

Community Housing: Glossary of Key Terms

Affordable Housing: Housing available to families and households earning from 0% to 50% of the area median income (AMI). Affordable housing initiatives target households earning up to \$27,950 annually, based on the 2005 AMI for a family of four of \$55,900¹.

Area Median Income (AMI): For a specific geographic entity, the value at which the income distribution is divided into two equal groups, half having incomes above the median, half having incomes below the median. AMI figures are based on a family size of four. Based on the 2005 AMI, households earning 100% of AMI earn \$55,900.00 annually¹.

Assessed Value: The value of a property as determined by a public tax assessor for the purpose of taxation.

Average Family Income: See **Mean Family Income**.

Average Household Income: See **Mean Household Income**.

Average Wage: See **Mean Wage**.

“Baby Boomers”: The population of people born in the United States between 1946 and 1964. During this time period, over 76 million babies were born in the U.S. The first wave of “baby boomers” will reach retirement age in 2011.

Collaboration: A style of working together that reflects cooperation among two or more people concerning a particular undertaking, task, or project. Collaborators usually share a common vision and work towards the achievement of a shared goal or outcome.

Community Housing: Housing available to families and households earning from 50% to 80% of the area median income. In Sarasota County, community housing initiatives target households earning between \$27,950.01 and \$44,700 annually, based on the 2005 AMI for a family of four of \$55,900¹.

Cost-Burdened: A household is considered cost-burdened if it spends 30% or more of its annual income on housing. This standard, developed by HUD, was raised from 25% to 30% in the late 1980’s. Using HUD’s 2005 AMI data for a family of four in Sarasota County, a household is cost-burdened if it spends \$16,770 or more annually on housing.

Extremely Low Income: Income at or below 30% of the area median income. Households with less than \$16,750 in annual gross income are considered extremely low income households, based on the 2005 AMI for a family of four¹.

¹ Source: U.S. Department of Housing & Urban Development

Household: All of the individuals who occupy a housing unit as their usual place of residence.

Household income: The sum of monetary income received in a given calendar year by all household members 15 years old and over, including income received by household members not related to the householder. A household can consist of a person living alone.

Housing Need: Primary indicators of housing need include economic burden (a.k.a. cost burden), adequacy of housing facilities, age and condition of housing stock, and presence or absence of crowding. Inadequate facilities refer to a lack of complete plumbing, kitchen facilities, and electricity. A unit is considered crowded if the average number of occupants per room exceeds one.

Income: Includes both passive income (social security, pension, disability, return on investment, etc.) and wages.

Just Market Value: The most probable selling price, based on the actual sale of similar properties, less the typical costs of sale, as provided by the Sarasota County Property Appraiser.

Low Income: Households with annual gross incomes between 50% and 80% of area median income. Households with annual gross incomes between \$27,950.01 and \$44,700 are considered low income households, based on the 2005 AMI of \$55,900² for a family of four.

Market Housing: Housing available to households earning more than 120% of the area median income. Households earning \$67,080.01 or more in annual gross income earn 120% of the 2005 AMI of \$55,900² for a family of four.

Mean Family Income: Also called average family income, this number is calculated by summing the incomes of all families in a given geographic area and then dividing the total income by the number of families. In 2003, the mean family income in Sarasota County was \$66,702³.

Mean Household Income: Also called average household income, this number is calculated by summing the incomes of all households in a given geographic area and then dividing the total income by the number of households. In 2003, the mean household income in Sarasota County was \$56,527.⁴

Mean Wage: Also called average wage, this number is calculated by summing the wages of all the employees in a given occupation or area and then dividing the total wages by the number of employees. In 2003, the mean wage in Sarasota County was \$15.09 per hour, or \$31,383 annually⁵.

² Source: U.S. Department of Housing & Urban Development

³ Source: American Community Survey

⁴ Source: American Community Survey

Median Family Income: The center point in the distribution of family incomes such that half of the families have incomes below this point and half of the households have incomes above this point. In 2003, the median family income for Sarasota County was \$50,128⁶.

Median Household Income: The center point in the distribution of household incomes such that half of the households have incomes below this point and half of the households have incomes above this point. In 2003, the median household income for Sarasota County was \$41,651⁷.

Median Income: Median income is the amount which divides the income distribution into two equal groups, half having incomes above this amount, half having incomes below this amount. The medians for households, families, and unrelated individuals are based on the entire universe of all households, families, and unrelated individuals, regardless of size. The medians for individuals are based on the entire universe of people 15 years old and older with income. The data for area median income (AMI) is based upon a family or household size of four.

Median Wage: A median wage is the boundary between the highest paid 50% and the lowest paid 50% of workers in a given occupation or geographic area. Half of the workers earn more than the median wage, and half the workers earn less than the median wage. Based on 2003 data, the median wage for workers in the Sarasota-Bradenton metropolitan statistical area was \$11.36 per hour, or \$23,629.⁸

Moderate Income: Households with annual gross income between 80% and 100% of area median income. Households with annual gross incomes between \$44,700.01 and \$55,900 are considered moderate income households, based on HUD's 2005 AMI of \$55,900 for a family of four.

MLS: Multiple Listing Service. The MLS Listing System is a database of homes for sale in a specific area and is published by the local Board of Realtors. It is the traditional method agents use to find homes for their buyers or to advertise their listings to other agents.

Near Market Housing: Housing available to households earning from 100% to 120% of the area median income. Near Market housing initiatives target households with annual gross incomes between \$55,900.01 and \$67,080, based on the 2005 AMI for a family of four of \$55,900⁹.

Public Housing: Public housing consists of the housing units created through a variety of federal housing programs designed to create safe, sanitary, and affordable housing to lower income Americans. Public housing is often referred to as subsidized or low-income housing.

⁵ Source: U.S. Bureau of Labor Statistics

⁶ Source: American Community Survey

⁷ Source: American Community Survey

⁸ Source: U.S. Bureau of Labor Statistics

Sales Price: A dollar value based on the exact amount stated on the Deed as reported by title companies and/or attorneys involved in the transaction.

Severely Cost Burdened: A measure of income strain. A household is considered severely cost-burdened if it spends 50% or more of its annual income on housing. A household is severely cost-burdened if it spends \$27,950 or more on housing, based on the 2005 AMI for a family of four of \$55,900⁹.

Sustainable Housing: Housing options which meet the needs of present citizens without compromising the needs of future citizens while at the same time facilitating the social, environmental, and economic vitality of the community.

Very Low Income: Households with annual gross income between 30% and 50% of area median income. Households with annual gross incomes between \$16,750.01 and \$27,950 are considered very low income families, based on the 2005 AMI for a family of four of \$55,900⁹.

Wage: Earned income; that which is received by a worker or paid by an employer for time on the job.

Workforce Housing: Housing available to households earning from 80% to 100% of the area median income. Workforce housing initiatives target households with annual gross incomes between \$44,700.01 and \$55,900, based on the 2005 AMI for a family of four of \$55,900⁹.

SUMMARY TABLE

Income Taxonomy	% AMI	Income Range	Housing Initiative
Extremely low	0-30	\$0-\$16,750	Affordable
Very Low	30-50	\$16,750.01-\$27,950	Affordable
Low	50-80	\$27,950.01-\$44,700	Community
Moderate	80-100	\$44,700.01-\$55,900	Workforce
Near Market	100-120	\$55,900.01-\$67,080	Near Market
Market	120+	> or = \$67,080.01	Market

⁹ Source: U.S. Department of Housing & Urban Development