



HOUSING BOULDER
GLOSSARY OF
HOUSING TERMS



January 2015
CITY OF BOULDER



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Accessible Housing

Accessible housing units are those designed or modified for people with limited mobility, including people in wheelchairs and with hearing or vision impairments. Some examples of housing accessibility considerations include: accessible entrances, common and public use areas, usable doors (by persons in wheelchairs), accessible switches and outlets, walls that could later accept grab bars, and usable kitchens and bathrooms.

Accessory Dwelling Units/Owner Accessory Units (ADUs/OAUs)

Several common terms for ADUs and OAUs include “mother-in-law apartment”, “granny flat”, and “garage apartment”. Per the Boulder Revised Code (BRC) 1981, an accessory dwelling unit is a “separate and complete single housekeeping unit within a detached dwelling unit”. ADUs are allowed in Boulder by permit. Either the ADU/OAU or detached dwelling unit must be owner occupied. ADUs differ from Owner Accessory Units (OAUs) in that an ADU is located within an owner's primary dwelling unit, while an OAU may be located either within or separate from the owner's primary dwelling unit. For more information on the City of Boulder’s ADU/OAU program, click [here](#).

Acquisition

Purchase of existing housing or land. For affordable housing programs, this implies gaining possession of the property for inclusion into a program inventory.

Affordable Housing

Housing is considered “affordable” when monthly housing costs (rent/mortgage, HOA fees, taxes, insurance, etc.) are no more than 30 to 40 percent of a household’s gross monthly income.

Affordable Housing Fund (AHF)

The Affordable Housing Fund (AHF) is one of three Boulder funding sources used primarily to produce and maintain affordable homes. The fund comprises cash-in-lieu contributions obtained through the Inclusionary Housing (IH) Program, allocations from the general fund and occasional other sources. This fund targets households with annual incomes up to approximately 80 percent of the Area Median Income (AMI).

Affordability Period (AP)

An affordability period is the time frame for which rental payments or purchase prices must remain affordable. Since 2000, affordable programs in the City of Boulder require a permanent affordability period (in perpetuity).

Aging in Place

In the Housing Boulder conversation, aging in place is thought of as providing “housing options for seniors of all abilities and incomes to remain in the community, with access to services and established support systems.” The Center for Disease Control defines aging in place as “the ability to live in one’s own home and community safely, independently and comfortably, regardless of age, income or ability level.”



Americans with Disabilities Act (ADA) 1990

The ADA is a civil rights law that prohibits discrimination against disabled persons in all areas of public life. Title II of the ADA applies to housing provided by public entities, and Title III requires that public and common use areas in housing developments are accessible.

Annexation

The process by which a city adds land to its jurisdiction.

Area Median Income (AMI)

Area Median Income (AMI) is the midpoint of household incomes for federal government-defined areas adjusted for family size; half of household incomes are higher and half are lower than the AMI. Annually, the U.S. Department of Housing and Urban Development (HUD) publishes the AMI for the Boulder, CO MSA (Metropolitan Statistical Area, Boulder County). AMI is used to determine if a household's gross income qualifies for affordable housing and assistance programs.

Attached Dwelling Unit

Attached dwelling units or "attached housing" has shared walls between housing units. Sometimes duplexes are referred to as "semi-detached" or "semi-attached" since only one wall is shared. Attached housing is some of the only market-produced housing that is affordable to moderate- to middle-income households in Boulder. (See "Single-Family Detached Housing" for related definition.)

Baby Boomers

Baby Boomers were born in the post-WWII period between 1946 and 1964. Because of the size of this age cohort, historically it has played a major role in redefining America's institutions, such as schools when they were children, work places as grown adults, and now—with the oldest boomer turning 69 in 2015 and approximately 10,000 boomers reaching retirement age daily—services and housing for older adults.

