# Housing Terms Glossary

**Accessory Dwelling Unit**: A secondary and independent housing unit located inside of, or on the same lot as, a single family home. State and local laws may have additional restrictions on size and number of bedrooms.

**Affordable Housing**: As defined by US Department of Housing and Urban Development, housing (including utilities) that costs no more than 30% of a household’s income. The term is often further limited to housing with costs less than 30% of 120% of the area median income.

**Apartment Building**: A residential building, typically multi-story, that is larger than a multi-unit dwelling and where units are more commonly rented than owned.

**Bungalow Court**: A cluster of several free-standing homes arranged around a central open space, often in an oblong formation arranged perpendicular to the road.

**Cohousing**: A group of homes linked by physical proximity, common spaces and facilities, and participatory governance structures.

**Community Land Trust**: A private, non-profit organization that holds title to a collection of parcels scattered over its service area. Community land trusts can be used to increase the supply of affordable housing by leasing the land under a home for a nominal fee, setting affordable unit quotas for developers, and imposing home resale price restrictions.

**Condominium**: Several attached housing units, typically multi-story, that may be separately owned, but that have a joint agreement, typically covering joint ownership and maintenance of grounds and the building’s exterior.

**Duplex**: A residential structure with two housing units.

**Employer-Assisted Housing**: Employers help employees locate affordable housing and/or provide financial assistance in the form of loans, grants, matched savings plans, etc.

**Homebuyer Assistance**: A number of programs, often government funded, that help low- and moderate-income households purchase a home. Examples include: downpayment and closing cost assistance, subsidized interest rates, first-time homebuyer counseling and education, etc.

**Home Resale Restrictions**: Restrictions enacted by a property owner to ensure long-term affordability of a property such as homebuyer income qualifications, deed restrictions that limit resale price, prohibitions on leasing, limits on permissible renovations, etc.

**Homesharing**: An arrangement between 2 or more unrelated people to share common areas of a home, while maintaining private bedrooms. Non-owners pay rent and/or provide help around home.

**Housing unit (dwelling)**: A structure, or part of a structure, that is residential in nature and includes a kitchen, bedroom and bathroom.

**Incentives, Affordable Housing**: In zoning or subdivision, these may lessen lot size, coverage, density, or other requirements for developments that include a certain percentage of affordable units.

**Inclusionary zoning**: Local zoning that requires the inclusion of affordable housing units in new development, usually through a mandated percent of the new units or payment to a housing fund.

**Infill Development**: New development on vacant lots within built areas or redevelopment in already built areas, for the purpose of maximizing use of available land in core areas, ensuring the efficiency of public utilities and infrastructure, and maintaining the integrity and vitality of downtowns and village centers.

**Low Income Housing Tax Credit (LIHTC) Program**: Federal tax incentive program, administered by state-designated agencies, to promote the development of new affordable rental units. Federal income tax credits have a lifespan of 10 years, and participating properties are committed to meet specific affordability thresholds for 99 years.

**Micro-Units**: Very small apartments that are typically open concept and under 400 square feet, sometimes with access to common spaces.

**Multi-family/Multi-unit Housing**: A residential structure, or cluster of structures, typically with three to several housing units.

**Tax Increment Financing (TIF)**: Within a designated TIF area (“district”) and a set time period, a local government finances infrastructure to enable development projects by issuing a bond backed by the anticipated increase in property tax revenues.

**Tiny Home**: A fully-equipped, free-standing home averaging between 100 and 400 square feet.

**Townhouse**: An elongated structure consisting of a few to several single-family homes, typically 2-3 stories, that abut one another on the sides.

**Triplex**: A residential structure with 3 housing units.

**Supportive Housing**: A housing model for vulnerable families and individuals that provides tenants with voluntary social services and subsidizes rent to maintain affordability (typically under 30% of household income).

**Workforce Housing**: Affordable housing that is in close proximity to employment centers, and is typically associated with members of the community who are gainfully employed. The term is used to cover housing beyond income limits on affordable housing, often for 100-200% of median income.