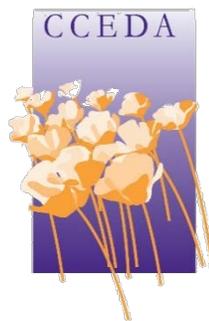


DICTIONARY OF COMMUNITY ECONOMIC DEVELOPMENT TERMS

A RESOURCE BOOK FOR
PRACTITIONERS AND FUNDERS

FOURTH EDITION



California Community Economic Development Association

www.cceda.com

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The California Community Economic Development Association (CCEDA) is comprised of organizations actively engaged in revitalizing California's neighborhoods, including resident driven community development corporations, local governments, community action agencies and faith based institutions. CCEDA members produce results through a full range of community building strategies including real estate development-housing, retail and commercial-business assistance and lending, social services, and job training and creation. CCEDA provides its members a clearinghouse for information and action that advances the field of community economic development through training and continuing education, technical assistance, and advocacy on public policy.

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Preface

In January 1995, the California Community Economic Development Association (CCEDA) released the first edition of the *Dictionary of Community Economic Development Terms*. In creating the dictionary, CCEDA recognized the need to share common language for practitioners working in an increasingly complex community economic development (CED) field. In years of practice, we've found that there is one constant in our line of work -- that collaboration is critical to creating equitable, positive change, and that any opportunity to break down barriers and find common ground is certainly worth the effort. It is in this spirit that CCEDA presents the newest edition of the *Dictionary of Community Economic Development Terms*.

Over the years, the CED movement has developed a complex language, incorporating terminology from real estate, urban planning, social justice, public policy, sustainability, finance, and more. Like the field itself, our language continues to evolve, change, and adapt. But while the industry's complex lexicon underscores the field's dynamism, it also challenges practitioners to stay abreast of industry trends, tools, policies, theories, and opportunities. This dictionary intends to be an on-demand, "at-your-fingertips" resource for those engaged in CED work, from career CED veterans to students and young professionals, from funders to government officials.

The most recent edition of this dictionary was published in 2012. In years since, our field has grown significantly and has incorporated new subject areas, frameworks, and ideas. With growth comes new language, programs, and (of course) acronyms, while older terms require updates to reflect additional nuance. This edition includes terms related to social entrepreneurship, workforce development, historic and cultural preservation, and access to fresh foods. It also includes updates on federal legislation, including an overview of relevant Congressional committees to guide advocacy, and a deeper dive into CED-related federal programs.

In producing this dictionary, we hope to help by providing a common baseline of understanding and communication for the CED field. We intend for this to serve as an introduction to innovative programs, projects, concepts, resources, and ideas, while adding nuance to older terms and principles. As we move forward together in service to our communities, new opportunities for impact and change will emerge. It's our hope that this dictionary will be a valuable resource for you along the way. We're proud to present the fourth edition of the *Dictionary of Community Economic Development Terms*.

Ralph Lippman

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Editor

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Community Economic Development (CED) Terms

401(K) PLAN - An employer-established retirement savings plan to which employees contribute a portion of their salary. Some employers may match employee contributions, and some may add a profit-sharing option to the plan. In a Traditional 401k, contributions are taxed upon withdrawal, while in a Roth 401k contributions are post-tax.

403(B) PLAN - A retirement plan for specific employees of public schools, tax-exempt organizations and certain ministers. These plans can invest in either annuities or mutual funds. A 403(b) plan is another name for a tax-sheltered annuity (TSA) plan. The features of a 403(b) plan are comparable to those found in a 401(k) plan.

ABATEMENT (HAZARDOUS MATERIALS) - The removal of hazardous materials (i.e. asbestos or lead paint) from a building

ABEYANCE - Temporary suspension of title to property before the correct owner is determined.

ABSENTEE LANDOWNER - A property owner that rents out property, but does not reside in the property's local economic region and/or does not attend to the property adequately.

ABSOLUTE TITLE - Title to property without any conditions or clouds. Usually critical to the granting of a mortgage by a bank.

ABSTRACT

ABSTRACT OF TITLE - A summary of the public records relating to the title to a particular property. The abstract identifies encumbrances, easements and covenants that affect the property. Also known as a [Title report](#). See [Title search](#).

ABUTTER - Building or land that abuts, joins, or is contiguous at a border or boundary.

ACCELERATION CLAUSE - A provision in a mortgage giving the lender the right to demand payment of the entire outstanding balance upon the happening of an event, such as the sale of the property or a delinquency in the repayment of the note.

ACCELERATOR

BUSINESS ACCELERATOR - Facility serving established businesses looking to move on to a more robust stage of business development. Accelerators provide specialized assistance and may have access to venture capital for growth and expansion.

STARTUP ACCELERATOR - Fixed-term, cohort-based programs, that include mentorship and educational components and culminate in a public pitch event or demo day. Unlike business incubators, the application process for startup accelerators is open to anyone, but highly competitive.

ACCESSORY DWELLING UNIT (ADU) - A living quarter within a single-family home that functions as a separate and complete unit and includes a private kitchen and bath. Also known as a [Granny flat](#) and [In-law unit](#).

ACCESSORY USE (AU) - The use of a building, structure, or land in a way that is complementary or subordinate to its original or traditional use.

ACCESS RIGHT - Right of an owner or a person with the owner's approval to enter and leave a property without obstruction.

DIRECT ACCESS RIGHT - Access right for property that abuts on a public way.

EASEMENT RIGHT - Access right for property abutted by a property that abuts a public way.

ACCOUNT - Record of all transactions affecting a particular phase of a financial institution, expressed in debits and credits, evaluated in money and showing the current balance, if any.

ACCOUNTING

ACCRUAL BASIS - Method of accounting that records all income and expenses in the ledger whether they are paid or not.

CASH BASIS - Method of accounting in which income is recorded when cash is received and expenses are recorded when paid.

MODIFIED ACCRUAL BASIS

MODIFIED CASH BASIS - Method of accounting under which expenditures other than accrued interest on long term debt are recorded at the time liabilities are incurred and revenues are received in cash.

ACCOUNTS PAYABLE - Amount owed to a creditor, not necessarily due or past due.

ACCOUNTS RECEIVABLE - Amount owed to a business by its customers, not necessarily due or past due.

ACCRETION - An increase in property as a result of an act or process of nature and without cost to the owner (e.g. land increase due to a change in the course of a stream).

ACCRUE - To gain or profit by; to accumulate or grow.

- ACID-TEST RATIO** - An accounting indicator that adds cash, marketable securities and accounts receivable, and divides the total by the sum of current liabilities. This is a conservative measure of an organization's ability to meet near-term obligations. Also known as **Current ratio**, **Liquid ratio**, and **Quick ratio**.
- ACQUISITION SETTLEMENT** - The steps that comprise the final purchase of a property. Involves payment by the purchaser of the acquisition price, signing of the deed of conveyance of the property by the seller, and recording of that deed among the land records of the jurisdiction in which the property is located. Also known as a **Settlement**.
- ACQUISITION STATEMENT** - Document that details all income and expenses to the buyer and seller at the completion or settlement of a real estate transaction. Also known as a **Closing statement** or **Settlement statement**.
- ADAPTIVE REUSE (AR)** - The method of adapting old structures for new uses to conserve land, reduce sprawl, or retain historic/cultural significance.
- ADEQUATE HOUSING** - Accommodations that provide adequate heating and plumbing, are not overcrowded, are not in a state of disrepair, and are not hazardous to the occupant's health and safety.
- ADJACENT** - Two or more parcels of land that are nearby but not necessarily adjoining.
- ADJOINING** - Two or more parcels of land that share a common border.
- ADJUSTABLE LIVING EXPENSES** - Household living expenses that can be changed, such as the cost of groceries, utilities, telephone.
- ADJUSTED INCOME (AI)** - A measurement used to determine eligibility based on annual income and allowed deductions for qualifying expenses and circumstances. Often used by government and other institutions providing some form of assistance.
- ADJUSTMENT** - A lender's recalculation of the remaining periodic payments needed to repay the debt.
- ADMINISTRATIVE COSTS** - All direct and indirect costs associated with management and supervision of a program. Qualifying activities vary according to funding sources.
- ADULT BASIC EDUCATION (ABE)** - Remedial education for those without mastery of the basic skills needed to succeed in the labor market and who have not received a high school diploma or its equivalent. Often this is used to assist people in retaining employment necessary for independent adult living by enhancing their written and verbal communication skills as well as their basic mathematical reasoning.
- ADVERSE POSSESSION** - A method of land acquisition by possessing or occupying the land for a certain length of time under particular conditions.
- AFFIRMATIVE ACTION** - A plan or program designed to remedy the effects of past discrimination of ethnic minorities and women in employment, education or other activity, and to prevent its recurrence.
- AFFORDABLE HOUSING** - Housing which costs the occupant no more than 30 percent of the occupant's income. Determination of affordability varies by geographic location.
- AGENCY** - Relationship between principal and principal's agent that arises out of a contract, whether expressed or implied, written or oral, wherein the agent is employed by the principal to perform specific activities dealing with a third party.
- AGING OF ACCOUNTS RECEIVABLE** - Classification of amounts customers owe to a business showing the portion that is current and the portion that is past due, including the number of days past due.
- AGRIBUSINESS** - A large-scale business involved in most, if not all, aspects of food production. Often another term for corporate farming, it can also be used to simply describe the food industry generally.
- AIR RIGHTS** - The rights of a developer for the empty air space above its property.
- ALTERNATE BID** - In a construction bid, the stated amount to be added or deducted from the amount of the base bid if the corresponding change in the work, as proposed in the bidding documents, is accepted. Utilized by an owner to evaluate the financial impact of various construction alternatives.
- ALTERNATIVE DISPUTE RESOLUTION (ADR)** - A mediation technique for disagreeing parties to come to an agreement without having to resort to litigation. Some courts prefer ADR to avoid the time and expense of trials.
- AMENITY** - Resources, infrastructure, or facilities provided for the public. Includes bus stops, public phones, drinking fountains, etc.
- AMERICAN FEDERATION OF LABOR AND CONGRESS OF INDUSTRIAL ORGANIZATIONS (AFL-CIO)** - A federation of national and international labor unions.
- AMERICAN LAND TITLE ASSOCIATION (ALTA)** - The entity that sets national standards and standardized document forms to be used to secure title to a property.