Boulder Housing Partners (BHP)

Boulder Housing Partners (BHP) was established in 1966 as Boulder's housing authority. BHP builds, owns and manages affordable housing for low- and moderate-income residents of the City of Boulder. BHP also offers tenant support services. BHP is a quasi-governmental entity of the state formed pursuant to Section 29 of the Colorado Revised Statutes with nonprofit status 501(c)(3), which exempts it from nearly all taxes, including property taxes. A nine-member Board of Commissioners appointed by the city Mayor provides community oversight, while an executive director manages daily operations. BHP and the City of Boulder are separate entities that work collaboratively to address affordable housing needs in the community. To access Boulder Housing Partners' website, click [here](#). (Also see "Housing Authority".)



Boulder Revised Code (BRC) 1981

The Boulder Revised Code (BRC) 1981 is the city's charter and ordinances that describe what can and cannot be done in the City of Boulder. [Title 9 Land Use Regulations](#) is the section of the code most germane to the housing discussion. Title 9 includes a chapter of definitions as well as chapters on zoning, use, form and bulk, intensity, Inclusionary Housing, and the Residential Growth Management System, which all help define the design, density, and quantity of new housing in Boulder and promote the creation of new affordable housing.

Boulder Valley Comprehensive Plan (BVCP)

The Boulder Valley Comprehensive Plan (BVCP) is a joint plan between the City of Boulder and Boulder County governments to inform and guide their shared responsibility for planning and development in the Boulder Valley. Since 1970, the City of Boulder and Boulder County have jointly adopted a comprehensive plan. The Boulder Valley Comprehensive Plan seeks to protect the natural environment of the Boulder Valley while fostering a livable, vibrant and sustainable community. The current plan was first adopted in 1977. Since then, six major updates have been completed: 1982, 1990, 1995, 2000, 2005 and 2010. The Boulder Valley Comprehensive Plan provides a general statement of the community's desires for future development and preservation of the Boulder Valley. The principle of sustainability drives the overall framework of the Boulder Valley Comprehensive Plan.

Cash-in-Lieu Contribution (CIL)

Cash in lieu is a cash contribution which may be used to meet the City of Boulder Inclusionary Housing requirement. A cash payment is made into the Affordable Housing Fund in lieu of providing an affordable unit.

Chronic Homelessness

An unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years; children (with disabilities and without disabilities) who are homeless with their parents; and parents (with disabilities and without disabilities) who are homeless and who have children with them.

Co-Housing

Co-housing is a type of collaborative housing in which residents actively participate in the design and operation of their own neighborhoods. Co-housing is defined by the following characteristics; participatory design process, neighborhood design, common facilities (common house), resident management and non-hierarchical structure and decision-making (typically consensus-based decision-making).



Community Development Block Grant (CDBG)

A federal funding program administered by the U.S. Department of Housing and Urban Development (HUD), and administered locally by the City of Boulder Division of Housing, the CDBG provides funding for human services and affordable housing projects. The 2012 CDBG allocation was approximately \$800,000. Typically, 20 percent is allocated to administration, 15 percent to Family Resource Schools, approximately \$350,000 to support the capital needs of Boulder’s nonprofit community, and the balance of funds to affordable housing projects.

Community Housing Assistance Program (CHAP)

A City of Boulder program funded through a portion of city property taxes, a housing excise tax (see “Housing Excise Tax”), and related fees. The fund is used to increase the supply of affordable housing in Boulder by supporting rehabilitation and new construction of affordable housing that targets households with annual incomes between 15 and 60 percent of the Area Median Income (AMI).

Community Housing Development Organization (CHDO)

A private, nonprofit, community-based service organization whose primary purpose is to provide and develop affordable housing for the community it serves. Certified CHDOs receive certification from a participating jurisdiction, indicating that they meet certain HOME Program requirements and are therefore eligible for HOME funding. (See “HOME Investment Partnership Funds, HOME”.) Boulder has three CHDOs: Habitat for Humanity, Thistle Communities and the Boulder Housing Coalition.

Community Land Trust (CLT)

Community Land Trusts are a means of achieving permanently affordable housing similar to the city’s deed restriction (see “Deed Restriction, Affordable Housing”). CLTs are membership-based nonprofit organizations that own the land under a housing unit affordable to low- and moderate-income households. Affordability is initially achieved through this separation of the land value from the value of the home and improvements. Income-qualified households purchase the home, but not the land, thereby realizing a price reduction. Affordability is ensured through a 99-year ground lease, which restricts the resale price on the home. In Boulder, Thistle Communities owns and manages a Community Land Trust. (See “Thistle Communities”.)

