

Glossary

FY 2013-2014 Action Plan

Glossary

Term	Definition
Acquisition Cost	The cost of purchasing the land or land and buildings to be developed
Acquisition / Rehabilitation Loan	Loan which covers the purchase of land and buildings as well as construction rehabilitation of the property
ACS	See American Community Survey
Action Plan	The Consolidated Plan Action Plan is an annual plan that describes how federal formula funds are going to be spent during the fiscal year to carry out the strategies set out in the Five-Year Consolidated Plan
ADA	See Americans with Disabilities Act
ADDI	See American Dream Downpayment Initiative
ADL	Activities of Daily Living
ADS	See Aging and Disability Services
Adult Foster Care Homes	Licensed residential home providing housing and care that five or fewer residents
Affordability	A measurement of the relationship between the price of housing and household income; for rental units, affordability means that the rent and utilities do not exceed 30% of the gross income of the household. When discussing affordability of homeownership units, it also could take into account the amount of savings the prospective homeowners would be required to have available for down payment and closing costs, as well as prevailing mortgage interest rates.
Affordable Housing	A term generally used to mean housing affordable to persons or families whose income is at or below 60% MFI; the HUD standard for affordability is that a household should pay no more than 30% of its gross income on rent and utilities. In plain language, housing is affordable if a household can pay the rent and have enough money left for food, medicine and other necessities.

Term	Definition
Affordable Housing Technical Advisory Committee (HTAC)	Metro subcommittee which had the goal of coordinating housing initiatives within Title 7 of Metro's regional planning framework of the Metro; HTAC released its Affordable Housing Goals and Strategies in 2001 and continues to require jurisdictions to report on progress.
AFCH	See Adult Foster Care Homes
After Value	The property's market value based on the probable condition of the property after completion of the proposed rehabilitation or construction as determined by a certified fee appraiser or a PDC staff person
Aging and Disability Services	Since 1997, this division of Multnomah County has responsibility for case management, food stamp and Medicaid services for people with disabilities up to 64 years of age. ADS is ow part of the Multnomah County / Department of County Human Services.
AHW	See AIDS Housing of Washington
AIDS Housing of Washington (AHW)	Under contract with the City of Portland, AHW facilitates the ongoing HOPWA planning process resulting in updates to the community-based needs assessment and planning process and also develops an HIV/AIDS housing plan for the Portland EMSA. This housing plan will guide HOPWA allocations during the fiscal years 2005-2010.
Albina Ministerial Alliance	Provides services to homeless families in the Albina community
Allowed Expenses	The sum of the following: (a) Operating Expenses, (b) all deposits to cash reserves established and funded for payment of anticipated or contingent partnership expenses that must be paid pursuant to a loan agreement to which the Project Sponsor is a party, plus (c) payments pursuant to the Preferred Developer Promissory Notes for deferred developer fees, to the extent the total capitalized fee and deferred fee do not exceed the PDC's Maximum Allowable Developer Fee, less equity requirements not funded through other contributions
AMA	See Albina Ministerial Alliance

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Term	Definition
Amelioration Programs	Provide services such as food, housing and childcare that improve or maintain an individual's or family's quality of life
American Community Survey	Ultimately intended to replace the decennial Census, the ACS is an annual sampling survey conducted by the U.S. Census Bureau which provides accurate, up-to-date profiles of America's communities every year. Multnomah County has been an ACS demonstration community since 1996.
American Dream Downpayment Initiative	Funds that provide down payment, closing costs and rehabilitation assistance to eligible individuals; administered as part of the federal HOME Program
Americans with Disabilities Act	Federal law prohibiting discrimination against people with disabilities in housing, employment and the provision of public services
AMI	See Area Median Income
Analysis of Impediments	Study of barriers to fair housing used to guide fair housing planning and programming by the Consortium
Area Median Income (AMI)	Also known as Median Family Income (MFI). AMI is set by HUD on an annual basis. Eligibility for programs and services is often determined by the household income as a percentage of AMI
As Is Value	A property's current market value as determined by a certified fee appraiser or the most recent assessed value by the County Assessor as verified or modified by PDC staff
Assertive Community Treatment (ACT)	ACT is a service-delivery model that provides comprehensive, locally-based treatment to people with serious and persistent mental illnesses. Unlike other community-based programs, ACT is not a linkage or brokerage case management program that connects individuals to mental health, housing or rehabilitation agencies or services. Rather, it provides highly individualized services directly to consumers.
Assisted Living Facilities	Apartments with care provided for residents