TERMS

AMORTIZATION - The reduction of debt by regular payments of principal and interest by the borrower to the lender. The periodic payments are sufficient to pay off the loan entirely by its maturity date.

NEGATIVE AMORTIZATION - Payment terms under which the borrower's monthly payments do not sufficiently cover the interest due, thereby increasing the loan balance.

AMORTIZATION SCHEDULE - A timetable for payment of a mortgage showing the amount of each payment applied to interest and principal and the remaining balance.

ANCILLARY SERVICES - Additional employment and training-related activities beyond the core training that are used to enhance a participant's employability.

ANNEXATION - A process through which a city or other municipal government expands its territorial boundaries.

ANNUAL PERCENTAGE RATE (APR) - The cost of a borrower's credit as a yearly rate. Defined by the Federal Truth in Lending Act, it includes finance charges as well as the contractual interest rate.

ANNUAL REPORT - Report for stockholders and other interested parties that includes a balance sheet, income statement, statement of changes in financial position, auditor's report and commentary from the management about the year's events.

ANNUITY - An investment yielding a fixed sum of money, payable yearly, to continue for a given number of years or for life.

APPORTIONMENT - Federal distribution of appropriated funds as authorized by the Office of Management and Budget.

APPRAISAL - Estimate of the current value of a property as of a given date, performed by a professional appraiser. Most appraisers use a combination of the following methods:

COST APPROACH - Involves figuring the amount it would cost to reproduce the property. Most applicable in appraising new construction because of the difficulty of estimating the accrued depreciation in older improvements.

INCOME CAPITALIZATION APPROACH - Estimates the present value of a property by projecting the property's future potential net income and the rate of return on investment that an investor might expect in the future.

MARKET COMPARISON APPROACH - Estimates the value of a property by evaluating recent sales of similar properties in the same market and comparing them to the property being appraised.

APPRECIATION - An increase in the value of an asset due to changes in market conditions or other causes.

APPRENTICE - An individual in training for a skilled trade.

APPRENTICESHIP PROGRAM - A structured, supervised form of on-the-job training that enhances a participant's manual, mechanical, or technical skills and knowledge as related to a specific field.

APPROPRIATION - Money set aside, such as by a federal agency, for a specific purpose or use.

APPURTENANCE - Something that is outside the property but is considered a part of the property and adds to its value.

AQUACULTURE

AQUAFARMING - The farming of aquatic organisms, such as shellfish, under controlled conditions.

AQUAPONICS - System in which the waste produced by farmed fish or other aquatic animals supplies nutrients for plants grown hydroponically, which in turn purify the water.

AREA PLAN - A policy document that forms part of a general plan and guides development in a particular region within the overall planning area. Usually, it is initiated by member of the community and contains the goals of the community, policy recommendations, and maps. Also known as a [Community plan](#).

ARTICLES OF INCORPORATION - Instrument setting forth basic rules and purposes under which a corporation is formed.

AS-OF-RIGHT - The use of land by means of legal right or entitlement, rather than through discretionary review or conditional permitting. Also known as [By-right](#).

ASSESSED VALUE - Estimated value of real estate property as determined by the county tax collector for determining property taxes.

ASSESSMENT - A charge, usually a tax, levied on a property to pay for public improvements, such as sidewalks, streets, and sewers.

ASSET - Anything of worth that is owned, including real estate property, money in the bank, merchandise, supplies, accounts receivable and all things of value.

CURRENT ASSET - Asset that can be turned quickly into cash, such as inventory or outstanding bills to customers.

FIXED ASSET - Asset that cannot be quickly turned into cash, such as buildings or equipment.

ASSET-BASED COMMUNITY DEVELOPMENT - Process that focuses on community strengths or assets, as opposed to deficiencies.

Helps communities become stronger and more self-reliant by offering a methodology to map and mobilize local assets. Sometimes referred to as “gifts,” these assets include the skills of citizens and the resources of formal institutions.

ASSET BUILDING - Acquisition of a resource, such as a house, business, or retirement account, that leads to income generation.

ASSET MANAGEMENT - In real estate, the management of a portfolio of community facilities, including affordable housing.

ASSET MAPPING - Practice of mapping strengths and resources in a community to document a community’s strengths to consider improvement and address needs.

ASSIGNMENT - Transfer of one’s rights to another under a contract.

ASSIGNMENT OF RENTS - Clause in a mortgage or deed of trust that gives the lender the right to collect rents generated by a property in the event the borrower does not repay the loan. Also see [Security](#).

ASSUMPTION - Transfer of liability for all or part of the debt from one person to another, usually from a seller to a buyer. An assumption can be made at the original rates and terms or at new ones.

ASSUMPTION OF MORTGAGE - The transfer of the seller’s existing mortgage to the property buyer. The buyer becomes personally liable for payment of the existing mortgage, and the original mortgagor is released from further liability.

AUDIT - A formal examination, correction and official endorsing of financial accounts, especially those of a business, undertaken annually by an accountant. Also, a systematic check or assessment, especially of the efficiency or effectiveness of an organization or department, typically carried out by an independent assessor.

AUDIT REPORT

AUDITED FINANCIAL STATEMENT - Auditor’s or accountant’s presentation of a thorough examination of all accounting records, financial statements, internal controls and supporting evidence in accordance with generally accepted auditing standards, and the expression of an opinion regarding the financial condition of the organization. Also known as a [Financial statement](#).

AVERAGE HOURLY WAGE AT PLACEMENT - Average of hourly wage rates of an individual at all assisted and direct job placements.

AVULSION - In real estate, sudden removal of land from one parcel to another when a body of water abruptly changes channel.

AUTOMATION - The introduction and use of technological innovation and computer electronics to perform the work for which humans once did.

BAD DEBT

BAD MONEY - An account receivable or money owed to a lender that is unlikely to be paid and thus often treated as a loss.

BALANCE SHEET - Summary of a business’s assets, liabilities and net worth at a given point in time. The total of the liabilities plus the net worth equals the assets, so it “balances.”

BALANCED DEVELOPMENT

BALANCED GROWTH - Development strategy that links neighborhood needs to downtown development projects through public subsidies and incentives (e.g. tax abatements, tax increment financing, zoning waivers, revenue bonds, land assembly) for housing, jobs, services, and economic development. Assisted through tools such as technical assistance, housing trust funds, equity participation of community based organizations in development projects, and sheltered markets for neighborhood businesses.

BALLOON PAYMENT - An installment (usually the last) that is substantially larger than other payments scheduled in loan repayment.

BANKABLE - A person or entity that can qualify for a loan at a commercial lending institution.

BANKRUPTCY

BANKRUPTCY CODE - The law governing bankruptcy proceedings. When a court declares a person or entity to be unable to pay debts, that person or entity is in bankruptcy. There are three basic types of bankruptcy.

CHAPTER 7 OF THE BANKRUPTCY CODE - Traditional bankruptcy proceeding in which a trustee is appointed by the court who is charged with liquidating the debtor’s estate and making a distribution to the debtor’s unsecured creditors.

CHAPTER 11 OF THE BANKRUPTCY CODE - For business reorganizations. Unless circumstances warrant, there is no trustee appointed, but the business can put forth a plan that, if accepted, would allow the debtor to continue in business.

CHAPTER 13 OF THE BANKRUPTCY CODE - Often referred to as the wage-earner plan, it allows the debtor to repay creditors through future earnings in a plan not to exceed five years.

BABY BOOM - The period after World War II marked by unusually high birth rates in the U.S., which resulted in the currently large, aging population.

