

Voluntary Inclusionary Zoning Glossary of Terms

Updated August 21, 2017

(Items with * are new since the previous update.)

Absorb (an apartment) – move from vacant to occupied. When a family moves into a vacant unit, the real estate community says that unit has been “absorbed.” When developers build new apartments, they worry that the market will “absorb” these new units.

Affirmatively further fair housing - “a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. This obligation to affirmatively further fair housing has been in the Fair Housing Act since 1968 (for further information see Title VIII of the Civil Rights Act of 1968, 42 U.S.C. 3608 and Executive Order 12892). HUD's AFFH rule provides an effective planning approach to aid program participants in taking meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. As provided in the rule, AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a program participant's activities and programs relating to housing and urban development." (<https://www.hudexchange.info/programs/affh/>)

Analysis of Impediments – previous method by which cities documented and fulfilled their fair housing obligations

Assessment of Fair Housing – new method by which cities document and fulfill their fair housing obligations. The Assessment of Fair Housing includes 1) Patterns of integration and segregation; 2) Racially or ethnically concentrated areas of poverty; 3) Disparities in access to opportunity; and 4) Disproportionate housing needs. The process includes data from HUD, analysis of this data, review and response from the jurisdictions, and incorporation into subsequent planning processes and action. (<https://www.hudexchange.info/programs/affh/overview/>)

Area Median Family Income (or Area Median Income) AMFI or AMI – The Department of Housing and Urban Development (HUD) uses Census data (specifically, the American Community Survey) to calculate income limits for the purposes of determining eligibility for rental assistance programs. Although HUD uses *percentage of median income* and *family size* as category labels, the actual income limits are calculated according to statutory regulations. They start with calculating the income limit for very low income family of four at 50% of the estimated area median family income and adjusting it in a variety of ways. From there, they calculate incomes for extremely low-, low-, median-, etc. limits and then adjust for family size. For 2017, the 4-person very-low income limit for the Dallas area is \$36,700, and the 100% of median income limit for a family of four is \$73,400. See chart at end of page for estimated actual Dallas city incomes versus Dallas area incomes per the 2015 American Community Survey from the Census. <https://www.huduser.gov/portal/datasets/il/il17/IncomeLimitsBriefingMaterial-FY17.pdf>

<https://www.huduser.gov/portal/datasets/il/il2017/2017ILCalc3080.odn>

Dallas area (for the purposes of calculating HUD's income limits) - Collin, Dallas, Denton, Ellis, Hunt, Kaufman, and Rockwall counties. This is the same as or similar to the Census definition of the Dallas-Plano-Irving, TX Metro Division of the DFW Metropolitan Statistical Area (MSA)

Demand - the number of housing units needed in a particular time frame.

Filtering - A housing economics term. When new rental units and single family homes are added to an area, those with the means will move to these newer units, leaving a vacancy that others can move into (absorb). This continues down to the lowest-quality housing, which is then (theoretically) abandoned and demolished or renovated and re-populated.

***Floor area** – generally, the “total square feet of floor space in a building measured to the outside faces of exterior walls or to the omitted wall lines, whichever produces the larger area,” with some exceptions. (See Sec. 51A-2.102 for details.)

***Floor area ratio (FAR)** – ratio of floor area to lot area.

ForwardDallas! – the City's comprehensive plan. Available here:

<http://dallascityhall.com/departments/pnv/strategic-planning/Pages/comprehensive-plan.aspx>

***Front yard** - that portion of a lot which abuts a street and extends across the width of the lot between the street and the setback line.

HUD - U.S. Department of Housing and Urban Development (HUD) – the arm of the federal government whose mission is “to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD is working to strengthen the housing market to bolster the economy and protect consumers; meet the need for quality affordable rental homes; utilize housing as a platform for improving quality of life; build inclusive and sustainable communities free from discrimination, and transform the way HUD does business.”

***High opportunity areas** - In Dallas, Dallas Census tracts with a poverty rate of less than 20% that are also in the attendance zone of an elementary school that has a state accountability rating of “Met standard” from the Texas Education Agency

Income limits – The highest amount of money a family can earn and still qualify for a particular housing unit. For example, in tax increment financing districts (TIF districts) in Dallas, some apartments are set aside for those making 80% of the area median family income (AMFI). In 2017, 80% of AMFI for a family of four is \$58,700.