Term	Definition
At Risk for Homelessness	Describes individuals and households that statistically are more likely to become homeless; for example, a household with an income less than 30% AMI that pays more than 50% of its income for rent is at risk for homelessness
BDS	The City of Portland's Bureau Development Services is charged with setting standards for housing and commercial development as well as ensuring compliance.
Blighted Areas	A geographic area where infrastructure, commercial buildings, residences and/or economic activity are below standard
Bridge Loan	Loan funds available to fund project costs on an interim basis, until other debt and/or equity sources are available for the project
Cash Flow Payment	A payment required by the PDC from Project Sponsors of projects receiving direct financial assistance financing including Housing Development Subordinate Loans and Equity Gap Contributions; this payment is in addition or in lieu of regular loan payments required by the PDC
CBDO	See Community Based Development Organizations
CCFC	See Commission on Children, Families and Community
CCEH	See Coordinating Committee to End Homelessness
CD	Community Development
CDBG	See Community Development Block Grant
CDC	See Community Development Corporation
CDHS	See Community Development and Housing Subcommittee

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Term	Definition
CFC	Oregon's Consolidated Funding Cycle
CHAS	See Comprehensive Housing Affordability Plan
CHDO	See Community Housing Development Organizations
CHSP	See Congregate Housing Service Program
Citizen Participation Plan	A document provided to HUD by each jurisdiction that outlines how public input regarding the Consolidated Plan will be solicited and how information will be made available to the public
CLT	Community Land Trust; a structure for holding property that separates ownership of the land from ownership of the building and permits the homeowner to benefit from appreciation of the building while holding the land in public trust; see also Proud Ground.
Chronic Homelessness	The U.S. Department of Housing and Urban Development (HUD) defines a chronically homeless person as an unaccompanied individual with a disabling condition who has been living in a place not meant for human habitation (i.e. the streets) or in emergency shelter for at least a year, or has had at least 4 episodes of homelessness in the last 3 years. This definition is tied to HUD funding specifically set aside to promote deeper levels of services and prompt placement into permanent housing for individuals for whom traditional homeless services have not been effective.
CM	Case Management
Commission on Children, Families and Community	Multnomah County Commission which holds the major responsibility for county-wide planning efforts for children, youth and families
Community and Targeted Initiatives	BHCD program which supports low/moderate-income communities and neighborhood residents in developing and implementing strategies to address self-identified problems

Term	Definition
Community Based Development Organizations	Non-profits which may be engaged in a number of CDBG eligible activities, including the acquisition of land and /or rehabilitation of housing units, community economic development, energy conservation and/or other neighborhood revitalization activities
Community Development Block Grant	The cities of Portland and Gresham and urban Multnomah County each receive CDBG funds from HUD. These funds are fairly flexible and can be used for activities such as housing, public services, community facilities, public improvements, economic development and community revitalization.
Community Development Corporations	Non-profit corporations that develop affordable housing and support community revitalization in specified target areas; see also Nonprofit Developer
Community Development and Housing Subcommittee	Advises Gresham City Council on community development and housing goals, policies, programs and budgets, including deployment of its its federal Community Development Block Grant and HOME funds to meet the needs of the City's low and moderate income residents.
Community Housing Development Organizations	Non-profit housing providers which meet federally established criteria for board composition, clients served and services provided, and also help to develop affordable housing projects
Comprehensive Housing Affordability Plan	The first five-year housing plan, adopted in 1991 by the City of Portland
Congregate Housing Service Program (CHSP)	CHSP is funded by HUD and Medicaid to provide meals and services to people with disabilities in four HAP buildings.
Consolidated Plan	The Consolidated Plan is a planning document required by HUD. It is intended to establish a unified vision for community development for a five-year period, and to set out coordinated strategies to achieve the three goals established for HUD by the U.S. Congress: (1) provide decent housing; (2) provide a suitable living environment; and (3) expand economic opportunities. It has certain required sections, including a Housing Market Analysis and a Housing Needs Assessment.
Consortium Jurisdictions	The Cities of Portland and Gresham, and Multnomah County