TERMS

- BARREN LAND** - Land with a limited capacity to support vegetation due to frequent disturbance (e.g. flooding) or lack of sufficient plant-supporting nutrients.
- BARRIERS TO EMPLOYMENT** - Qualities and traits that inhibit an individual's promotion or participation in local employment. Some examples of people who may face increased barriers to employment include single parents, those receiving public assistance, substance abusers, women, youth, older workers, certain ethnic minorities, non-English speakers, and/or those with lack of sufficient education, work experience, flexibility, transportation, and childcare arrangement.
- BASE AND MERIDIAN** - Imaginary lines used by surveyors to find and describe the location and area of a parcel of land.
- BASE LINE** - In surveying, the major east-west line that all north-south lines use as a relative reference in measurement.
- BASE RENT** - The minimum monthly rent due to the landlord. Typically, a fixed amount.
- BASIS** - Total development costs (TDCs) allowable to calculate tax credits. Also, taxpayer's investment in property for tax purposes, determined at acquisition, subject to later adjustment for depreciation or improvements.
- BASIS POINT** - 1/100 of a percentage point. 100 basis points equals one percent of an interest rate. In adjustable rate mortgages, basis points are added as interest to the base interest rate.
- BELLY-UP** - Project, business or venture that has failed and is said to have gone "belly-up."
- BELOW MARKET INTEREST RATE (BMIR)** - An interest rate that is below the current commercial bank lending rate. Usually offered to low or moderate income individuals and families to encourage economic development and asset building.
- BENCHMARK** - In surveying, a permanent, fixed point of elevation on which some definite information is known. Used as a reference point in determining other altitudes within a given line of levels.
- BENEFICIARY** - In lending, one named to receive the income (interest) on a loan.
- BEST PRACTICES** - Constantly evolving approaches and techniques that are proven to produce superior results and which are used as benchmarks in their respective industries.
- BICYCLE SHARING (BIKE-SHARE)** - Program in which shared-use bicycles are made available to the public for a fee.
- BID** - A contractor's offer for the construction of a project.
- BID DOCUMENTS** - Set of documents from which a contractor's bid is derived. Usually includes a copy of the proposed construction contract, insurance and bonding requirements for the project as defined by the owner and bidding requirements.
- BID OPENING** - Formal review of all bids on a specific project at a specified time.
- BIG BOX RETAILER** - A large, often box-shaped, corporate retail store with large amounts of floor space, a wide variety of good for purchase, and possibly lower prices than locally based competitors. Also known as [Supercenter](#), [Superstore](#), and [Mega-center](#).
- BILLING CYCLE** - The time between the date a bill is sent out and the date payment is due.
- BINDER** - See [Purchase offer](#).
- BIOFUEL** - Fuel acquired from non-fossil products such as plants and agriculture, and commercial, domestic, and industrial waste.
- BIOGENIC INFRASTRUCTURE** - The use of natural means and systems to offset or ameliorate the environmental impacts of urban living. Planting trees to mitigate the effects of pollution caused by car usage is an example.
- BIOMASS** - Organic waste that can be converted into usable forms of energy such as heat or electricity.
- BIOFILTER**
- BIOSWALE** - A landscaping technique that uses vegetation or compost to assist in the removal of pollutants from runoff water. Often used around parking lots to filter car pollutants being washed down storm drains by rain.
- BLACK MARKET ECONOMY** - An economic system consisting of both legal activities where taxes are not paid, such as in construction and services industries, and illegal activities, such as drug dealing and prostitution. Also known as an [Underground economy](#).
- BLACK WATER** - Potentially contaminated wastewater from households and other sources that requires treatment before reuse.
- BLANK PURCHASE AGREEMENT (BPA)** - The equivalent of a government charge card that makes it easier for approved government agencies to order and pay for supplies and services that they purchase from approved vendors several times a year.
- BLIGHT** - Condition of physical deterioration and lack of capital investment in a community.
- BLIGHTED STRUCTURE** - A structure that lacks proper upkeep and poses obvious threats to human health, safety, and public welfare.
- BLOCK GRANT** - A large sum of money provided by the Federal government to regional governments for specific purposes. Regional governments further decide how to specifically allocate the funds throughout their region.
- COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)** - See HUD under [Federal Programs](#) section.

COMMUNITY MENTAL HEALTH SERVICES BLOCK GRANT (CMHS) - See HHS under [Federal Programs](#) section.

COMMUNITY SERVICES BLOCK GRANT (CSBG) - See HHS under [Federal Programs](#) section.

ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT (EECBG) - See DOE under [Federal Programs](#) section.

MATERNAL AND CHILD HEALTH (MCH) BLOCK GRANT - See HHS under [Federal Programs](#) section.

PREVENTIVE HEALTH AND HEALTH SERVICES (PHHS) BLOCK GRANT - Program that provides funding for activities and programs that concern emergency health issues such as leading causes of death and disability as well as outbreaks of food and/or water borne infections. Administered by the Centers for Disease Control.

SOCIAL SERVICES BLOCK GRANT (SSBG) - See HHS under [Federal Programs](#) section.

SUBSTANCE ABUSE PREVENTION AND TREATMENT BLOCK GRANT PROGRAM - See HHS under [Federal Programs](#) section.

BLUE COLLAR WORKER - Employee engaged in manual labor or the skilled trades.

BLUEPRINT - An architect's or designer's detailed plan for a building.

BOILER PLATE - Standard language found in contracts, deeds or deeds of trust, and in covenants, conditions and restrictions (CC&Rs).

BOND - Formal certificate that evidences a debt and outlines the terms. A formal promise to pay a lender a specified sum of money at a future date, with or without collateral. The balance owed is paid on a future date with a series of interest payments in the interval.

BOND FINANCING - Valuable source of state and local government funds for the development of affordable housing and other community development activities.

501(C)(3) BOND - Bond issued by a 501(c)(3) organization to finance activities related to the exempt purposes of the organization. Provides nonprofits with the option of developing residential rental housing without the strict set-aside restrictions of exempt-facility bonds.

EXEMPT-FACILITY BOND - Bond typically used to finance "qualified residential rental projects," generally those intended for total or partial residential use. Developers who use these bonds automatically qualify for four percent low-income housing tax credits. Subject to significant restrictions, such as units set aside for low-income use. See [Units set aside for low-income use](#).

GENERAL OBLIGATION BOND (GO BOND) - Bond secured by the full faith and credit of the government issuer.

INDUSTRIAL DEVELOPMENT BOND - Usually tax-exempt bond issued by a public authority or corporation to finance the construction of industrial facilities.

MORTGAGE REVENUE BOND (MRB) - Bond issued primarily to help finance the purchase or rehabilitation by low to moderate income homebuyers of single family homes, condominium units, coops and two- to four-family properties. Proceeds from the bonds are used by government issuers to make loans directly to qualified borrowers or to purchase loans made by private lenders.

MUNICIPAL BOND - Bond issued by a municipality as a means of obtaining funds with which to finance a project or social activity.

PERFORMANCE AND PAYMENT BOND (P&P) - Bond that is issued by a third-party insurer that specifies and guarantees performance or payment in case that the other party fails to meet the required obligations. Insures against any breach of contract. Required by many construction lenders before the release of funds. Acts as the lender's security that funds will be available to complete the job even if the developer defaults on its obligations. Generally, only offered by bonding companies to developers who have assets and significant development experience.

QUALIFIED PRIVATE ACTIVITY BOND - Tax-exempt bond. Major categories commonly used for housing development are [mortgage revenue bonds](#), [exempt-facility bonds](#), [redevelopment bonds](#) and [501\(c\)\(3\) bonds](#).

QUALIFIED ZONE ACADEMY BOND (QZAB) - Bond that allows qualifying schools and/or communities to borrow at little or no interest cost. Administered by the USDA.

REDEVELOPMENT BOND - Bond designed to induce private development in certain neighborhoods by financing the acquisition, preparation and/or rehabilitation of property by a governmental agency as well as the relocation costs of occupants of buildings acquired by a governmental agency. Can only be used in "designated blighted areas."

REVENUE BOND - Bond payable from and secured by revenue generated from the projects they finance. Bonds for housing generally are revenue bonds. They include both private-activity and tax-exempt bonds.

PRIVATE ACTIVITY BOND - Bond issued to finance privately-owned for-profit or nonprofit housing and is taxable. Carries a higher interest rate than tax exempt bonds, but does not carry the restrictions imposed on projects funded with qualified private activity bonds.

TERMS

TAX EXEMPT BOND - Bond with interest paid to bondholders that is not subject to income tax. Allows government to secure credit at interest rates lower than conventional financing. Provides bondholders with tax-free investments.

SPECIAL ASSESSMENT BOND - Bond issued by a government entity to fund special improvements to be repaid by special assessment revenues.

SURETY BOND - Bond guaranteeing the performance of a contract or agreement. Issued by an insurance company.

TAX ANTICIPATION BOND - Bond issued by a taxing authority in anticipation that it will be repaid from tax receipts.

BOOK VALUE - Net amount of assets shown in the accounts, which record the asset and reductions, such as for amortization, in its cost. Book value is based on the original cost/price of an asset or liability, is more stable than the **mark-to-market** value but can become outdated and inaccurate. For a firm, it is the excess of total assets over total liabilities.

BORROWER - A recipient (e.g. a grantee) who is indebted.

BOUNDARY - Every separation, both natural and artificial, that marks the division between two adjoining parcels of land.

BOUNDS - External limits of a parcel of land.

BOYCOTT - Organized effort to decrease the business of a given firm, such as not purchasing a product, closing accounts with a financial institution or not watching a television station. Can be organized on a local, national or international level.

BREAK-EVEN POINT - In accounting, point where income (revenue) is equal to expenses. If revenue exceeds expenses, profit is generated.

BROWNFIELD - Vacant or underutilized industrial and commercial property that is environmentally contaminated.

PETROLEUM BROWNFIELD - Contaminated by petroleum.

BROWNFIELDS REDEVELOPMENT INITIATIVE (BRI) - Interagency initiative addressing the financial and legal risks of brownfield clean-up and redevelopment.

BUDGET - Financial plan used to estimate results of future operations. Used to help control future operations.

BUDGET AUTHORITY - Legal authority of a federal agency to enter financial obligations.

BUILDING CODE - A set of regulations and requirements for building construction, which are developed and overseen by national and local bodies to ensure that buildings meet certain minimum standards for safety, design, and durability.

BUILDING LINE - See **Setback**.

BUILDING PERMIT - Approval by the local government to allow building construction or remodeling.

BUILT-UP AREA - Land consisting of residential, industrial, commercial, and institutional uses and development.

BULK ZONING REGULATION - Bulk regulations address such matters as building setbacks from lot lines or streets, maximum building coverage and height.

BUSINESS ANGEL - Investor who puts money and assistance with planning and management into a project without requiring the usual returns.

