construction, rehabilitation, acquisition of standard housing, assistance to homebuyers and tenant-based rental assistance.

**Homeless (as defined by HUD):** As defined by the McKinney Act (42 U.S.C 11302), a homeless person is a person sleeping in a place not meant for human habitation or in an emergency shelter; and a person in transitional housing for homeless persons who originally came from the

street or an emergency shelter. The programs covered by this NOFA are not for populations who are at risk of becoming homeless. The definition of homeless person from the HEARTH Act will not be in effect for the FY2010 CoC Competition.

***Housing Choice Vouchers (HCV):*** A HUD program, usually administered by local housing authorities, that provides rental assistance. A household with a voucher usually has to pay only 30% of their income for rent and utilities. The vouchers cover the remaining housing costs.

***Housing First:*** A consumer-driven housing model that offers permanent housing to those without homes. It is based on the belief that helping people access affordable permanent housing should be the central goal in ending homelessness. Housing First has an immediate and primary focus on quick access to and sustainability of permanent housing, and often is offered simultaneously with support services. The housing is not time-limited, and is not contingent on compliance with services or regulations.

***Housing Opportunities for People with AIDS (HOPWA):*** A HUD program that provides states and localities with the resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of persons with AIDS or related diseases and their families. Funds can be used to support acquisition, rehabilitation, conversion, lease, and repair of facilities, new construction, rental assistance, support services and operating costs.

***Homeless Planning Council (HPC):*** The HPC of Delaware, established in early 1998 and incorporated in June 2000, is an active, cooperative coalition of public, nonprofit and private-sector organizations and individuals working together year-round to address issues related to homelessness. The primary goal of the HPC is to ensure a complete, statewide continuum of services for the homeless. The elements of this continuum of services are: outreach and assessment; emergency shelter; transitional housing; and permanent housing. Supportive services are required at each stage to help individuals and families move through the system and achieve long-term self-sufficiency.

***Low Income:*** Households whose incomes are between 51% and 80% of the area median income (AMI), as determined by HUD, based on family size.

***McKinney-Vento Act:*** The McKinney-Vento Act was enacted in 1987 to support the homeless. The law was reauthorized in July 2002 expanding the definition of homeless to include foster youth awaiting placement in a foster or group home. This guarantees that foster youth who are between placements will be granted school enrollment regardless of their immunization status or the availability of school records.

***McKinney-Vento Education:*** The Education for the Homeless Children and Youth (EHCY) program is part of the No Child Left Behind Act and is more commonly called “the McKinney-Vento Homeless Education Program”. The Act includes a number of provisions that help homeless students to enroll, attend and succeed in school.

***McKinney-Vento Food and Shelter:*** The Emergency Food and Shelter National Board Program (EFSP) is a federal program administered by the Federal Emergency Management Agency

(FEMA) to supplement and expand ongoing efforts to provide shelter, food and supportive services for homeless and hungry individuals.

**Moderate Income:** Households whose incomes are between 81% and 120% of the area median income (AMI), as determined by HUD, based on family size.

**Notice of Funding Availability (NOFA):** Published in the Federal Register to announce available funds and application requirements from a specific source. A HUD NOFA containing notices of funding availability for many grant programs all released at the same time is called the SuperNOFA.

**Office of Community Services (OCS):** A division of the Department of Health and Social Service, (DHSS), which allocates and monitors a large portion of state funds provided to fund the operation of emergency shelters and transitional housing.

**Permanent Supportive Housing (As defined by HUD - in terms of their programs):** Permanent housing for homeless persons with disabilities is another type of supportive housing. It is long-term community-based housing, which includes supportive services for homeless persons with disabilities. The intent of this type of supportive housing is to enable this special needs population to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or coordinated by the applicant and provided by other public or private service agencies.

**Point-In-Time Study (PIT):** A one-day count of all homeless people in a defined area.

**Public Housing Authority (PHA):** There are five in Delaware – Delaware State Housing Authority, Dover Housing Authority, New Castle County Housing Authority, Newark Housing Authority, and Wilmington Housing Authority.

**Runaway Homeless Youth Grant (RHYG):** This Grant establishes or strengthens locally controlled community-based programs that address the immediate needs of the runaway and homeless youth and their families. Services must be delivered outside of the law enforcement, child welfare, mental health and juvenile justice systems. The goals and objectives of the Basic Center Program are to:

- Alleviate problems of runaway and homeless youth;
- Reunite youth with their families and encourage the resolution of interfamily problems through counseling and other services;
- Strengthen family relationships and encourage stable living conditions for youth; and
- Help youth decide upon constructive courses of action.

**Safe Havens:** offer low-demand, indefinite-length-of-stay, supervised housing alternatives for persons with substance use and/or mental health conditions who need a place to stay that does not tie compliance with rules or service expectations to the maintenance of housing.

**Section 811:** A HUD program that provides capital grants and project-based rental assistance to non-profit sponsored housing developments for people with disabilities. It allows persons with disabilities to live as independently as possible in the community by increasing the supply of rental housing with the availability of supportive services. The program also provides project rental assistance, which covers the difference between HUD-approved operating costs of the project and tenants' contribution toward rent.

**Section 202:** This program is similar to Section 811, but funds elderly housing.

**Supportive Housing Program (SHP):** A HUD program that promotes the development of supportive housing and supportive services, including innovative approaches that assist homeless persons in the transition from homelessness and enable them to live as independently as possible. SHP funds may be used to provide transitional housing, permanent housing for persons with disabilities, innovative supportive housing, supportive services, or safe havens for the homeless.

**Supportive Housing:** Housing with services that enable participants to live more independently than they would otherwise be able to. The types of services depend on the needs of the residents. Services may be short term, sporadic, or ongoing indefinitely.

**Supplemental Security Income (SSI):** A federal financial benefit program sponsored by the Social Security Administration (SSA), available to financially needy individuals with disabilities who have been qualified by SSA as having a disability, which prevents them from engaging in productive employment.

**Supportive Services:** Services such as case management, medical or psychological counseling and supervision, childcare, transportation and job training provided for the purpose of facilitating the independence of residents.

**Transitional Housing:** A type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. Generally, homeless persons may live in transitional housing for up to 24 months and receive supportive services that enable them to live more independently. The supportive services may be provided by the organization managing the housing or coordinated by them and provided by other public or private agencies. Transitional housing can be provided in one structure or several structures, at one site or in multiple structures at scattered sites.

**Unsheltered:** Homeless people living in places not meant for human habitation, which may include streets, parks, alleys, parking ramps, part of the highway system, transportation depots, all night commercial establishments, abandoned buildings, marginal motels/hotels which are not normally operational, farm outbuilding and other similar places.

**Veteran:** One who has served in active US military duty.