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Term	Definition
Construction Loan	A short-term loan usually made to finance the actual construction or renovation of improvements on land; the funds are disbursed as needed or in accordance with a prearranged plan and the money is repaid on completion of a project usually from the proceeds of a permanent loan.
Continuum of Care	A coordinated housing and service delivery system is called a Continuum of Care. A stream of funding specifically intended to serve homeless persons, Continuum of Care Homeless Assistance programs fund permanent and transitional housing for homeless persons.
Continuum of Care Plan	Community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and self-sufficiency; the plan includes components to end homelessness and to prevent a return to homelessness.
Conventional Lenders	Commercial lending institutions, e.g., banks
Coordinating Committee for the 10-Year Plan to End Homelessness	The Coordinating Committee to End Homelessness (CCEH) is the lead entity for ongoing community planning for Home Again: a 10-year plan to end homelessness in Portland and Multnomah County. The committee provides broad-based feedback on implementation issues. It also is charged with updating the 10-Year Plan document over time so that it will continue to be a viable tool in a changing environment. CCEH also develops strategies for ending homelessness that are incorporated into the Continuum of Care plan.
Cost Burden	The percentage of a household's total gross income spent on housing costs: <ul style="list-style-type: none"><li data-bbox="651 1486 1414 1545">• <i>for renters</i>, housing costs include rent paid by the tenant plus utilities;<li data-bbox="651 1566 1414 1629">• <i>for owners</i>, housing costs include mortgage payment, taxes, insurance and utilities
Crisis and Respite Housing	A category of residential service that has developed over the past decade; these programs provide short-term housing for persons with mental illness whom are experiencing a mental health or housing crisis

Term	Definition
Dangerous Structure Code	The City of Gresham hopes to develop a code that would require property owners to repair or demolish any structure that has conditions or defects that endangers the public or occupant's life, health, safety or property.
Debt Coverage Ratio	The ratio equal to net operating income divided by regularly scheduled (amortized) loan payments
Deed Restrictions	Legal document recorded against the completed property or project
Designated Affordable Units	Units that must be affordable to, and occupied by, households earning at or below an agreed upon income level, as determined by the lender and the Project Sponsor; the number, type and targeted household incomes of the Designated Affordable Units are recorded in the loan documents as conditions of the loan or other financing agreements.
Designated Distressed Area	A residential area of the City of Portland that the Planning Commission designates for special assistance programs (e.g. limited property tax exemption) due to the deterioration of the housing stock
Developer	The central member of the development team who is responsible for coordinating all aspects of the transaction
Developer Fees	Developer fees include developer overhead, profit and fees for services normally performed by the developer, such as development consultant fees and project management.
Development Budget	A development budget includes preliminary construction line item costs, site acquisition costs, off-site costs (if applicable), soft costs and other detailed cost information pertinent to the project.
DHS	See Oregon Department of Human Service
Disabilities / Special Needs	HUD defines a disabling condition as one or more of the following: a diagnosable substance use disorder, serious mental illness, developmental disability, HIV/AIDS or chronic physical illness or disability.

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Term	Definition
Dwelling Unit	A building, or a portion of a building, that has independent living facilities including provisions for sleeping, cooking and sanitation, and that is designed for residential occupancy.
Eligible Metropolitan Statistical Areas (EMSA)	Regions which may receive direct allocations of HOPWA funding when 1,500 cumulative cases of AIDS are diagnosed in that region
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 the homeless
Emergency Shelter Grants (ESG)	These HUD funds may be used for the rehabilitation or conversion of buildings into homeless shelters and may also fund certain related social services, operating expenses, homeless prevention activities and administrative costs.
EMO	Ecumenical Ministries of Oregon
EMSA	See Eligible Metropolitan Statistical Areas
Enhanced Property Management	Management that includes base operating expenses plus the costs of “enhanced” or “enriched” management
Equity	The “after value,” or if not documented, the “as is” value of the property less all indebtedness secured by the property
ESG	See Emergency Shelter Grant
Excess Cash Flow	The amount, if any, by which Net Cash Flow exceeds a certain percentage of Permitted Loan Payments
Export Economy	An economy based on manufacturing products, particularly high technology goods
Extremely Low Income	0-30% Median Family Income
Fair Housing Act	The federal Fair Housing Act, 42 USC Sec. 3601 et seq., as amended, requires, among other things, that owners of rental housing not discriminate against potential tenants based on race, sex, color, religion, national origin, disability or familial status.