BUSINESS FORMATION - Refers to the structure of a business as a sole proprietorship, partnership or corporation. Designation required for tax purposes.

BUSINESS IMPROVEMENT DISTRICT (BID) - An area designated by a particular local property tax, the proceeds of which are earmarked for infrastructure improvement and maintenance efforts in that area, usually a downtown. Funds may be used for such projects as main street signage and design standards, additional security personnel, parking management and advertising.

BUSINESS INCUBATION - Program in which small and growing businesses can be nurtured and supported. Helps cut costs through relatively cheap square-footage charges, shared equipment, and secretarial services. Usually provides expertise and business assistance, and some take on a certain "theme" focusing on a kind of clientele or business. Often sponsored by private companies or municipal entities and public institutions, such as colleges and universities.

BUSINESS INCUBATOR - Workspace for **Business incubation**. Created to offer startups and new ventures access to needed resources, all under one roof.

BUSINESS INNOVATION CENTER - See **Accelerator** and **Business incubator**.

BUSINESS INSURANCE - Insurance that businesses may need, including general liability, casualty insurance that protects the contents of a business against fire and theft, and workers' compensation.

BUSINESS LICENSE - Required by local governments for a business to operate in its locality.

- BUSINESS MONITORING** - Follow-up carried out through predetermined ongoing communication between a business and its lender. Ensures compliance with loan agreements, identifies potential problems, facilitates technical assistance to remedy those problems and ensures that the borrower makes timely loan payments.
- BUSINESS PLAN** - Document that summarizes the activities of a business for a given period of time. The plan communicates the business elements to lenders and other potential funders, provides the basis for managing the business, and establishes a yardstick by which progress may be measured and changes evaluated.
- “BUY LOCAL” CAMPAIGN/MOVEMENT** - Campaign conducted on a neighborhood or citywide basis to encourage residents, businesses and government to do business with local suppliers. Often uses advertising, workshops and fairs, and special yellow pages. Encourages people to buy locally as a way to reinvest in the local economy, support local businesses, and lessen environmental impacts associated with transportation of goods from far distances. See [Local economy](#).
- BUYDOWN** - Sum of money paid to lender at closing to reduce borrower’s monthly payment. Can be temporary or permanent.
- BUYER’S AGENT** - A real estate agent who works for the buyer, not the seller, of a property.
- BUYOUT** - The purchasing of all the rights of another with respect to an ongoing contract, such as buying out the remainder of a tenant’s lease and thus paying the tenant to move out.
- BYLAWS** - Set of rules adopted by an organization or corporation for its internal management and governance.
- BY-RIGHT** - See [As-of-right](#).
- CANCELLATION** - A decision to cease collection activities and release debtor from personal liability for any remaining amounts owed.
- CAP** - The upper limit, ceiling, or highest possible interest rate for an adjustable rate mortgage.
- CAPACITY** - In relation to communities, the limit of community assets, both in infrastructure-such as drainage, utilities, roads-and in resources and services, beyond which the community fails to adequately function.
- CAPACITY BUILDING** - A process whereby the ability of organizations and residents to perform services is enhanced. This process often occurs through training and technical assistance.
- CAP-AND-TRADE** - System for controlling atmospheric emissions by setting an upper limit on the amount a given organization may produce while allowing additional capacity to be purchased from other organizations.
- CAPITAL** - Total assets of a business. Ownership equity in a business.
- FIXED CAPITAL** - Investment required to purchase long-term assets, such as land, buildings and equipment.
- WORKING CAPITAL** - Investments required to provide assets used in the daily operations of a corporation, such as payroll and inventory purchase. Also equals current assets of a corporation minus its current liabilities.
- CAPITAL ASSET** - Tangible asset, such as a building, whose benefit is realized not in the period of acquisition but over a period of time.
- CAPITAL EXPENDITURE**
- CAPITAL OUTLAY** - Expenditure for a capital asset.
- CAPITAL GAIN** - The amount of economic benefit received, such as cash or the fair market value of property, when the asset is sold. Occurs when the selling price is greater than the original purchase price.
- CAPITAL GAINS TAX** - Tax owed when profits are gained from the sale of a capital asset.
- CAPITAL IMPROVEMENT** - Improvement of a property that increases its value. Also, improvement of public facilities, such as streets.
- CAPITAL LOSS** - Circumstance that occurs when an owner sells property for less money than was paid for it.
- CAPITALIZATION** - The process of converting an expected income stream into a present value sum.
- CAPITALIZATION RATE** - A widely used investment and market value rule of thumb equal to net operating income divided by total costs. It is also the reciprocal of the net income multiplier. Also known as [Overall capitalization rate](#).
- CAPITALIZE** - To record an expenditure that will benefit a future period as an asset rather than to treat the expenditure as an expense for the period of its occurrence.
- CARBON CAPTURE** - The process of capturing waste carbon dioxide from large point sources, such as fossil fuel power plants, transporting it to a storage site, and depositing it where it will not enter the atmosphere.
- CARBON FOOTPRINT** - The amount of carbon dioxide and other greenhouse gases that an individual, community, industry, etc. contributes to the atmosphere through daily activities and energy uses.
- CARBON OFFSET** - Carbon credits that can be purchased in some states to offset the purchaser’s carbon footprint.

TERMS

CAREER AND TECHNICAL EDUCATION (CTE) - Practical, technical training that prepares individual/participants for employment in a specific trade, occupation, or vocation. Also known as vocational education and training (VET).

CAREER COUNSELING - Counseling that focuses on helping individuals explore careers best suited to them.

CAREER LADDER - A vertical structure of job promotion in which individuals progress from entry level positions to higher levels of pay, skill, responsibility, and authority.

CAREER PATHWAY - A workforce development strategy used to help transition students into the workforce through programs and services intended to develop participants' employability, provide ongoing training and education, and place them in high-growth job sectors.

CASE MANAGEMENT - An approach to service delivery that focuses on the client and provides all necessary training and support to the client throughout the duration of program participation.

CASE MANAGER - The person who coordinates, facilitates or provides direct services and appropriate assistance to a program client.

CASH - Currency and coins, negotiable checks and balances in bank accounts.

CASH COLLECTION BASIS - In accounting, installment method for recognizing revenue.

CASH DISCOUNT - Reduction in sales or purchase price in exchange for prompt payment.

CASH FLOW - Excess of cash income over cash expenses for the period under review.

CASH FLOW STATEMENT - Statement where flows of cash are explained.

CASH RESERVE - A requirement of some lenders that buyers have sufficient cash remaining after closing to make the first two mortgage payments.

CASH VALUE - Price that a property, piece of merchandise, or stock will sell for at a given time in a given area. Also known as [Market value](#).

CEILING - The highest possible interest rate that can be charged on a contract or agreement. See [Financial cap](#).

CENSUS TRACT - A small, geographically based subunit used by the U.S. Census Bureau to create and define data for statistical purposes.

CENSUS TRACT NUMBER - A number used to identify a census tract.

CENTRAL BUSINESS DISTRICT (CBD) - Refers to the main business and commercial area of a city or town. Also known as [Commercial Business District](#).

CENTRAL LABOR COUNCIL (CLC) - A federation of local unions, which are affiliated with different national or international unions.

CENTRALIZED BARGAINING - See [Collective bargaining](#).

CERTIFICATE OF DEPOSIT (CD) - Investment products available through banks and investment houses. A CD may bear interest, in which case it is payable at a definite date in the future or after a specified minimum notice of withdrawal; or it may be non-interest bearing, in which case it may be payable on demand or at a future date. In community lending strategies, a CD can be purchased with a bank to guarantee a loan authorized by the community lender.

CERTIFICATE OF OCCUPANCY - Government issued document that states a structure meets local zoning and building code requirements and is ready for use.

CERTIFICATE OF TITLE - Issued by a title company to ensure that the seller has good marketable and insurable title to the property being offered for sale. Offers no protection against any hidden defects in the title that an examination of the records could not reveal; issuer is liable only for damages due to negligence. The protection offered a buyer under a certificate of title is not nearly as great as that offered in a title insurance policy.

CERTIFIED PUBLIC ACCOUNTANT (CPA) - Accountant who is registered or licensed under local jurisdiction and has passed the Uniform CPA Examination along with other jurisdictional requirements.

CHAIN OF TITLE - Recorded history of all successive deeds or conveyances affecting a parcel of land.

CHARGE OFF - To treat an amount originally recorded as an asset instead as a loss or expense.

CHARRETTE - A meeting at the beginning of a design process that initiates the participation, cooperation, and collaboration of all stakeholders.

CHARTER - Legal document in which a state grants a corporation the right and privilege to do business. Describes general purposes for which the corporation was formed.

CHATTEL - Article of personal property.

CHIEF EXECUTIVE OFFICER (CEO) - The highest-ranking executive officer or administrator in charge of total management of an organization. A CEO is appointed and reports to a Board of Directors of an organization, corporation, company, or agency.

CHIEF FINANCIAL OFFICER (CFO) - An officer who is the primary person responsible for managing the financial risks, planning, record-keeping, and reporting of a corporation to the Chief Executive Officer and Board of Directors of a corporation.

CHOICE NEIGHBORHOOD - HUD-designated neighborhood under the Choice Neighborhoods Program.

CHRONICALLY HOMELESS - A homeless individual who has been continually homeless for over a year or who has had recurrent episodes of homelessness over a few years due to a disabling condition that limits his or her ability to participate in the activities of daily living.

CLEAR TITLE - Good title of deed, clear of any defects or limitations.

CIRCLE LENDING - See [Group or peer lending](#).