Comprehensive Housing Strategy (2000)

A Boulder housing strategy that went through a public process in 1999 and was adopted in 2000. It includes recommendations on actions to increase housing diversity and affordability in Boulder. The strategy includes sections addressing growth and density, partnerships (e.g., city/university) targeting low- and very low-income households, moderate-income households, “special populations” and seniors. For a copy of the 2000 Comprehensive Housing Strategy, click [here](#).



Cooperative Housing

Cooperative housing is a form of rental or ownership housing where unrelated individuals live in one or more residential buildings owned by a membership-based corporation. Cooperative housing is characterized by shared management and consensus (i.e., arriving at a common decision rather than voting) or other egalitarian governance. Cooperative rental housing typically features shared common areas (e.g., kitchen, community room, bathrooms) and private bedrooms, though there are many variations on this model.

Cost-Burdened

A metric defined by the U.S. Department of Housing and Urban Development (HUD). A cost-burdened household pays more than 30 percent of gross income for housing costs, which include mortgage or rent, insurance, utilities and HOA fees. Housing costs over 30 percent do not leave adequate household income to cover other essentials like food, clothing or health care.

Covenant, Affordable Housing

An agreement that acts as a deed restriction to maintain the affordability of a property and ensure it is sold or rented to persons of low- and moderate-income in perpetuity. Covenants ensure that the home will be affordable to future generations and the public's investment in these homes will be maintained in perpetuity. The city's Permanently Affordable Covenant is a legal obligation in the form of a deed restriction that runs with the land and is enforceable on subsequent buyers of the property. The sales price of the affordable unit is initially determined based on the city's affordable pricing formula when the covenant is signed or a building permit is issued and determined, and thereafter by a resale formula that restricts annual appreciation to track with the Consumer Price Index (CPI). The covenant is drawn up by Housing Division staff, signed and notarized by the developer, and recorded at the county assessor's office. The Permanently Affordable Housing Covenant becomes part of the public record for the property.

Deed Restriction, Affordable Housing

A legal obligation imposed by the city upon the owner of residential real estate to restrict the sale prices or rents to keep these homes affordable into the future. The restriction is enforceable on subsequent buyers of the property. The City of Boulder's deed restriction is in the form of a covenant. (See "Covenant, Affordable Housing".)

Dwelling Unit (DU)

A dwelling unit is a room or rooms with internal connections for residential occupancy and including bathroom and kitchen facilities. Multiple dwelling units exist if there is more than one meter for any utility, address to the property or kitchen; or if there are separate entrances to rooms which could be used as separate dwelling units; or if there is a lockable, physical separation between rooms in the dwelling unit such that a room or rooms on each side of the separation could be used as a dwelling unit, or rooms with no internal connections. (Boulder Revised Code 1981)



Emergency Family Assistance Association (EFAA)

Operating since 1918, EFAA provides support to families, people with disabilities, and seniors by assisting with food, shelter, rent, utilities, minor medical expenses, transportation, furniture and resource referrals. EFAA provides services in Boulder, Lafayette, Longmont and Broomfield. To access EFAA's website, click [here](#).

Emergency Shelter

Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of homeless persons. The length of stay can range from one night up to as long as three months.

Extremely Low Income, HUD

See "HUD Income Categories".

Fair Housing Act (FHA)

The Fair Housing Act prohibits housing discrimination based on race, color, national origin, religion, sex, familial status or handicap. It covers the rental and sale of housing, mortgage lending, modifications and accommodations for disabled persons and accessibility requirements for new multifamily construction.