Term	Definition
Fair Market Rent	The cost of renting an unsubsidized unit on the open market
Family	A subset of households that is limited to persons living together who are related by blood, marriage or adoption
Families with Special Needs	Any household with one or more adults plus one or more children or grandchildren under 21 years of age, where one or more of the household members is a Person with Special Needs
Federal Home Loan Mortgage Corporation	Product: Conduit for single family and multi-family loans; Market Segment: Low- and moderate-income
Federal McKinney-Vento Act	The Act was passed in 1987 as part of the Homeless Person's Survival Act; see McKinney Homeless Assistance Grants for specific grant information
Federal National Mortgage Association	Product: Loan purchases from conventional lenders, credit enhancement for tax-exempt low-income housing bonds and grants; Market Segment: Median- to low-income
Federal Poverty Level	In 2011, the Federal Poverty Level roughly equates to 31% MFI for a family of four.
Federally Assisted Housing	Any dwelling unit that received federal subsidy for its construction, rehabilitation, leasing or acquisition
Fee-for-Service	A health care compensation system where the provider is reimbursed for each service provided; this was the dominant reimbursement system before the advent of managed care and capitation plans
FHLB	Federal Home Loan Bank
FHLMC	See Federal Home Loan Mortgage Corporation
FMR	See Fair Market Rent
FNMA	See Federal National Mortgage Association

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Term	Definition
Formula Grant	Federal formula grants include CDBG, HOME, ESG, HOPWA, and McKinney. They are awarded based on a formula that takes into account factors such as number of households in poverty, age of housing stock, population and economic growth, and in the case of HOPWA, the number of reported cases of people with AIDS in the metropolitan area. The U.S. Congress appropriates federal grants annually so grant amounts may vary from year to year. Each grant fund is subject to specific regulatory requirements.
Fresh Start	A program that provides incentives for property owners to rent units to individuals who would not normally meet their screening criteria, due to poor credit history, a criminal justice background or other characteristics; allows persons who are “hard to house” to rent a unit and establish a positive tenant history
FWSN	See Families with Special Needs
GA	See General Assistance
General Assistance	See TANF
GOALS Program	The objective of this HAP program is to assist residents to become self sufficient and leave public assistance and/or public housing.
Good Neighborhood Plan	An agreement between a property’s owners/developers and neighbors that addresses concerns about management, maintenance and other issues
Gresham City Council	Gresham’s City Council is the elected body that has the ultimate responsibility for the implementation of the Consolidated Plan and all other City of Gresham housing and community development programs. Gresham’s City Council has full budgetary authority over the Gresham Community and Economic Development Department (GCCED) and must approve GCCED’s budget, including GCCED’s allocation of HUD funds.

Term	Definition
Gresham Urban Design and Planning Department	Administers the following formula grants from HUD: CDBG and HOME. Also participates in the planning of a formula grant available through the Stewart B. McKinney Homeless Act and provides grant administration for housing and community development programs funded by the City of Gresham's General Fund.
Gresham Community Development & Housing Sub-committee (CDHS)	A seven to eleven member volunteer citizen advisory committee that has primary responsibility for citizen participation and provides guidance to the Gresham City Council on policy related to community development and housing for low-, very low- and extremely low-income persons. The CDHS also participates in establishing the criteria for competitive RFP processes, and recommends projects to be funded with CDBG/HOME funds.
HADIN	See Homeless Alcohol/Drug Intervention Network
HAMFI	See HUD Area Median Family Income
Harm Reduction	Harm reduction is a set of practical strategies that reduce the negative consequences associated with drug use, including safer use, managed use, and non-punitive abstinence. These strategies meet drug users "where they're at," addressing conditions and motivations of drug use along with the use itself. Harm reduction acknowledges an individual's ability to take responsibility for his or her own behavior.
HAP	See Housing Authority of Portland
HCDC	See Housing and Community Development Commission
HEG	See Housing Evaluation Group
HIF	See Housing Investment Fund
HIV/AIDS	The disease of human immunodeficiency virus/acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome

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Term	Definition
HOAC	<p>The Homeownership Advisory Committee is a sub-committee of HCDC. The Portland City Council has charged HOAC with reviewing homeownership policy and programs for the City of Portland and making recommendations to improve policy and program. HOAC has focused its work on analyzing the strategies to close the minority homeownership gap.</p>
HOME Investment Partnership	<p>Authorized for the purposes of (1) expanding the supply of affordable housing for the low- and very low-income families with an emphasis on rental housing; (2) building state and local nonprofit capacity to carry out affordable housing programs and (3) providing coordinated assistance to participants in development of affordable low-income housing. Portland is the lead jurisdiction for the Portland HOME Consortium.</p>
Homeless	<p>HUD describes a homeless person as someone that resides:</p> <ol style="list-style-type: none">1. in places not meant for human habitation,2. in an emergency shelter, or3. in transitional or supportive housing for homeless persons who originally came from the streets or emergency shelter <p>In addition, a person may be considered homeless if, without assistance from a service-provider, they would be living on the streets.</p> <p>Also included, persons who ordinarily sleep on the street or in emergency or transitional housing but are spending a short time (30 consecutive days or less) in a hospital or other institution are considered homeless. People staying in “homeless camps” or otherwise living outdoors are also considered homeless.</p> <p>See also Chronic Homelessness</p>
Home Mortgage Disclosure Act	<p>Requires all banks, savings and loans, savings banks and credit unions with assets over \$32 million and offices in metropolitan areas to report mortgage applications</p>
HOPE VI	<p>A funding program sponsored by the U.S. Department of Housing and Urban Development</p>
HOPWA	<p>See Housing Opportunities for Persons with AIDS</p>

Term	Definition
Household	An individual or group of people who reside together and form one economic unit for purposes of tenancy or homeownership, regardless of whether they are legally related
Housing + Services	The provision of permanent housing and support services in a linked or coordinated manner, although not necessarily by the same provider. This is sometimes called permanent supportive housing.
Housing and Community Development Commission (1991 - 2010)	Created by statute, HCDC was a 15 member volunteer board that advised the elected official in Consortium jurisdictions on affordable housing and community development policy. HCDC was dissolved in December 2010, and replaced with the Portland Housing Advisory Commission (PHAC).
Housing Authority of Portland (HAP)	Public housing agency that develops and operates affordable rental housing and administers housing and service programs for very-low and low-income residents of Multnomah County, including the Section 8 voucher program.
Housing Evaluation Group (HEG)	Until 2003, this HCDC subcommittee monitored the performance of the Portland Development Commission against City housing policy goals. HEG has been replaced by a new HCDC subcommittee, the Evaluation Sub-committee with a different charge.
Housing First	The Housing First approach to ending homelessness has two goals: 1) To place those who are currently homeless directly into permanent housing; and 2) to ensure long-term housing stability after housing placement by providing formerly homeless people with follow-along services and offering appropriate individualized services (including mental health and/or substance abuse treatment, when needed).
Housing Investment Fund	General Fund dollars that are committed by Portland City Council to affordable housing development and preservation efforts and fee waiver support
Housing Maintenance Code	A code that requires residential property owners to maintain the interior and exterior of structures to minimum fire, life and safety standards

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Term	Definition
Housing Opportunities for Persons with AIDS (HOPWA)	An entitlement program funded by HUD and administered by the City of Portland for a seven-county area including Multnomah, Washington, Clackamas, Yamhill and Columbia Counties in Oregon and Skamania and Clark Counties in Washington
Housing Preservation	Efforts to prevent the loss of affordable housing through conversion to market rate housing or commercial use
Housing Problem	Households with a cost burden greater than 30% of income and/or overcrowding (1.01 persons or more per room) and/or without complete kitchen or plumbing facilities are considered to have a housing problem.
HTAC	See Affordable Housing Technical Advisory Committee
HUD	US Department of Housing and Urban Development
HUD Area Median Family Income (HAMFI or MFI)	MFI is set by HUD on an annual basis for families of different sizes. Eligibility for programs and services is often determined by the household income as a percentage of MFI.
Human Solutions, Inc.	Helps low-income and homeless families gain self sufficiency by providing affordable housing, family support services, job readiness training and economic development opportunities.
ILP	See Independent Living Program
Independent Living Program	A program that provides a range of services to prepare youth for independent living
Institute for Portland Metropolitan Studies	A regional research and public policy institute located at Portland State University that provides a framework for regional data collection, research and analysis
Living Wage	A wage sufficient to purchase housing, food, and other necessities. The living wage will vary by area
Local Movers	People that have moved within the metropolitan area from one neighborhood to another

