

Affordable Housing: Housing is affordable for households with incomes at or below 80% of the HUD established Area Median Income if residents pay no more than 30% of their gross monthly income for either; rent and utilities or mortgage, principal, interest, insurance and homeowner fees.

Assisted Housing - Development: Refers to the development, through new construction or rehabilitation, of Affordable Housing units with public funding. Examples: CDBG funds, HOME Funds, and LIHTC Tax Credits.

Assisted Housing – Rental Assistance: Refers to the use of rental assistance/subsidies to make rental housing affordable. Examples Project-Based Rental Assistance, Tenant-Based Rental Assistance, and City owned Public Housing.

Community Development Block Grant Program (CDBG): Created under the Housing and Community Development Act of 1974, this program provides grant funds to local and state governments to develop viable urban communities by providing decent housing with a suitable living environment and expanding economic opportunities to assist low- and moderate-income residents. The City of Iowa City Fiscal Year Action Plans may be viewed at: <https://www.icgov.org/actionplan>

Emergency Shelter: Emergency housing that serves the needs of homeless families and individuals. Examples: Shelter House, Domestic Violence Intervention Project (DVIP).

Fair Market Rent (FMR): The Fair Market Rent is the maximum amount of rent that can be charged for a rental unit, based on bedroom size, for various HUD programs.

Frequent Users System Engagement (FUSE) Housing First: Assists chronically homeless individuals who are the most frequent users of high-cost services at public expense.

HOME (Home Investment Partnerships Program): Provides formula grants to states and localities that communities use — often in partnership with local nonprofit groups — to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership, or to provide tenant-based rental assistance. The City of Iowa City Fiscal Year Action Plans may be viewed at: <https://www.icgov.org/actionplan>

Housing Choice Voucher Program (HCV): The HCV program, also commonly referred to as Section 8, increases affordable housing choices for very low-income households by allowing families, the elderly, and disabled to choose privately owned rental housing. A housing subsidy is paid to the landlord directly by the housing authority on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. The Iowa City Housing Authority administers 1,215 vouchers which are used throughout Johnson County; and, in parts of Washington and Iowa Counties. The vouchers are 100% federally funded.

Housing Cost Burden: Residents have a housing cost burden if they spend more than 30% of their gross monthly income on housing costs.

Housing First: Housing First places permanent housing with supports at the foundation for success and stability, including better access and outcomes with treatment services. The Housing First model

minimizes barriers to recovery and focuses on access, rapid engagement, and then sustainment of community-based permanent housing. Examples: FUSE and HUD/VASH.

Housing and Urban Development and Department of Veterans Affairs Supportive Housing Assistance program (HUD/VASH): The Iowa City housing Authority and the Iowa City VA Medical Center have partnered in the HUD-VASH program to pair housing for at-risk veterans and veteran families with supportive services.

Income Qualified Households: Households/properties receiving public assistance for housing must have household incomes based on household size that meet the formulas mandated by the funding source. Different public funding sources have different income requirements for recipients.

Low-Income Housing Tax Credit (LIHTC): A tax incentive intended to increase the availability of low-income housing. The program provides an income tax credit to owners of newly constructed or substantially rehabilitated low-income rental housing projects. Examples: Emerson Pointe, Concord Terrace, Lexington Place, Regency II.

Public Housing: Affordable rental housing owned by the City of Iowa City. The City owns 81 public housing units. The Iowa City Housing Authority serves as the landlord for these units and rents them to eligible tenants. These units are 100% federally funded.

Publicly Assisted Housing: Affordable rental housing developed by private entities with federal, state, and/or local government financial assistance. Examples: HOME, CDBG, LIHTC, Section 8 Project Based Assistance.

Riverfront Crossings Affordability Requirement: Owners/developers have the option of providing on-site affordable rental housing for households at 60% AMI or below; providing on-site owner-occupied housing for households at 110% AMI or below, or contributing a fee-in-lieu of providing on-site affordable housing.

Section 8 Project Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. Projects are owned and managed by private market companies or private non-profit organizations and are 100% federally funded. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project. Examples: Pheasant Ridge, Capitol House, Ecumenical Towers.

Severe Housing Cost Burden: Residents are severely cost burdened if they spend more than 50% of the gross monthly income on housing costs.

Transitional Housing: Transitional housing serves as a bridge between shelter and permanent housing by providing housing with supportive services to assist families and individuals toward greater independence. Examples: Hawkeye Community Action Program (HACAP), Mid-Eastern Council on Chemical Abuse (MECCA), Four-Oaks, United Action for Youth (UAY).

Work Force Housing: Work force housing is determined by household income, not by employment. Work Force Housing is affordable for households with incomes above 80% AMI and not exceeding 120% of the HUD determined area median income if residents pay no more than 30% of their gross monthly income for either rent and utilities or mortgage, principal, interest, insurance and homeowner fees.