Fair Market Rent (FMR)

Estimated annually by U.S. Department of Housing and Urban Development (HUD), Fair Market Rent (FMR) includes shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service and Internet service. FMRs are primarily used to: determine payment standard amounts for the Housing Choice Voucher Program, determine initial renewal rents for expiring project-based Section 8 contracts, determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy Program (Mod Rehab), and serve as a rent ceiling in the HOME rental assistance program. To assure a sufficient supply of rental housing is available to program participants, FMRs must be set high enough to permit a selection of units and neighborhoods but also low enough to serve as many low-income families as possible.

Families

Policy makers have expressed concern that Boulder is losing families. Staff analysis of census data has found that the number of families with children under 18 years of age remained relatively steady between 2000 and 2011; however, Boulder is gaining higher-income families with children, particularly those with annual incomes above \$200,000. Boulder significantly outpaces Boulder County as a whole and the State of Colorado in gaining these high-income households.

Flat

The terminology "flat" is used in housing parlance to mean a single-story dwelling unit within an apartment building. They can be either rental apartments or owned condominiums. The term "flat" is often used in contrast to "townhouse", a multi-storied, attached dwelling unit.



Funding Program

The City of Boulder Division of Housing Funding Program distributes on average \$3 to \$4 million annually to support affordable housing in Boulder. Major sources of funding include the Affordable Housing Fund (AHF), the Community Housing Assistance Program (CHAP), HOME Investment Partnership Funds (HOME), and the Community Development Block Grant (CDBG). To access the city's Division of Housing Funding Program webpage, click [here](#).

Gap

The affordability of housing is often measured in “gaps”, which are the difference in what exists and what is needed. Some examples of gaps that housing research measures include gap to market (the difference between what households at a particular Area Median Income (AMI) level can afford and the median sales price or average rent price on the open market) and housing gap (the amount of housing that can serve a particular AMI versus the demand for that housing within the community or housing market).

Head Tax

See “Occupation Tax”.

Height Limit

The current 55-foot height limit was added to the [City Charter](#) (Article V. Section 84) by popular vote in 1971, after citizens petitioned City Council to place the issue on the ballot. The land use code requires that proposed buildings exceeding 35-40 feet in height (depending on the zone district) go through a discretionary review process for approval.

HOME Consortium

A HOME Consortium is a consortium of geographically contiguous or overlapping local government entities that receives an allocation and participates in the HUD HOME Program. Boulder participates in a HOME Consortium that includes City of Boulder, Boulder County, City of Longmont, City and County of Broomfield and eight other municipal governments in Boulder County. The City of Boulder is the lead agency and acts in the representative capacity for all of the members of the Consortium. To access the HOME Consortium website, click [here](#).

HOME Investment Partnership Funds (HOME)

A federally funded program by HUD, administered by the City of Boulder Division of Housing, that provides funding for affordable housing projects. The City of Boulder, as lead agency, receives approximately \$800,000 per year in HOME funds, approximately half of which remain in Boulder and half of which are distributed to other Boulder County communities.



Home Repair Programs

The City of Boulder Home Repair Programs help income-qualified homeowners who lack the money or home equity to make needed home repairs or implement energy conservation upgrades. The program offers low-interest loans of up to \$25,000 to qualified homeowners. For owners of manufactured or mobile homes, the city provides a grant of up to \$7,500. The city supports recipients of loans and grants with technical assistance and contractor supervision by Longs Peak Energy Conservation. To access information on the city's Home Repair Programs, click [here](#).

Homeless Shelter

Homeless shelters are temporary residences for homeless persons and households. They typically provide shelter to a variety of people, though families and youth are often served in separate facilities. Homeless shelters typically require that clients leave during the day, and clients are often subject to curfews and house rules. Shelters often provide services including soup kitchens, job training and drug rehabilitation.

Homeowners' Association (HOA)

A Homeowners' Association (HOA) is a self-governing association that, in most cases, is created by a real estate developer for the purpose of controlling the appearance of the community and managing common area assets. HOAs are handed off for private control to the homeowners. Association dues are used to cover maintenance, capital improvements and upgrades.