Term	Definition
Low- and Moderate-income Neighborhood	A geographic area where more than 51% of the households have incomes that are 80% or below the area median income published annually by HUD
Low-income Household	A low-income household has household income that is 50% or less of the area median income for a household of its size. HUD sets the area median income each year by publishing a table that shows median incomes for households of different sizes.
Low Rent Public Housing Program	HAP's low-rent public housing program currently provides 2,809 units of public housing in Multnomah County.
LRPH	See Low Rent Public Housing Program
Mainstream Services	Government-funded programs that provide services, housing and income supports to poor persons whether they are homeless or not
Market Rate Housing	Housing for which rents are not subsidized, suppressed or restricted; 'market' varies by neighborhood and location.
Maximum Subsidy	For certain federally-funded programs, the maximum subsidy amount will be no greater than the difference between the rent standard for the unit size and 30 percent of the family's monthly-adjusted income.
McKinney-Vento Homeless Assistance Grants	A federal program that provides over \$5,000,000 annually to projects serving homeless people within Portland/Multnomah County
Median Family Income	See HUD Area Median Family Income
MFI	Median Family Income; see HUD Area Median Family Income
Microenterprise Assistance	Focuses on building assets of persons who have a household income below 50% AMI
Minimum Tenant Contribution to Rent	For most HUD programs, the minimum tenant contribution to rent will be 30% of the household's adjusted gross income.

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Term	Definition
Mixed Income Project	A housing development open to persons or families at varying income levels
Mixed Population Building	In HAP's inventory, a building that houses both elderly persons 62 and older, and persons under the age of 62 with a disability
Moderate-income Household	A moderate-income household has household income that is 80% or less of the area median income for a household of its size. HUD sets the area median income each year by publishing a table that shows median incomes for households of different sizes.
Movers	People living within a neighborhood that have located there within the last five years
Moving to Work	The name of a demonstration project that releases HAP from certain regulatory requirements, and provides HAP with a greater degree of flexibility in operating its housing programs
MTW	See Moving to Work
Multnomah County Commission	The elected body that has the ultimate responsibility for the implementation of the Consolidated Plan, by County social service and anti-poverty programs. The Multnomah County Commission has full budgetary authority over all of Multnomah County's Departments and must approve their budgets, including the allocation of HUD funds.
Network for Oregon Affordable Housing	Product: Line of credit for working capital, bridge and construction loans. Market Segment: Primarily below 80 percent of median income
NLIHC	National Low Income Housing Coalition
NOAH	See Network for Oregon Affordable Housing
Non-profit Developer	Product: Single and multi-family housing (both owner and rental); Market Segment: Primarily below 80 percent of median income
Nursing Homes	Residences that provide licensed nursing care, including some skilled care

Term	Definition
OCAH	See Oregon Corporation for Affordable Housing
Office of Neighborhood Involvement	Formerly Office of Neighborhood Associations, ONI is a City of Portland bureau, funded by general fund dollars, that promotes citizen participation and communication among the city’s neighborhoods, both directly and through neighborhood-based district coalition and area offices.
One Stop	Provides residents of low-income neighborhoods with Core Services (job information, job readiness) and Intensive Services (job training, placement and support services)
ONI	See Office of Neighborhood Involvement
Oregon Corporation for Affordable Housing	Product: Housing production support and technical assistance and capital generation for tax-credit purchase; Market Segment: Low income
Oregon Department of Human Services	The primary state agency charged with addressing the effects of poverty in Oregon
Overcrowding	Defined by the US Census Bureau as “a situation in which a housing unit is occupied by more than one person per room”; other factors including the size of the rooms and cultural preferences may influence whether any given situation constitutes overcrowding.
Overhoused	A situation where a housing unit is occupied by fewer than one person per room; for example, a senior who lives alone in a three-bedroom home will be considered “overhoused”
PAB	See Policy Advisory Board
PAC	See Poverty Advisory Council
PDC	See Portland Development Commission
Permanent Housing	Affordable rental housing in which the tenants have the legal right to remain in the unit as long as they wish, as defined by the terms of a renewable lease agreement