***Lot area** - the total square feet contained within lot lines.

Market Value Analysis – The City has engaged Reinvestment Fund to study its real estate market to determine which areas in the city are strong markets, which are distressed, and which are transitioning up (or down). “The Reinvestment Fund believes that cities should use scarce public resources to build from areas of strength in order to enlarge those nodes of strength. The MVA is a data-based tool to inform community revitalization and manage neighborhood change; it identifies different types of markets, and those places where public intervention and larger public investment activities can stimulate private market activity. It is a unique approach using spatial and statistical analysis to identify and characterize local conditions throughout a locality, creating an internally-referenced index of residential real estate markets.” (<https://www.reinvestment.com/policy-solutions/market-value-analysis/>)

Neighborhood Plus – adopted plan to improve housing in Dallas, available at <http://dallascityhall.com/departments/pnv/strategic-planning/DCH%20Documents/Web%20-%20Neighborhood%20Plus%20Plan%20-%20Adopted%2010-07-2015.pdf>

Qualifying family – a family that meets the eligibility requirements for an affordable unit.

***Racially and ethnically concentrated areas of poverty (R/ECAP)** – Dallas Census tracts with a non-white population of 50 percent or more and a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan area, whichever threshold is lower

Rent burdened – A family is considered “rent burdened” when it spends more than 30% of total income on housing (including utilities).

Rent limits – the maximum rent that can be charged a qualifying family. For example, if units are set aside for families at 80% of area median family income, the maximum monthly rent that can be charged for a two-bedroom unit for that family in 2017 in Dallas is \$1,139, excluding utilities.

Return on cost – total cost of a development divided by net operating income (gross income minus operating expenses including taxes). This is one of many metrics developers use to determine whether a project is viable.

Set aside – the number of housing units in a development that are designated for families making less than a particular income level

***Setback line** - a line marking the minimum distance a building may be erected from a street, alley, or lot line (also called the “building line”)

Standard Affordable Housing (SAH) – as defined in Dallas City Code 51A-4.900: a dwelling unit of adequate size: (1) leased or offered for lease to a lower income family for an amount equal to or less than the SAH rental rate; or (2) that satisfies all necessary criteria, as determined by the appropriate federal or state governmental authority, for low income family occupancy to qualify a project for federal or state tax relief or other housing or financial assistance under a program established by and administered in accordance with federal or state law for the purpose of aiding low income families in obtaining a decent place to live.

***Story** - that portion of a building between any two successive floors or between the top floor and the ceiling above it.

Supply – the number of housing units ready for occupancy in a particular time frame.

***Transit Oriented Development (TOD)** – specific definitions can vary, but TOD is generally compact, walkable development within ¼ to ½ mile of transit facilities, such as a bus stop or a train station. Development near a transit facility that does not provide a walkable connection to the transit facility is known as transit **adjacent** development.

Voluntary Compliance Agreement (VCA) – agreement between two parties reached voluntarily instead of continuing court or government enforcement action. When HUD investigates whether an organization is in compliance with its regulations, it issues a Letter of Findings. In response to that Letter, HUD and the organization can come to an agreement about how the organization will proceed. That agreement is often known as a voluntary compliance agreement.

Voluntary Inclusionary Zoning (VIZ) - a type of zoning that incentivizes developments to provide housing at a wide variety of income levels to help overcome historic patterns of segregation and promote fair housing choice

City of Dallas incomes versus Dallas Area incomes versus HUD-calculated Dallas Area incomes

2015 is the latest available for American Community Survey data.

Note: HUD uses 2014 ACS data and adjusts it for inflation to calculate 2017 income limits.

2017 Incomes - Dallas Area (HUD)			
HH	60%	80%	100%
1	\$30,828	\$41,100	\$51,380
2	\$35,232	\$47,000	\$58,720
3	\$39,636	\$52,850	\$66,060
4	\$44,040	\$58,700	\$73,400
5	\$47,563	\$63,400	\$79,272
6	\$51,086	\$68,100	\$85,144

2015 American Community Survey 5-year estimates				
HH	City of Dallas	Dallas County	Dallas Metro. Div.	DFW MSA
total	\$43,781	\$50,270	\$60,394	\$59,946
1	\$33,174	\$34,353	\$36,182	\$34,967
2	\$57,790	\$61,576	\$68,585	\$67,842
3	\$48,728	\$57,008	\$72,932	\$72,395
4	\$46,098	\$57,402	\$81,510	\$81,145
5	\$44,020	\$53,394	\$71,183	\$71,287
6	\$44,545	\$52,920	\$65,290	\$64,058

*Dallas Metro Div includes Dallas, Collin, Denton, Hunt, Rockwall, Kaufman, and Ellis counties
 *Table B19019 - 2015 ACS 5-year estimates; income for actual household size