Homeownership Programs

The City of Boulder Division of Housing's Homeownership Programs help qualified homebuyers purchase an affordable home in the city. Programs include Homeworks (permanently affordable new development and resale homes available to households with low- to middle-incomes), House to Homeownership (H2O) Loans (a deferred loan program, NOT resale restricted) and the Solution Grant (one-time grants to assist low-/moderate-income households with down payment and closing costs on permanently affordable homes; grants remain invested in the homes). To access Boulder's Homeownership Programs webpage, click [here](#).

Housing, Division of (City of Boulder)

A city division, Housing's mission is to preserve and provide safe, high-quality, and affordable housing opportunities through collaborative community planning and funding of programs. Programs within the Division of Housing include [Grant Compliance and Asset Management](#), [Funding](#), [Homeownership Programs](#), [Inclusionary Housing](#) and [Affordable Housing Policy](#).



Housing Authority

Boulder Housing Partners (BHP) is Boulder’s housing authority. Housing authorities are federally recognized public corporations with boards appointed by the local government (the BHP board is appointed by City Council). Although housing authorities have a strong relationship with local, state and federal governments, they are independent agencies. Chartered under state law, a housing authority is an autonomous, not-for-profit public corporation. Their mission is to provide affordable housing to low- and moderate-income people. (See also “Boulder Housing Partners, BHP”).

Housing Choice Voucher

See “Section 8 (S8)”.

Housing Excise Tax

This tax is charged on new residential and non-residential development and non-residential additions in the city to promote the development and provision of housing in the city that is affordable to low-income households. The tax rate is \$0.23 per square foot for new and annexing residential development and \$0.51 for new, annexing or expanding non-residential development. The tax does not apply to permanently affordable units. Revenue from this program fluctuates with the construction cycle. In 2014, the city collected over \$300,000 through the Housing Excise Tax but in 2010, a relative construction lull, just under \$80,000.

Housing First

An approach to ending homelessness that centers on quickly providing homeless people with housing and providing services as needed. What differentiates a Housing First approach from traditional emergency shelter or transitional housing approaches is that it is “housing-based”, with an immediate and primary focus on helping individuals and families quickly access and sustain permanent housing. This approach has the benefit of being consistent with what most people experiencing homelessness want and seek help to achieve.

Housing Trust Fund

A housing trust fund is an established source of funding for affordable housing construction and rehabilitation. In Boulder, CHAP (see “Community Housing Assistance Program, CHAP”) is considered to be a housing trust fund.

HUD (U.S. Department of Housing and Urban Development)

HUD is a department of the federal government with the mission to “create strong, sustainable, inclusive communities and quality affordable homes for all.” The department’s Community Planning and Development Division oversees the Community Development Block Grant (CDBG) and HOME Funding Program, the Federal Housing Administration (FHA), Fair Housing, Multifamily Housing Programs and other programs. To access HUD’s website, click [here](#). (Also, see “Community Development Block Grant, CDBG” and “HOME Investment Partnership Funds, HOME”.)



HUD Income Categories

In Boulder, “Low Income” is between 50 percent and approximately 70 percent AMI as set by the U.S. Department of Housing and Urban Development (HUD). “Very Low Income” is between 30 and 50 percent AMI. “Extremely Low Income” is 30 percent AMI and below. (Also see “Area Median Income, AMI”.)

Inclusionary Housing (IH)

Adopted in 2000 to help the city’s housing market to produce housing that is permanently affordable to low- to moderate-income households, Boulder’s Inclusionary Housing (IH) Ordinance (formerly “Inclusionary Zoning”) requires that new residential development contribute at least 20 percent of the total units as permanently affordable housing. Inclusionary Housing options for meeting this requirement include constructing on-site permanently affordable units, dedicating off-site existing or newly built units as permanently affordable, dedicating vacant land for affordable unit development or paying cash in lieu (Also, see “Cash-in-Lieu Contribution, CIL”). Affordable units produced through IH are priced to be affordable to low- and moderate-income households and have deed restrictions which limit appreciation and require they be sold or rented to income-qualified households in perpetuity.

Land Banking

Land banking can be pursued to achieve a broad array of community goals. In the housing context, land banking is the purchase of land by the city or a nonprofit housing corporation as a future site for affordable housing or other housing that meets community goals.