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Term	Definition
Permanent Supportive Housing	Deeply affordable permanent housing with support services for low-income or homeless people with a permanent disabling condition such as, physical or cognitive disability, serious health condition, severe mental illness, substance abuse disorder or HIV/AIDS
Permanent Supportive Housing for Families	Deeply affordable permanent housing with coordinated support services for all family members for low-income or homeless families where one or more family members is a Person with Special Needs; there may be multiple service providers, and the housing provider may be distinct from the service provider(s)
Person with Special Needs	An individual with a severe mental illness ¹ , a substance abuse disability, a developmental disability ² , a serious physical disability ³ , or a combination of these resulting in a serious functional impairment (note: this definition was adopted by the HCDC Special Needs Committee.)
PHA	Public Housing Authority
PHAC	See Portland Housing Advisory Commission
PHB	See Portland Housing Bureau
PHC	Portland Housing Center
Physical Stock Characteristics	May be found in tax appraisal assessments of homes, demand for services to clean up derelict buildings, people's perceptions of the condition of housing in their neighborhood and the age of the housing stock
PLHCP	See Portland Lead Hazard Reduction Program
PLPA	See Private Lender Participation Program
PMSA	See Primary Metropolitan Statistical Area
PNDS	See Portland Neighborhood Development Support Collaborative

Term	Definition
Portland Bureau of Planning and Sustainability	Technical and financial assistance for energy efficient development.; Market Segment: Low-income housing and small businesses
Portland City Council	Portland's City Council is the elected body that has the ultimate responsibility for the implementation of the Consolidated Plan and all other City of Portland housing and community development programs. Portland City Council has full budgetary authority over BHCD and must approve BHCD's budget, including BHCD's allocation of HUD funds.
Portland Consortium for the Consolidated Plan	Includes the City of Gresham, the City of Portland, and Multnomah County, Oregon; by agreement of the jurisdictions, BHCD is the lead agency in the Portland Consortium and administers public participation activities unless otherwise specified
Portland Development Commission	An urban renewal agency that focuses on economic development, uses Tax Increment Financing as main funding source.
Portland Housing Advisory Commission	PHAC is a 12-member advisory body for the Portland Housing Bureau. PHAC advises the Director of the Portland Housing Bureau (PHB), the Housing Commissioner, and the Portland City Council on a range of housing policy and program issues.
Portland Housing Bureau	A bureau of the City of Portland, PHB is the lead agency in the Portland Consortium and is responsible for distributing HUD CDBG and HOME grant funds to the City of Portland, City of Gresham and Multnomah County. PHB also distributes HUD HOPWA and ESG funds to those consortia. PHB is an implementer of policies in the Consolidated Plan in Portland
Portland Lead Hazard Control Program	A federally and locally funded program that offers lead hazard reduction programs, outreach, and education for low- and moderate-income households by contract with the Portland Development Commission, the Multnomah County Health Department, and other community organizations
Portland Neighborhood Development Support Collaborative	Together with the Neighborhood Partnership Fund and the Enterprise Foundation public, provides support to nonprofit community development organizations that undertake a variety of activities: housing development, housing rehabilitation, management of affordable rental housing, community economic development and community building.

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Poverty Advisory Board	The Policy Advisory Board (PAB) of Multnomah County is made up of representatives from each of the five participating cities of Fairview, Maywood Park, Troutdale, Wood Village and Lake Oswego (a small section of Lake Oswego is located in Multnomah County and has been included since program inception). These representatives are either elected officials, invited members of the Poverty Advisory Council or city staff appointed by the jurisdiction.
Poverty Advisory Council	A subcommittee of the Commission on Children, Families and Community that primarily examines the effectiveness of Multnomah County’s anti-poverty programs
Pre-qualified Neighborhoods	A neighborhood that has been identified as predominantly lower-income on the basis of US Census information and is therefore eligible for area-wide projects
Primary Metropolitan Statistical Area	US Census Bureau-identified area; this includes Multnomah, Clackamas, Washington, Yamhill and Columbia Counties in Oregon and Clark County in Washington
Private Lender Participation Program	Private funds that, in combination with CDBG funds, provide rehabilitation loans to low and moderate income homeowners
Proud Ground	A citywide, nonprofit, community-based organization that acquires and holds land in trust for low- and/or moderate–income homeowners
PWSN	See Person with Special Needs
OSD	See Portland Office of Sustainable Development
RCF	See Residential Care Facilities
Regional Job Access Plan	Implemented by Tri-Met to provide better transportation to jobs for low-income households
Regulatory Requirements	Include both statutory and administrative rule provisions that govern how each formula fund can be spent; typical regulatory requirements limit the type of activities that can be funded; cap the amount that may be spent on planning, administration and public services; and specify the populations that may be served

