

Housing Definitions (alphabetical)

Accessory Dwelling Units (ADU): An accessory dwelling unit is a second small dwelling on the same grounds (or attach to) your regular singly family house.

Adult Family Homes: A home that is licensed living facility for up to 6 residents.

Extensions: Extensions on expiration dates. First extension is a phone call or email to PHA. An RA is needed after second extension (See RA definition below).

Extremely Low-Income Household: A household whose annual income does not exceed 30 percent of the median income for the area as determined by HUD.

Fair Market Rent: The rent, including the cost of utilities that would be required to obtain rental housing of a modest (non-luxury) nature with suitable amenities in a given area. Each PHA has their own.

Federal Preference: In order to be eligible for a Section 8 voucher, one must qualify by;

1. Extremely Low-Income Housing (less than 30% of standard Median)
2. Involuntarily Displaced
3. Living in Substandard Housing (homeless)
4. Rent Burden

HASP Vouchers: This is the Housing Access and Services Program (HASP) which is a King County Housing Authority (KHCA) program that helps individuals with disabilities access Section 8 Housing Choice Vouchers.

Higher Payment Standard: Providing a higher payment standard over the allowable maximum rent that the PHA allows. An RA is needed.

Housing Choice voucher (HCV): The HCV is funded by the federal government and administered through HUD. This program is also known as Section 8 Voucher program.

HUD: US Department of Housing and Urban Development is the United States Department of Housing and Urban Development. It is in the Executive Branch of the United States Federal Government.

Involuntarily Displaced: By disaster, government action, domestic violence or due to owner action (must have signed lease) or due to unit inaccessibility.

KCHA: King County Housing Authority is a quasi-governmental agency that has a contract with HUD. KCHA covers all areas of King County with the exception of Seattle and Renton.

Live-in Care Aid: An RA is necessary for a live-in Care giver. This is a person who resides with a person with a disability and who:

- Is considered essential to the care and well-being of the person(s);
- Is not obligated for the support of the person(s); and
- Would not be living in the unit except to provide the necessary supportive services.

Median Income: The dollar amount that divides the local population into two equal parts: those with incomes higher than that amount and those with incomes lower than that amount. The income limits for the HCV

program published by HUD each year depend on the median income levels for each housing market area in the country.

Payment Standards: The amount used by a PHA to calculate the housing assistance payment for a family. The PHA adopts a payment standard for each unit size and for each Fair Market Rent area in its jurisdiction. The payment standard for a household is the maximum monthly subsidy payment.

PHA: Public Housing Administration. In King County there are three; KCHA, RHA and SHA.

Portability: Renting a dwelling unit with HCV tenant-based assistance outside the jurisdiction of the initial PHA. If the port is within the first year of the voucher issuance an RA is needed.

Reasonable Accommodation (RA): Reasonable accommodation are requests that are used to make a voucher program work for individual with disability. The PHA may decide that the request is unreasonable or is not related to the person's disability.

Reasonable Modification: A reasonable modification is a physical 'modification' to an apartment or property.

Rent Burdened: – Spending more than 50 percent of household income on rent.

Rent from a Relative: Allowing voucher holders to rent from a relative. The owner cannot live in the unit. An RA is needed.

Request for Tenancy Approval (RTA): Once a unit has been located, the voucher holder submits a RTA form to the PHA. This stops the clock on the expiration date of the voucher and starts the inspection process.

RHA: Renton Housing Authority is a quasi-governmental agency that has a contract with HUD. RHA covers all of the City of Renton.

Section 8 voucher: The Section 8 voucher program is funded by the federal government and administered through HUD. This program is also known as Housing Choice Voucher program.

SHA: Seattle Housing Authority is a quasi-governmental agency that has a contract with HUD. SHA covers all of the City of Seattle.

Shared Living: A housing unit occupied by two or more unrelated individuals or families, with common space for shared use by the occupants of the unit and a separate private space for each assisted family. An RA is needed.

Subsidized Apartment: OR Tenant Based Rental Assistance. Rental assistance that is attached to the apartment.

Supported Living: Services provided to residents in their own homes.

Utility Allowance: An allowance provided to Voucher holders to offset the costs of any tenant-paid utilities. This allowance is an estimate of utility costs based on the type and location of the unit and the type of utilities, and is subtracted from the total tenant payment.