CITIZENS ADVISORY COMMITTEE (CAC) - Committee composed of residents, business owners and interested parties in a target area, usually formed by a public or quasi-public entity, to provide citizen input into publicly-sponsored activities.

CLASSROOM TRAINING - Job training that occurs within the classroom and provides individuals with the technical skills and information required to work in a specific job or field.

CLAWBACK - Cash flow from a project that has already been distributed to investors or owners but is returned to pay obligations.

CLEAN ENERGY - Energy that comes from natural resources such as sunlight, wind, rain, tides, geothermal heat, and any other naturally replenishing, clean resource. Also known as [Renewable Energy](#).

CLIMATE CHANGE - Changes in local and global climate and weather patterns due to human activities. Also known as [Global warming](#).

CLOSEOUT - A sale to dispose of remaining goods and inventory, usually at a discounted price.

CLOSE OUT - The process by which the grantor determines that the grantee has complied with all regulations and applicable requirements for the grant. The process of ending a contract by liquidating all remaining stock, inventory, or financial obligation.

CLOSE-GROWN CROPS - Crops that are generally drill-seeded or broadcast, such as wheat, oats, rice, barley, and flax.

CLOSING - The actual process whereby all parties to a real estate transaction conclude the details of a sale or mortgage. This process includes the signing and transfer of documents and the distribution of funds.

CLOSING COSTS - The expenses that buyers and sellers normally incur to complete a transaction in the transfer of ownership or mortgage of real estate. These costs are in addition to the price of the property and are items prepaid on the closing day. Usually includes origination fees, points, title examination and insurance, recording fees, transfer fees, property insurance and taxes. Also known as [Settlement costs](#).

CLOSING DAY - Day on which the formalities of a real estate sale are concluded. The final closing merely confirms the original agreement reached in the sales agreement.

CLOSING STATEMENT - See [Acquisition statement](#). Also called a [Settlement statement](#).

CLOUD ON THE TITLE - Any claim, lien or encumbrance that impairs title to the property.

CO₂ EMISSIONS - Carbon dioxide that enters the atmosphere through certain chemical reactions and the burning of fossil fuels, solid waste, trees and wood products.

COALITION BUILDING - The bringing together of individuals and groups in support of an issue.

CODE - See [Ordinance](#).

CODE ENFORCEMENT - Power of an agency of local government to require that all properties meet certain standards of construction, maintenance, health and safety. If requirements are not met, a property can be declared a public nuisance and be condemned.

CODE OF FEDERAL REGULATIONS (CFR) - The codes of general and permanent rules, regulations, and administrative laws published by the Federal Register (Regs).

COGNIZANT FEDERAL AGENCY (CFA) - The federal agency that is assigned to audit or supervise a particular recipient organization.

COHOUSING - A cluster of privately owned houses or housing units that provide common spaces for residents to use, work, and gather. Often cohousing is initiated, financed, and designed by residents.

COLLATERAL - Property earmarked as the security or guarantee for the payment of a debt or performance of a specific act. For mortgage loans, the collateral is the real estate property.

COLLECTIBLE - Capable of being converted into cash.

COLLECTION AGENCY - Private business hired by creditors to get borrowers or consumers to make payments that are overdue.

TERMS

COLLECTIVE BARGAINING - The use of a union or another representative party to assist in negotiations with employers over industry-wide agreements regarding employee pay, hours, training, health and safety, and rights. The resultant contract is often referred to as a collective bargaining agreement (CBA) or as a collective employment agreement (CEA).

COMMERCIAL BANK - Financial institution that acts as a savings depository and provides short and long term loans to consumers, businesses and industry.

COMMERCIAL BUSINESS DISTRICT (CBD) - See [Central Business district](#).

COMMERCIAL REVITALIZATION - Investment of capital into a commercial area, following a plan to improve businesses in the area and attract additional businesses and investments.

COMMISSION - Lawfully authorized group of citizens who perform certain tasks or duties in the public interest.

COMMITMENT LETTER - A formal offer by a lender stating the terms under which it agrees to lend money to a borrower.

COMMODITY FOOD - Food that the Federal government has the legal authority to purchase and distribute to support farm prices.

COMMON INTEREST COMMUNITY

COMMON INTEREST DEVELOPMENT (CID) - Real estate with respect to which an owner of a unit is automatically a member of an association and is obligated to pay for common expenses, such as maintenance, improvements and services.

COMMUNITY ACTION AGENCY (CAA) - A public or private nonprofit organization that provides social services and direct resources, resource coordination and poverty advocacy. Also administers a variety of federal, state and local programs. Funded primarily through Community Services Block Grants of the U.S. Department of Health and Human Services.

COMMUNITY AND HOUSING DEVELOPMENT CORPORATION

COMMUNITY AND HOUSING DEVELOPMENT ORGANIZATION (CHDO, CHODO) - Nonprofit, community-based organization whose primary mission is the production of affordable housing for low-income residents. Housing development is carried out through a number of activities, including preservation of existing units, new construction, rentals and homeownership strategies. CHDO designation is obtained through a state or local participant jurisdiction. Defined in the U.S. Department of Housing and Urban Development's HOME program as receiving a minimum of 15% of HOME's Investment Partnership funds.

COMMUNITY ASSETS - An approach to community development that builds on the skills of local residents and emphasizes the use of existing social networks and community institutions.

COMMUNITY-BASED BUSINESS OR ENTERPRISE - An economic activity carried out by an individual or group of individuals within a specific community that meets a need perceived by that community. Often plays a significant role in housing and employing and training indigent individuals.

COMMUNITY-BASED DEVELOPMENT ORGANIZATION (CBDO) - Nonprofit, neighborhood-based, or rural-based organization that works to revitalize low-income communities. These include community action agencies, neighborhood housing agencies, churches and other nonprofit organizations. Often involved in affordable housing development and rehabilitation, job training and employment assistance, business support, education and child care programs. Also known as a [Community Development Corporation](#) and [Neighborhood development organization](#).

COMMUNITY-BASED ORGANIZATION (CBO) - A grassroots nonprofit organization residents that represents a community or a segment of a community, has been shown to be an effective service provider, and whose board of directors is composed primarily of community members. Faith-Based organizations are considered a subset. Also called [Neighborhood-based organization](#).

COMMUNITY-BASED NATURAL RESOURCE MANAGEMENT (CBNRM) - A conservation and rural development strategy that stresses the need to allow local communities to have direct control over the use and benefits of local, natural resources. It involves community education, mobilization, and organization as well as comprehensive training, development assistance, and natural resource monitoring.

COMMUNITY BENEFITS AGREEMENTS (CBA) - A contract signed by a broad-based coalition of community groups and a real estate developer that requires the developer to provide certain amenities to the community in exchange for the community groups' public support of the development within their neighborhood.

COMMUNITY BUILDING - Process that increases the collective capacity of a neighborhood to improve the quality of life for the people who live and work in that community.

COMMUNITY DEVELOPMENT (CD) - Process designed to create conditions of economic and social prosperity for the whole community with the fullest possible reliance on the community's initiative and active participation.

- COMMUNITY DEVELOPMENT BANK (CDB)** - A bank with a mission and activities to further community revitalization activities.
- COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG)** - Title I of the Housing and Community Development Act of 1974, as amended. Allocated through the U.S. Department of Housing and Urban Development, CDBG provides annual formula grants to entitled communities in metropolitan cities and urban counties and to states for distribution to non-entitled communities (rural areas). See also CDBG under [Federal Programs](#) section.
- COMMUNITY DEVELOPMENT CORPORATION (CDC)** - See [Community-Based Development Organization](#).
- COMMUNITY DEVELOPMENT ENTITY (CDE)** - See under [New Markets Tax Credit](#).
- COMMUNITY DEVELOPMENT FINANCIAL INSTITUTION (CDFI)** - A type of financial institution that is certified by the U.S. Department of the Treasury as eligible for grants and loans from the CDFI Fund for community development purposes. Those certified are either nonprofit lenders or community development credit unions.
- COMMUNITY DEVELOPMENT LOAN FUND (CDLF)**
- COMMUNITY LOAN FUND** - Intermediary lending institution which taps new sources of loan capital. Often lends to community organizations to allow them to leverage other, more conventional, funding sources. Also provides technical assistance to minimize its risk and to maximize the success of the funded project.
- COMMUNITY DEVELOPMENT REVOLVING LOAN FUND (CDRLF)** - Source of funding from a revolving loan fund for community development activities, such as affordable housing development and economic revitalization projects. See [Revolving loan fund](#).
- COMMUNITY ECONOMIC DEVELOPMENT (CED)** - Strategy by which local development organizations initiate and generate their own solutions to their community's economic problems and thereby build long term community capacity and foster the integration of economic, social and environmental objectives. Public programs may be used and corporate support attracted, but organizations representing the interests of the local community launch and direct the initiatives.
- COMMUNITY ENTERPRISE** - See [Community development entity](#).
- COMMUNITY GARDEN** - Collectively grown and run garden, sometimes on vacant land loaned by or bought from the city. Produce usually goes for family use with a portion often given to local food banks.
- COMMUNITY INFRASTRUCTURE** - A system made up of services, social and cultural networks, programs, and facilities that form the basis of a strong and stable community that is capable of continually enhancing and supporting a decent quality of life.
- COMMUNITY LAND TRUST (CLT)** - Democratically-structured nonprofit corporation with an open membership and an elected board of trustees, including both residents and other members of the community. Acquires and holds land, thus removing it from the speculative market. Often offers lifetime, inheritable leases to individuals and groups to use the land. Links different kinds of housing developments with one another and with commercial properties and open space.
- COMMUNITY NETWORKS** - A free or inexpensive computer network system that is created through the collaboration of local activists, government agencies, nonprofits, and businesses for community use.
- COMMUNITY ORGANIZER (CO)** - An individual who helps to organize people within their area to unite and act in their shared self-interest by generating collective power and using it to influence key decision-makers on a range of issues.
- COMMUNITY PLAN** - See [Area plan](#).
- COMMUNITY REDEVELOPMENT AGENCY (CRA)** - Local agency, public or quasi-public, charged with carrying out urban renewal and revitalization activities in specified project areas.
- COMMUNITY RESILIENCE** - The ability for a community to bounce back from episodes of economic, social, or environmental disaster by culling from a variety of available community resources.
- COMMUNITY SUPPORTED AGRICULTURE (CSA)** - A method of buying local produce directly from small farmers. Each subscriber receives a weekly basket of seasonal produce in return for his or her investment in the initial costs for that growing season.
- COMPACT CITIES** - A movement encouraging sustainability in cities through the efficient use of space, energy, and material resources.
- COMPARABLES** - In real estate appraisal, properties similar to the subject property that are used to estimate the value of the subject property.
- COMPENSATING FACTORS** - In lending, information that indicates that an applicant may be able to make larger regular loan payments than a ratio analysis indicates.
- COMPETITIVE BIDDING** - For construction projects, securing bids from multiple contractors. Means for obtaining the lowest cost of construction possible.