Likely to Remain Affordable (LTRA)

The term “likely to remain affordable” is used when there is no permanent deed-restricting covenant but the unit owner’s mission makes it probable that the unit will remain affordable in the future. Faith-based organizations and a handful of other nonprofits operate these affordable housing units.

Linkage Fees

Linkage fees are assessed based on the demand for affordable housing created by a certain type of new development (e.g., commercial, industrial). A nexus study is performed to determine the cost per square foot to offset the demand for affordable housing generated by that new development, and fees are set accordingly. In Boulder, a linkage fee only applies to bonus density square footage in one downtown zone, the DT-5 or Downtown High Density 5 Zone District.

Livability Guidelines

A list of guidelines that governs the quality and livability of permanently affordable dwelling in the City of Boulder. The general requirement is that permanently affordable units be “functionally equivalent” to market-rate units produced by the developer. The guidelines address the amount and specifications for cabinetry, countertops, appliances, closets and storage areas, floor coverings, electrical outlets, room sizes, lighting and ventilation, laundry access, sound insulation/attenuation, air conditioning/air cooling and energy conservation.



Low Income, HUD

See “HUD Income Categories”.

Low Income Housing Tax Credits (LIHTC)

An indirect federal subsidy used to finance the development of affordable rental housing for low-income households. The tax credit is provided to private investment partners who contribute to project financing. Their contributions offset the cost of building or rehabilitating the property, which allows rents to be low. In Colorado, the Colorado Housing and Finance Authority awards federal tax credits. Each unit in a tax credit-funded property has an associated low-income limit. Tenants’ must income qualify annually and, in turn, they pay below-market rents affordable to the Area Median Income (AMI) associated with the unit they occupy.

Low-/Moderate-Income Households

The city’s Inclusionary Housing (IH) Program is designed to serve households earning low to moderate incomes. Low- to moderate-income households are between approximately 60 and 80 percent AMI. (Area Median Income, AMI.)

Manufactured Home

Per the Boulder Revised Code (BRC) 1981, a manufactured home is “. . . a structure, transportable in sections, built on a permanent chassis and designed for use with or without a permanent foundation when connected to the required utilities. The term ‘manufactured home’ includes ‘modular home’ but does not include ‘recreational vehicle.’” In 1976, HUD Code established construction and safety standards for manufactured homes. The manufactured homes industry considers factory-built homes produced prior to 1976 HUD Code to be “mobile homes”, and homes produced thereafter to be manufactured homes.

Market-Rate Housing

Housing that is available on the open market. There are no restrictions on the selling price or rent of market-rate housing, and anyone who can afford to rent or purchase market-rate housing may do so. Market-rate housing is subject to fluctuations in the housing market and in affluent communities like Boulder, market-rate housing is unaffordable to many of those who work in the community.

Matching Funds

Matching Funds obligates a federal fund recipient to leverage finances with non-federal resources.

Micro Unit

While the City of Boulder does not have a concrete definition of micro units in the Boulder Revised Code (BRC) 1981, micro units are more generally defined as smaller efficiency-like living spaces in multifamily apartment settings (in contrast, see “Tiny Home”). Micro units can be as small as 150 square feet and include, at a minimum, provisions for sleeping and sitting, a bathroom and a kitchenette. They are defined differently in different cities across the country, particularly in regards to size, the presence or lack of a kitchen in the unit and common amenities.



Middle-Income Households

For the purposes of the Housing Boulder conversation, “Middle Income” is defined as between 80 percent and 120 percent Area Median Income (AMI) or, for example, between \$63,900 and \$115,320 for a four-person household (2014). The city’s permanently affordable portfolio includes housing affordable to middle-income households. These units have come into the city’s portfolio through annexation and are affordable to households with incomes between approximately 80 percent and 110 percent AMI. The City of Boulder has a goal that 450 housing units will be permanently affordable to middle-income households. Currently, there are 110 permanently affordable middle-income units.

