AFFORDABLE HOUSING TERMS AND PROGRAMS

Affordable housing: An umbrella term referring to all types of housing that receives some level of assistance through public, private or nonprofit organizations. Affordable housing may also refer to market rate housing at the low end of the scale.

Subsidized housing: Housing, which may be privately owned, and is subsidized by a government program, such as Section 8 or Low Income Housing Tax Credit.

Public housing: Housing owned by a public entity such as a housing authority; both the Clatsop County Housing Authority and the Northwest Oregon Housing Authority own buildings in Astoria.

Non profit housing: Housing owned by a nonprofit organization; in Astoria Clatsop Community Action (CCA) owns Hilltop Apartments on Niagara Street. Non-profit housing is almost always subsidized at some level through various funding sources and methods.

Cost burdened: Households that pay more than 30% of their income on housing. The 2013 estimate of median household income was $42,143. Therefore, a household that pays over $1,054 per month is cost burdened. It is estimated that 38% of Astoria households are cost burdened.

Extremely low income: $16,680 annual income or less.

Very low income: $27,800 annual income or less.

Low income: $44,480 annual income or less.

Housing Choice Voucher Program: The primary housing assistance program administered by NOHA, the Northwest Oregon Housing Authority. Formerly known as Section 8, there are over one thousand vouchers distributed in the three county area and approximately 133 in Astoria.

Low Income Housing Tax Credit Program (LIHTC): The main subsidy program from the Federal Government administered by the State of Oregon. Tax credits are purchased by large banks and investors and used to write down the cost of construction of new projects such as the Mill Pond apartments. Generally, projects are targeting at very low income families and below.

Workforce Housing: The term "workforce" is meant to connote those who are gainfully employed, a group of people who are not typically understood to be the target of affordable housing programs. Workforce housing is commonly targeted at "essential workers" in a community i.e. police officers, firemen, teachers, nurses, medical personnel. Workforce housing may be targeted more generally at certain income levels regardless of type of employment, with definitions ranging from 60% to 120% of Area Median Income (AMI).

Market Rate Housing: Housing constructed by private interests with rents that are based on competitive market forces without subsidies. In Astoria the Edgewater and the Yacht Club apartments are the most recently constructed market rate housing.

HUD: Federal Department of Housing and Urban Development that is responsible for promoting housing choices for local governments through various funding mechanisms.

CDBG: Community Development Block Grants are federal funds administered by HUD through the states to address affordable housing among other community identified issues.

OHCS: Oregon Housing & Community Services is the state agency that is responsible for promoting housing choices through local partners.

CDCs: Community Development Corporations are non-profit developers dedicated to building and managing affordable housing and/or promoting economic development.