TERMS

- COMPLETED CONTRACT METHOD** - Recognizing revenues and expenses for a job or order only when it is finished, except when a loss is expected.
- COMPOUND INTEREST** - Interest calculated on principal plus undistributed interest previously earned.
- COMPOUNDING PERIOD** - Time period at the end of which interest is calculated. Interest may be paid to lender or converted or added to principal for next interest-earning period.
- COMPREHENSIVE PLAN** - See [Master plan](#).
- COMPREHENSIVE PLANNING** - Community planning which considers all the effects of growth. A comprehensive growth management plan may include adequate public facilities standards, phased growth programs, urban growth boundaries, and rate of growth programs.
- COMPROMISE** - An agreement to release a debtor from liability upon receipt of a specified lump sum that is less than the total amount due.
- COMPROLLER** - Controller charged with managing the financial affairs of a corporation, both administrative and project-related. Same meaning and pronunciation as Controller.
- CONCURRENCY** - Adequacy of public facilities standards, as indicated by capacity of infrastructure and level of service designations.
- CONDEMNATION** - Taking of private property for public use by a government unit with payment of just compensation under the government's power of eminent domain. May also be a determination by a government agency that a particular building is unsafe or unfit for use. Sometimes known as [Expropriation](#).
- CONDITIONAL LAND USE APPROVAL** - Land use that may or may not be compatible with surrounding uses or environmental conditions usually requires discretionary review and meeting additional requirements for approval for projects or developments. Also known as [Discretionary review](#).
- CONDITIONAL SALES CONTRACT** - Contract in which the seller holds title to the goods sold until payment has been completed. Used to finance substantial portions of new equipment bought by farms and businesses.
- CONDOMINIUM** - System of real estate ownership wherein there is an undivided interest in common in a portion of real property coupled with a separate interest in space, called a unit, the boundaries of which are described on a recorded final map, parcel map or condominium plan.
- CONDOMINIUM DECLARATION** - Corporate charter for condominium unit owner's association.
- CONSERVATION PRACTICE** - A specific method or technique that communities of citizens and governments institute in their area to meet the specific planning and conservation needs that have been established for that particular area.
- CONSOLIDATED PLAN** - A policy document or plan written by local agencies that reports the housing needs of low-income residents, outlines the strategies necessary to meet those needs, and compiles all possible resources available to execute the strategies. The U.S. Department of Housing and Urban Development requires this document in order for an area to receive HUD funding. Familiarly known as a [Con Plan](#).
- CONSTRUCTION CONTRACT** - A written contract between a contractor and an owner (or an owner and a design/build firm in design/build contracts) for construction in accordance with approved plans and specifications. Standard provisions are provided in documents published by the American Institute of Architects and others.
- CONSTRUCTION MANAGER (CM)** - The person overseeing all aspects of the actual construction of a project from start to finish.
- CONSTRUCTION SCHEDULE** - Required of contractor immediately after awarded the job. Standard contracts state the schedule should provide the "expeditious and practicable execution of the work" and should be revised by the conditions of the work.
- CONSUMER CREDIT COUNSELING SERVICE** - Local nonprofit agency that gives advice to potential homebuyers for free or for a small fee on how to improve their credit standing to qualify for a loan and to repay outstanding debt.
- CONSUMER CREDIT COUNSELOR** - Professional counselor who advises consumers on developing and adhering to plan to get out of debt.
- CONSUMER PAPER** - Installment contracts bought by consumer finance companies from firms selling on time, often at a discounted value.
- CONSUMER PRICE INDEX (CPI)** - An index created by the U.S. Bureau of Labor Statistics that measures inflation and changes in the cost of living month by month, year by year. The CPI indicates changing purchasing power of the dollar from a given base year. Also known as the [Cost-of-Living Index](#).

CONTINGENCY - Provision(s) in a contract that some or all terms will be altered or nullified upon the occurrence of a specified event. A line item in development budgets, usually a percentage of the development costs, to cover unanticipated costs or cost overruns.

CONTINGENT LIABILITY - Potential liability as defined in an audited financial statement. If a certain event were to occur, such as losing a lawsuit, a liability would be recognized. Until the outcome is known, the contingency is noted in Notes rather than in Accounts.

CONTINUING PROFESSIONAL DEVELOPMENT (CPD) / CONTINUING PROFESSIONAL EDUCATION (CPE) - Professionals maintain, enhance, and expand the relevant knowledge and skills required for work in their field through coursework or training.

CONTINUUM OF CARE (COC) - See HUD under [Federal Programs](#) section.

CONTRA ACCOUNT - Account that accumulates subtractions, such as accumulated depreciation from a fixed asset, from another account.

CONTRACT - Written agreement of services to be rendered. See, for example, [Construction contract](#).

PRIME CONTRACT - A contract to perform all the work to be done.

SUBCONTRACT - A contract with the prime contractor to perform part of the work outlined in the prime contract.

CONTRACTING OFFICER (CO) - A federal employee that enters into, administers, or terminates contracts between the government and other parties. The CO also makes related determinations and findings.

CONTRACT RENT - Rent charged by the owner on a federally subsidized housing unit that is the agreed upon amount between the owner and the local housing authority, per regulations by the U.S. Department of Housing and Urban Development. May differ from [Economic rent](#).

CONVEYANCE - Document that transfer property from one person to another.

CONTRACTOR - See [General contractor](#) under [Development Team](#).

CONTROL POINTS - Reference points with established positions for parcels of land or maps.

COOP

COOPERATIVE - Collectively owned and operated through the ownership of shares in a venture.

CONSUMER COOPERATIVE - Private business or buying group which can range from an apartment building to a bulk grocery-buying club to a credit union. Owners vote or elect voting representatives to decide all business matters.

HOUSING COOPERATIVE - Collective homeownership and management of multifamily housing.

LIMITED EQUITY HOUSING COOPERATIVE (LEHC) - Cooperative often used by affordable housing developers to allow members to own some equity in their home, but limits the sale price of their home to the original purchase price.

LOW-YIELD COOPERATIVE - Cooperative housing corporation in which the appreciation available to a shareholder when reselling a cooperative share is limited to the consideration paid for the share, payments made to reduce principal on the outstanding debt and payments made to improve the unit.

MANAGEMENT COOPERATIVE

SALES-TYPE COOPERATIVE - Cooperative housing project in which the developer/mortgagor is a nonprofit cooperative that sells individual dwelling units to its members.

MARKET-RATE HOUSING COOPERATIVE (MRHC) - Cooperative that allows members to exercise discretion in selling and pricing their shares in the cooperative.

MARKET-RATE COOPERATIVE - Cooperative that does not limit share or equity appreciation. Cooperative shares can be sold at whatever price the market can bear. Resale value is affected greatly by the availability of share loans for purchasers.

MARKETING COOPERATIVE - Cooperative in which members share a sales outlet for goods they produce.

PRODUCER COOPERATIVE - Cooperative in which members share land for farming.

WORKER COOPERATIVE - Worker-owned business whose products and decisions are made collectively.

CORPORATION - Legal entity authorized by a state to operate under the rules of the entity's charter.

FOR-PROFIT CORPORATION - A market-driven operating business with a mission focused on profit generation and business growth. Incorporated without prohibitions regarding earnings or profits.

MUTUAL BENEFIT CORPORATION - Corporation formed for the benefit of its members.

NONPROFIT CORPORATION - Corporation that is organized and operated for one of the nonprofit purposes recognized under state law and federal and state tax statutes. Internal Revenue Service categories include:

TERMS

501(C)(3) NONPROFIT CORPORATION - Nonprofit with tax-exempt fiscal status. Criteria include organized and operated exclusively for religious, charitable, scientific, public safety or educational purposes, no substantial part of the activities of which is carrying on propaganda or otherwise trying to influence legislation or political elections, nor from which any private shareholder or individual inures benefit. Can offer tax deductions for contributions.

501(C)(4) NONPROFIT CORPORATION - Civic league organization created, for example, for the promotion of social welfare or organization of employees. Net earnings are devoted exclusively to charitable, educational or recreational purposes. No tax deductions offered for contributions. No prohibition of political activity.