Millennials

The millennial generation was born approximately between 1980 and 1995. In 2015, they will be between about 20 and 35 years old. This generation is also referred to as Generation Y and the Echo Boom. Millennials are the children of Baby Boomers and are a much larger age cohort than Generation X, the generation that precedes them. Millennials’ outlook and housing preferences are heavily shaped by the Great Recession. Millennials are more likely to rent, have fewer savings, more debt and express a greater interest in living in more dense, urban settings and smaller homes. It is not entirely known whether these preferences will continue as this generation has its own children and as the economy continues to improve.

Mobile Home

See “Manufactured Home”.

Multifamily Housing

Multifamily housing means multiple dwelling units contained in one building. Housing providers often use the term “multifamily” to mean rental apartment buildings as opposed to for-sale housing. (See “Single-Family Detached Housing” for other building typologies.)

Occupancy Limit

Land use regulations that limit the number of unrelated persons who may occupy a dwelling unit. The current code, [9-8-5 Occupancy of Dwelling Units](#), allows up to three unrelated persons in low-density residential districts and up to four in medium-density and high-density districts.

Occupation Tax

An occupation privilege tax, also known as a “head tax”, is imposed on employees and/or employers. It is usually a dollar amount collected per employee at a particular work place, in this case, any employer in Boulder. The tax revenue would be used to fund city affordable housing programs. This type of tax would require voter approval. In 1994, voters defeated a proposal for an occupation tax of \$9 per employee to support transportation.



Permanent Housing

For populations experiencing chronic homelessness, permanent housing is intended to be the tenant’s home for as long as they choose. In the supportive housing model, services are available to the tenant, but accepting services cannot be required of tenants or in any way impact their tenancy. Tenants of permanent housing sign legal lease documents. (See also “Supported or Supportive Housing”.)

Permanent Supportive Housing

Permanent supportive housing provides long-term, community-based housing and supportive services for homeless persons with disabilities. The intent of this type of supportive housing is to enable special needs populations to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or provided by other public or private service agencies. There is no definite length of stay. (See also “Supported or Supportive Housing”.)

Permanently Affordable (PA)

Permanently affordable housing, affordable in perpetuity, is affordable to households with targeted incomes. The City of Boulder has a goal that 10 percent of the city’s housing stock will be permanently affordable.

Project-Based/Single-Site Housing

In the context of housing for populations experiencing chronic homelessness, project-based or single-site housing is defined as housing located in single buildings, typically owned by the housing and support services provider. This type of housing allows staff to provide a high level of supervision and offers the greatest latitude in responding to the challenges of housing its participants. Staff is typically located on-site and can respond immediately to issues that may arise. While this approach minimizes community integration and limits participant choices in housing, it can offer its residents more community support.

Rapid Re-Housing (RRH)

Rapid Re-Housing is geared towards episodically homeless persons with moderate needs (moderate acuity) and designed to help individuals and families exit homelessness and return to permanent housing. Assistance, which can include help finding housing, rent assistance, and services, is offered without preconditions (e.g., employment, criminal record, sobriety, etc.).

Rent Control

Laws or ordinances that set price controls on residential rental housing. In Colorado, rent control is prohibited by state statute (CRS 38-12-301). An exception is included for housing authorities or similar agencies. To meet the statute requirements, rent-controlled units provided through the Inclusionary Housing (IH) Program must be owned in whole or in part by a housing authority or similar agency.



Section 8 (S8)

A federal program that allows low-income residents to pay no more than 30 to 40 percent of their income to live in safe housing and avoid becoming cost burdened. In Boulder, Boulder Housing Partners (BHP) provides a number of dedicated Section 8 units. Alternatively, income-qualified households may obtain a tenant-based voucher, which allows the household to use the voucher in approved market-rate or affordable units. BHP, the Boulder County Housing Authority, Longmont Housing Authority, and the Center for People with Disabilities all allocate vouchers which may be used in the City of Boulder. For households with tenant-based vouchers, the government pays the difference between the rent that the tenant is responsible for and Fair Market Rent in the area. The federal government issues far fewer vouchers than there are qualified households seeking assistance. For this reason, BHP and other organizations distribute vouchers using a lottery process. (See also “Fair Market Rent, FMR” and “Boulder Housing Partners, BHP”).

