

HOUSING TERMS GLOSSARY

Affordable housing

An umbrella term for many types of housing models, such as Section 8, subsidized housing, rent restricted housing, and housing on the open market where occupants are paying no more than 30 percent of their income for gross housing costs. State or local jurisdictions may define affordable housing restrictions and qualifications based on locally determined criteria.

Subsidized housing

Subsidized housing are government funded programs that help people with low and moderate incomes rent or buy properties they can afford. These income restricted housing units ensure that residents pay no more than 30 percent of their household's monthly income towards their housing costs. Subsidies can come from the Federal, State, County, or Local level.

Community ownership

Community ownership is an umbrella term for a collection of housing models that seek to ensure ongoing affordability, generation after generation. Community ownership also ensures that community residents directly benefit from and have a say in neighborhood investments. It generally refers to community land trusts, deed restricted programs, and limited equity cooperatives.

Community Land Trusts

Community land trusts are nonprofit, community-based organizations designed to ensure community stewardship of land. Community land trusts can

be used to ensure long-term housing affordability, including homeownership opportunities.

Limited Equity Housing Co-ops

Housing cooperatives provide an alternative to the traditional home ownership. When you buy into a co-op, you become a shareholder and member of a corporation that collectively owns the property. As a coop member, decisions are made through democratic processes. "Limited equity" coops set restrictions on the price at which shares may be bought and sold to retain affordability.

Racial equity

Racial equity is the condition that would be achieved if one's racial identity no longer predicted, in a statistical sense, how one fares. When we use the term, we are thinking about racial equity as one part of racial justice, and thus we also include work to address root causes of inequities, not just their manifestation.

Wealth and Equity

In this workshop we will be using 'equity' in the context of co-ops, racial and social equity, as well as financial equity.

Wealth includes the values of homes, automobiles, personal valuables, businesses, savings, and investments of a household. Home ownership is the most important wealth building tool in the US. Equity is the difference between the purchase price and what is still owed on a mortgage.