501(C)(6) NONPROFIT CORPORATION - Activities are not charitable, contributions are not tax deductible, and there is no prohibition for political activity. Examples include chambers of commerce, business leagues and real estate boards.

C CORPORATION - Corporation in which the corporation is taxed separately from its shareholders.

PUBLIC BENEFIT CORPORATION - Nonprofit corporation formed for public or charitable purposes.

S CORPORATION - Corporation in which profits and losses are passed directly to shareholders, who then file independent income tax returns.

CORPUS - The principal, as distinguished from the interest or income, of a fund, estate, investment, etc.

CO-SIGNER - Person that signs a lease or contract and bears responsibility for the enforcement of all provisions of the lease or contract.

COST OF GOODS PURCHASED - Purchase price of goods acquired plus costs of storage and delivery to the place where the items can be productively used.

COST OF GOODS SOLD - Direct or variable costs of selling a product or service. Includes materials, labor, packaging, etc.

COST-OF-LIVING INDEX - See [Consumer Price Index](#).

COST PLUS CONTRACT - In construction, provides for payment of all incurred costs within a negotiated estimate plus other predetermined fees or adjustments to cover the contractor's overhead and profit. Without a [Guaranteed maximum price \(GMP\)](#), provides little incentive for the contractor to economize for the owner.

COST-BENEFIT ANALYSIS - Total costs and revenues are computed to calculate net benefit. In evaluation of projects funded by public monies, the project with the highest net benefit will give the highest return for the monies invested.

COST-EFFECTIVE ANALYSIS - An index or point system is developed to measure the effectiveness of a proposal in meeting goals and objectives. A cost effectiveness ratio is then computed for each alternative. Helps discover least costly way to achieve goals.

COSTS - In development, the line item expenses for a project.

HARD COSTS - The costs of purchasing or making improvements to a piece of property.

MARGINAL COSTS - Incremental cost of one additional unit of a good produced.

SOFT COSTS - All costs and fees beyond purchase or improvement, such as professional services, sales commissions, and financing fees.

TOTAL DEVELOPMENT COSTS (TDC) - The expenses that the sponsor can reasonably be expected to incur to complete the project. These include hard costs and soft costs.

COUNCIL OF GOVERNMENTS (COG) - Public agency representing the planning interests of a collective of local governments in a region.

COUNSELOR - A trained and qualified professional authorized to provide direct assistance (beyond advising and informing) through planning, testing, training, and other activities to prepare individuals for sustained employment.

COVENANT - Terms and conditions of a legal agreement relating to financing arrangements or the transfer of property interests. A clause containing a subordinate agreement. Commonly referred to as part of [Covenants, Codes, and Restrictions](#).

RESTRICTIVE COVENANT - Restriction limiting the use of real property. May bind all subsequent purchasers of the property or may be binding only between the original seller and buyer. May affect the property's value and marketability. Used to regulate size, style or price range of buildings to be erected or to prevent businesses from operating or activities occurring.

COVENANTS, CODES & RESTRICTIONS (CC&R) - All covenants, codes, and restrictions tied to the deed of a property.

CREATIVE CAPITAL ACCESS - Economic development partnerships between public and private institutions which allow credit enhancement, leveraging of local resources, and/or stability to attract greater amounts of private investment. These partnerships may act as co-investors, guarantors, credit-enhancers or providers of technical assistance. Participants may include universities, churches, foundations, businesses, financial institutions and public-private partnerships. Also called [Risk sharing program](#).

- CREATIVE PLACEMAKING** - Process in which public, private, non-profit, and community sectors work together to strategically shape the physical and social character of a neighborhood, town, city, or region around arts and cultural activities.
- CREDIT BUREAU** - A company that keeps track of consumers' debts and how they repay them.
- CREDIT ENHANCEMENT** - Borrower's guarantee or assurance from a third party that the loan will be repaid from resources other than the borrower's income, assets or property which secures the loan, or demonstrates to the satisfaction of the lender that default is unlikely because the revenue stream from the property securing the loan will be steady and reliable.
- CREDIT HISTORY**
- CREDIT REPORT** - The record of a person's payment of debt over time, as reported by a credit bureau. Verification of the borrower's credit to prove security for the lender.
- CREDIT RATING** - Rating or evaluation made by a credit bureau based on present financial conditions and credit history. A lender uses a loan applicant's credit rating to decide whether to make the loan.
- CREDIT UNION** - Nonprofit financial cooperative created and run by its members, who buy shares in it and receive its banking services. Usually provides savings and checking accounts and short term loans, although usually not full-service banking. Members are often required to belong to the same "community," which can be defined in many ways, including geographic location of residence, workplace or membership in a specific union.
- COMMUNITY DEVELOPMENT CREDIT UNION (CDCU)** - Credit union with a special mission of serving low-income people. Like all credit unions, they are nonprofit financial cooperatives, but CDCUs also have a strong commitment to serving the broader community rather than a specified field of membership. Provides low-income communities with access to affordable banking services and capital.
- CREDITOR** - Any person or company that lends money or extends credit.
- CREDITWORTHY** - Quality of a person with good credit, whom a lender judges will repay a loan.
- CRIME WATCH** - National program in which householders are organized by area or block to assist their local police by reporting suspicious activities.
- CROPLAND** - Land that includes areas used to produce crops for harvest.
- CULTIVATED CROPLAND** - Land in row crops or close-grown crops and other cultivated cropland, for example, hay land or pastureland that is in a rotation with row or close-grown crops.
- HORTICULTURAL CROPLAND** - Land used for growing fruit, nut, berry, vineyard, and other bush fruit and similar crops. Nurseries and other ornamental plantings are included.
- NONCULTIVATED CROPLAND** - Permanent hay land and horticultural cropland.
- CROPPING HISTORY** - The record of the crop that was on the land during each of the 3 years preceding the current inventory year.
- CULTURAL CAPITAL** - Non-financial cultural assets, including certain forms of knowledge, behaviors, attitude, and education that assist individuals to become socially and economically mobile.
- CULTURAL DISTRICT** - A spatial agglomeration of buildings dedicated to performing arts, museums, and organizations which produce culture and related goods, services and facilities.
- CULTURAL FACILITIES AND SERVICES** - Programs, activities, services, and spaces that benefit and enhance the culture and arts of a community or area.
- CUMULATIVE IMPACT** - Total or ultimate economic impact resulting from one or more projects.
- CURRENT LIABILITY** - Debt that must be discharged within a short time, usually within a year.
- CURRENT RATIO** - See [Acid-test ratio](#). Also called [Liquid ratio](#) and [Quick ratio](#).
- CUSTOMIZED TRAINING** - A program designed to meet the needs of an employer who has entered an agreement with a Service Delivery Area to hire a specified number of individuals who have been trained to meet the employer's specifications. This training can be done on-the-job or off-site.
- CYCLICAL UNEMPLOYMENT** - A type of unemployment that results from businesses not having enough demand for labor to employ all those looking for work.
- DACA** - See [Deferred Action for Childhood Arrivals](#).
- DAILY INTEREST** - The amount of interest the borrower pays the lender calculated on a daily basis. It equals the annual interest rate divided by 365 (days) and multiplied by the amount of the loan. Same as [Per diem interest](#).

TERMS

DAVIS-BACON - Statutory requirement stating that construction workers hired for federally-assisted projects must be paid at least minimum prevailing wage rates. See [Davis-Bacon Act](#) under [Legislation](#).

DAYLABOR - A form of work that is temporary and lacks job security. Day laborers are hired and paid one day at a time without any guarantee of future work.

DAYLIGHTING - The use of sunlight instead of artificial lights for daytime lighting needs. Daylighting strategies include solar orientation of windows, skylights, clerestory windows, solar tubes, reflective surfaces, and interior glazing.

DEBT - Amount of money owed to a lender.

CONVERTIBLE DEBT - Debt that can be converted into common stock at a future period at a price per share that is fixed when the debt is initially issued.

SECURED DEBT - Debt secured by pledges of inventory, equipment, receivables, real estate, etc.

SENIOR DEBT - Debt which has claims on assets and incomes which rank higher than other debt and equity claims.

SUBORDINATED DEBT - Debt that has less of a claim on assets and income than senior debt.

UNSECURED DEBT - Debt without pledges of collateral.

WITH WARRANTS DEBT - Debt that carries the right to purchase additional stock in the business at prices and for a time agreed to when the debt is issued.

DEBT CAPITAL - The portion of a fund's total capitalization provided by creditors of the fund.

DEBT COVERAGE RATIO - Ratio between net operating income and the debt service for the project. Demonstrates the amount of cash available to pay back the debt.

DEBT INSTRUMENT - A collective term encompassing obligating documents for a loan, including a promissory note, assumption agreement or a grant agreement. See also under [Financial Instrument](#).

DEBT LIMIT - Legal restriction on the amount of funds a city can borrow. Normally a certain percentage of the assessed valuation of taxable property in the city.

DEBT MANAGEMENT PLAN - A bill payment plan for a borrower in a credit emergency. The plan is agreed to by the borrower and creditors.

DEBT SERVICE (DS)

DEBT SERVICE REQUIREMENT - Amount of money required to make regular payments on principal and interest loans, as well as payments to sinking funds (corporations) or to the debt service fund (governmental).

DEBT SETTLEMENT - Actions undertaken to collect at least a portion of debt owed in conjunction with a voluntary liquidation, forced liquidation or after the debt is fully matured. Debt settlement, when complete, closes the account.

DEBT TO INCOME RATIO - Percentage that lenders use to decide whether a loan applicant can afford to make payments on a certain mortgage loan. For example, lenders may allow first time homebuyers to use 33% of monthly income for housing costs, and a total of 38% for housing costs and all other debt.