Seniors

What is a senior? It depends who you ask. If you ask human services providers, they often define seniors as those ages 60 and older. In the housing industry, there are two age restrictions—55+ and 62+—with different compliance requirements. Age 65+ is seen as significant because it is retirement age, and age 85+ is often looked at in regards to accessibility accommodations.

Single-Family Detached Housing

Single-family detached housing is a free standing residential dwelling unit.

Special Needs Housing

Special needs housing accommodates and supports specific populations, such as persons with physical or mental disabilities, seniors, ex-offenders, mentally ill adults and runaway youth. Typically, this type of housing is subsidized by federal, state and/or local funds.

State Statute on Rent Control

See “Rent Control”.

Student and Faculty Housing

Over the past 10 years, there was only a 0.2 percent increase in University of Colorado-Boulder (CU) student enrollment (from 29,756 enrolled in 2004 to 29,839 enrolled in 2014). Over the last decade, CU has also added 418 beds, marking a 7% growth in on-campus housing beds. CU expects to see continued increases in enrollment, as well as in faculty, research and support staff. Their [Flagship 2030 Strategic Plan](#) and supporting [2011 Campus Master Plan](#) project 6,500 more students by 2030, a 16 percent increase between 2009 and 2030. Graduate student enrollment is expected to grow by 58 percent, while undergraduate enrollment growth will be about 8 percent ([Master Plan Space Needs Analysis](#)).



Supported or Supportive Housing

Supportive housing provides permanent housing with services. The type of services depends on the needs of the residents and can include management, medical or psychological counseling and supervision, child care, transportation, and job training provided for the purpose of facilitating the independence of residents. Services may be short term, sporadic or ongoing indefinitely. The housing is usually “affordable”, or intended to serve persons on Social Security income.

Thistle Communities

Thistle Communities, a Boulder-based affordable housing nonprofit, is a designated Community Housing Development Organization (CHDO) with over 1,000 affordable homes throughout Boulder County. Thistle develops affordable rental and ownership communities, manages affordable rental homes, and maintains a portfolio of permanently affordable owned homes through its community land trust (see “Community Land Trust, CLT”). To access Thistle’s website, click [here](#).

Tiny Home

See “Tiny House”.

Tiny House

The City of Boulder does not have a definition of a tiny house; however, tiny houses or tiny homes are generally 400 square feet or less, but can range up to 800 square feet and down to as little as 80 square feet. Many tiny houses are built on trailers. The tiny house movement is driven by a number of concerns, including environmental, affordability and “simplicity” (reduced responsibility because of lowered housing costs and living space). Tiny houses are often intentionally designed to avoid local building code/regulation. In some areas of the country, tiny houses have been used as a creative solution to address homelessness.

Townhouse

The term “townhouse” is typically used to mean multi-storied (2 to 3 stories) dwelling units that are attached or share a common wall from foundation through the roof and that are structurally independent. The term is often used in contrast to “flats” or single-story attached dwelling units typical in apartment buildings. (Also see “Flat”.)

Transitional Housing

Per HUD, “a program designed to provide housing and appropriate support services to homeless persons to facilitate movement to independent living within 24 months.” Per the Boulder Revised Code (BRC) 1981, “a facility providing long-term housing in multifamily dwelling units with or without common central cooking facilities, where participation in a program of supportive services is required as a condition of residency to assist tenants in working towards independence from financial, emotional or medical conditions that limit their ability to obtain housing for themselves.”



Very Low Income, HUD

See “HUD Income Categories”.

Workforce Housing

In City of Boulder housing conversations, the term “workforce housing” is not assigned to a particular Area Median Income (AMI) range, but instead is generally used to indicate that people with jobs in Boulder can find appropriate affordable housing in Boulder.

Zoning

Zoning districts regulate land uses and development for each property. In the City of Boulder, the three components of the zoning code are (1) use, (2) form and (3) intensity. For more information on zoning in the City of Boulder, click [here](#).