Term	Definition
Rent Burden	See Cost Burden
Rent Standard	The Fair Market Rent established for a unit with a given number of bedrooms
Rental Assistance	Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance; may be long-term, such as Section 8, or short-term, such as Transitions to Housing
Resident Service Coordinators	Person who connects residents in a building to needed services in the community in order to assist them in maintaining their housing and overall quality of life
Residential Care Facilities	Residential units that may be shared, with care provided for residents
Residential Treatment Facilities	Residences that serve six or more residents and have rotated staffing patterns
Residential Treatment Homes	Residences that serve five residents and have a rotated staffing pattern
Resource-based Economy	An economy whose exports are dominated by lumber, agricultural products and other natural resources
RFP	Request For Proposal
RLIS	Regional Land Information System
Room and Board Homes	Housing that is generally operated by private, proprietary establishments and is not licensed
RSC	See Resident Service Coordinators
SAM	See Shared Appreciation Mortgage
Section 8	The name for certain federally-funded housing subsidy programs; subsidies may be provided directly to the property owner, by contract (project-based Section 8) or by vouchers to individual tenants, to be used in renting a unit on the private market

Glossary

Term	Definition
Self-sufficiency	Programs that focus on improving an individual's income, education, skills, etc., with the goal of making the individual self-supporting
Seniors	Persons age 62 and older
Shared Appreciation Mortgage	A subsidized mortgage where the investment return received on the property at sale is shared between the property owner and the provider of the subsidized market
Shelter Plus Care (S+C)	Federal rental subsidy intended for homeless persons with chronic disabilities; S+C rental assistance is modeled on the federal Section 8 program, with tenants paying 30% of their adjusted income for rent plus social or medical services.
SIP	Strategic Investment Program
SMART GROWTH Fund	Program funded by the Enterprise Foundation to develop a regional land acquisition fund to assist jurisdictions to provide affordable housing and meet regional growth management objectives
SRO	Single Room Occupancy
SSDI	Social Security Disability Insurance
SSI	Supplemental Security Income
Structured Residential Programs	Include residential treatment facilities, residential treatment homes and adult foster care homes
Subsidized Housing	A dwelling unit that has received public subsidy for its construction, rehabilitation, leasing or acquisition

Term	Definition
Substantial Change	(a) Changing the method of distributing federal funds; (b) Changing the amount budgeted for a project by plus or minus \$750,000 or 25% of the total federal housing and community development funds budgeted for the project, whichever is greater. A change to the budget as a result of a cost under-run does not require a substantial amendment; (c) Changing the purpose, scope, location, or intended beneficiaries of a new project. A minor change in location is not a substantial amendment if the purpose, scope and intended beneficiaries remain essentially the same; (d) Changing from one eligible activity to another. If capital dollars are simply used for a different portion of the project (e.g. rehabilitation rather than acquisition) this does not constitute a substantial amendment; (e) Adding a new project; or (f) Allocating guaranteed loan funds to a project.
Supported Housing	A unit where the resident receives services to assist in independent living
Supportive Services	The range of supports needed for people to be successful in housing
TANF	Temporary Assistance to Needy Families; this is Oregon's current welfare system
Tax Increment Financing	TIF is a public financing tool used to assist economic development projects by capturing the projected property tax revenue stream to be created by the development or development area and investing those funds in improvements associated with the project.
Transitional Housing	A place that a family can stay for a maximum period of time (typically 3 months to two years); often, residents of transitional housing receive intensive services during their period of residence
TriMet	Public transportation authority that serves Multnomah, Clackamas and Washington Counties
UGB	See Urban Growth Boundary
Urban Growth Boundary	Adopted State of Oregon land use policy that imposes land-use constraints to avoid sprawl and other undesirable consequences
URA	Urban Renewal Area

Glossary

Term	Definition
Very Low-Income	Households whose incomes do not exceed 30 percent of the median income for the area, as determined by HUD
Welfare-to-Work Housing Vouchers	Housing vouchers targeted to eligible family households who receive TANF or received it within the past two years; families must either be employed or engaged in an activity which will lead to employment
Working Poor	Low-income family wage earners who often piece together multiple part-time jobs without benefits to make ends meet or work full-time for less than a living wage

