

ABBREVIATIONS

AMI: Area Median Income

ARP: American Rescue Plan

CFR: the regulations that govern the HOME-ARP program

Consortium: refers to the Tri-Cities HOME Consortium

HOME: HOME Investments Partnership Program. A program that provides federal grant money to assist people that are experiencing, or at risk of experiencing, homelessness.

HOME-ARP: HOME Investment Partnership Program American Rescue Plan. ARP is a program that was created to address the ongoing impact of COVID-19. HOME-ARP is the portion of that program that is overseen by the HOME program, and which is used to assist people that are experiencing, or at risk of experiencing, homelessness.

Lead Entity: The City of Richland

Program: The HOME-ARP Affordable Rental Housing Program

Participant (or QP): Qualifying Population. See Attachment B for additional information on the 4 qualifying populations.

QP: Qualifying Population. See Attachment B for additional information on the 4 qualifying populations.

SRO: Single Room Occupancy

DEFINED WORDS

BROADBAND INFRASTRUCTURE

Cables, fiber optics, wiring, or other permanent (integral to the structure) infrastructure, including wireless infrastructure, that is capable of providing access to Internet connections in individual housing units, and that meets the definition of “advanced telecommunications capability” determined by the Federal Communications Commission under section 706 of the Telecommunications Act of 1996 ([47 U.S.C. 1302](#))

FAIR MARKET RENT (FMR)

The rent that would be required to be paid in the particular housing market area in order to obtain privately owned, decent, safe and sanitary rental housing of modest (non-luxury) nature with suitable amenities. This Fair Market Rent includes utilities (except telephone). Separate Fair Market Rents will be established by HUD for dwelling units of varying sizes (number of bedrooms) and will be published in the Federal Register in accordance with [part 888](#) of this title.

FAMILY

Family includes, but is not limited to, the following, regardless of actual or perceived sexual orientation, gender identity, or marital status:

- A single person, who may be:
 - An elderly person, displaced person, disabled person, near-elderly person, or any other single person
 - An otherwise eligible youth who has attained at least 18 years of age and not more than 24 years of age and who has left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act (42 U.S.C. 675(5)(H)), and is homeless or is at risk of becoming homeless at age 16 or older
- A group of persons residing together, and such group includes, but is not limited to:
 - A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);
 - An elderly family
 - A near-elderly family
 - A disabled family
 - A displaced family
 - The remaining member of a tenant family

HOUSEHOLD

One or more persons occupying a housing unit

LOW-INCOME FAMILIES

Families whose annual incomes do not exceed 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. An individual does not qualify as a low-income family if the individual is a student who is not eligible to receive Section 8 assistance under [24 CFR 5.612](#).

RECONSTRUCTION

The rebuilding, on the same lot, of housing standing on a site at the time of project commitment, except that housing that was destroyed may be rebuilt on the same lot if HOME funds are committed within 12 months of the date of destruction. The number of housing units on the lot may not be decreased or increased as part of a reconstruction project, but the number of rooms per unit may be increased or decreased. Reconstruction also includes replacing an existing substandard unit of manufactured housing with a new or standard unit of manufactured housing. Reconstruction is rehabilitation for purposes of this part.”

SINGLE FAMILY HOUSING

A one-to four-family residence, condominium unit, cooperative unit, combination of manufactured housing and lot, or manufactured housing lot.

SINGLE ROOM OCCUPANCY HOUSING (SRO)

Housing (consisting of single- room dwelling units) that is the primary residence of its occupant or occupants. The unit must contain either food preparation or sanitary facilities (and may contain both) if the project consists of new construction, conversion of nonresidential space, or reconstruction. For acquisition or rehabilitation of an existing residential structure or hotel, neither food preparation nor sanitary facilities are required to be in the unit. If the units do not contain sanitary facilities, the building must contain sanitary facilities that are shared by tenants. A project's designation as an SRO cannot be inconsistent with the building's zoning and building code classification.

TRANSITIONAL HOUSING

Housing that is designed to provide housing and appropriate supportive services to persons, including (but not limited to) deinstitutionalized individuals with disabilities, homeless individuals with disabilities, and homeless families with children, and has as its purpose facilitating the movement of individuals and families to independent living within a time period that is set by the participating jurisdiction or project owner before occupancy.