DECENNIAL CENSUS - A survey of the entire U.S. population that is taken by the U.S. Census Bureau every ten years to count the population, housing units, and households throughout the country. The Census provides the population counts that determine the seats in the U.S. House of Representatives.

DECENTRALIZATION - The process of dispersing administration and management to other sectors within an organization or business. In government, it refers to the redistribution of power to local governments and communities by involving them in key decision-making processes.

DECLARATION OF TRUST - Instrument that identifies that property held by a property owner is for another individual or purpose.

DECLARATION PAGE - A short form provided by an insurance company outlining pertinent information about an insurance policy, such as the insured party's name and address, amount of coverage, terms and additional provisions.

DEED - Written document by which ownership of property is transferred from the seller (grantor) to the buyer (grantee).

DEED IN LIEU OF FORECLOSURE - Deed voluntarily given by a borrower to a lender to repay a debt and avoid foreclosure. Does not allow the borrower to remain on the property, but prevents the time, effort, and costs associated with foreclosure.

DEED OF CONVEYANCE - May be a general warranty, quitclaim or special warranty deed.

GENERAL WARRANTY - Deed that conveys not only all the grantor's interests in and title to the property to the grantee, but also warrants that if the title is defective or has a cloud on it, the grantee may hold the grantor liable.

QUITCLAIM DEED - Deed that relinquishes any interest in a property. Often executed to clear the title when the nature of a grantor's interest is questionable. By accepting such a deed, the buyer assumes all risks because the deed makes no warranties as to the title held by the grantor.

SPECIAL WARRANTY DEED - Grantor warrants or guarantees the title only against defects arising during grantor's ownership of the property and not against title defects existing before the time of the grantor's ownership.

DEED OF TRUST - See under [Security](#).

DEED RESTRICTION - Limitation on the use of a property that come with the deed and cannot usually be changed or removed by later owners. A deed restriction is usually initiated by the developer(s). [Restrictive Covenants](#) are an example of deed restrictions.

DEFAULT - Failure to do or perform a required act, usually the failure to make timely payments called for by a loan.

DEFAULT RESERVE ACCOUNT - Special account created by public and quasi-public agencies to cover potential losses, thus allowing financial institutions to make high-risk loans.

DEFERRED ACTION FOR CHILDHOOD ARRIVALS - A federal government program created in 2012 under President Obama to allow people brought to the US illegally as children the temporary right to live, study, and work legally in America.

DEFICIENT HOUSING - Accommodations that do not provide adequate heating and plumbing, are overcrowded, are in a state of disrepair, and are hazardous to the occupant's health and safety.

DEFICIENCY - Amount of loan due after foreclosure.

DEFICIENCY JUDGMENT - A personal monetary judgment against a debtor for the amount remaining due after foreclosure.

DELINQUENCY - An overdue loan payment, but still within the grace period, occurring prior to default.

DEMAND DEPOSIT ACCOUNTING (DDA) - Bank account from which the owner of the account may make withdrawals without notice.

DEMOGRAPHIC INFORMATION - Information about a community in terms of population statistics, ethnic composition, education levels, unemployment rate, crime rates, etc.

DEMONSTRATION PROJECT - A project funded by the Federal government to test innovative technology or policies that might not find private financial support. Also known as a [Pilot project](#).

DENSITY - Measurement of the concentration of housing or commercial units or people across a geographic area.

COMMERCIAL AND INDUSTRIAL - Floor area ratio (FAR).

RESIDENTIAL - Dwelling units per acre (DU/A) or persons per household.

DENSITY BONUS - An incentive-based tool that permits developers to increase the maximum allowable development (e.g. square footage or number of units) on a property in exchange for helping the community achieve public policy goals. This tool works best in areas where growth pressures are strong and availability limited or when incentives for attaining the goals outweigh alternative development options.

DEPENDENCY - Economic strategy which attacks drought but leaves basic economic power in the hands of those who already have it, such as plants locating in a local area and developer-owned housing. Also known as [Maintenance strategy](#).

DEPRECIABLE COST - Part of the cost of an asset, usually the acquisition cost less the salvage value, which is to be charged off over the life of an asset through the process of depreciation.

DEPRECIABLE LIFE - Time period over which depreciable cost of an asset is to be allocated. For tax returns, may be shorter or longer than the service life.

DEPRECIATION - Decline in value of an asset due to the passage of time, physical deterioration, loss of function or for other reasons. Depreciation also has technical meanings relating to the valuation of real estate for tax purposes.

ACCELERATED DEPRECIATION

RAPID DEPRECIATION - For tax purposes, rate of depreciation greater than straight-line depreciation.

STRAIGHT-LINE DEPRECIATION - For tax purposes, the value of an asset at a fixed rate throughout its anticipated useful life.

DEREGULATION - The process in which governments eliminate certain regulations on private enterprises in the hopes of encouraging increased efficiency, growth, and private sector activity within the market.

DESIGN AND DEVELOPMENT AGREEMENT (DDA) - Signed contract between the developer of a real estate project and the local government agency. The DDA outlines the requirements of the developer and the contributions and role (if any) of the government agency in the project.

TERMS

DESIGN/BUILD CONTRACT - Construction contract where owner contracts directly with “design/build” firm, which provides the services of both the architect and the contractor. Unlike other kinds of construction contracts, the owner is not ultimately responsible for the performance and warranty of the architect. Allows owners to delegate authority but retain responsibility for funding the work.

DEVELOPMENT FEE - Upfront fee to cover staff costs and related expenses, sometimes including reserves, that is usually taken as a percentage of the total development cost. Some nonprofits prefer not to charge a direct development fee, per se, but to include these costs in other areas of the budget, such as administrative fees.

DEVELOPMENT AUTHORITY - Independent local government agency that possesses special powers beyond those of city government. An example is a public housing authority which can issue special public housing bonds.

DEVELOPMENT RIGHTS - A modern concept that refers to the common law “easement,” under which the holder of the easement has the right to make limited use of another’s property, except to the extent that it would interfere with the rights of the easement holder (dominant estate).

DEVELOPMENT TEAM - Participants in a nonprofit housing development project. May include accountant (bookkeeper), appraiser, architect, community organizer, construction manager, financial development specialist, general contractor, general counsel, specialized counsel, property management company and the sponsor (developer).

ACCOUNTANT

BOOKKEEPER - Sets up an accounting system for the project to track and report income and expenses.

APPRAISER - Determines current and future value of the property. Services may be used in the predevelopment phase to negotiate site control or for loan requests.

ARCHITECT - Designs the development. May work with a landscape architect and various system engineers.

COMMUNITY ORGANIZER - Acts as the information conduit for the project and the liaison between residents, sponsor and outside parties such as funding sources and government agencies. Activities often include door-to-door information distribution and surveying and facilitation of meetings between tenants and involved organizations/agencies.

CONSTRUCTION MANAGER - Reviews costs incurred and work performed by the general contractor. Estimates costs and assesses possible defects and deficiencies in the work of the general contractor and subcontractors. Sometimes the architect performs these services.

DEVELOPER

SPONSOR - Usually refers to the nonprofit development organization which coordinates the project and holds fiduciary responsibility.

FINANCIAL DEVELOPMENT SPECIALIST - Chief financial officer and “number cruncher” in a development project. Tasks include analysis of financial feasibility, preparation of pro forma, preparation of applications for financing, communication with private and public lenders and development of sales/marketing plan.

GENERAL CONTRACTOR (GC) - Contracts to complete a scope of work specified by the architect in specific construction documents. Often selected by sponsor through a competitive or negotiated bid process.

GENERAL COUNSEL - Attorney who performs bulk of organization’s legal work. Tasks include negotiation of all contracts and the site control agreement, review of all loan documents, drafting of the disclosure documents, and establishment of legal existence of the sponsor and other necessary entities.

PROPERTY MANAGEMENT COMPANY - Often a nonprofit company or affiliate of the sponsor responsible for the management, building maintenance and resident relations of a multifamily rental housing development.

SPECIALIZED COUNSEL - Attorneys with expertise in specific areas not fully grasped by the general counsel but part of essential transactions. Necessary, for example, in dealing with specific areas of the tax code.

DIGITAL DIVIDE - Refers to the gap between those individuals and communities that can effectively access and use new information and communication tools, such as the Internet, and those who cannot. Resulting disparities in income, wealth and job opportunities are often implied.

DIRECT-GAIN SYSTEM - A type of passive solar heating system in which south-facing windows provide heat gain during the daytime and high-mass thermal-storage materials absorb and store that heat. At night, the stored heat radiates back out, warming the space. This is the simplest type of passive solar heating system, but careful design is required to prevent overheating.

- DIRECT REIMBURSING EMPLOYER** - Employer who reimburses the state on a quarterly basis for any unemployment claims charged to its account. An option used under federal law by many 501(c)(3) nonprofits to reduce unemployment costs.
- DIRECTORS AND OFFICERS INSURANCE** - Insurance that protects a corporation from claims made against directors and officers for decisions made by them in that capacity.
- DISABILITY** - A physical or mental impairment that substantially limits one or more of the major life activities of an individual.
- DISADVANTAGED BUSINESS ENTERPRISE (DBE)** - Designation of a business whose majority ownership is represented by either women or minority status.
- DISBURSE** - To release funds.
- DISCOUNT POINTS** - See [Points](#).
- DISCOUNTING FOR PRESENT VALUE** - Method of evaluating future costs and benefits of current investment decisions. Based on the concept of time-value of money. Reduces future costs and benefits to their present worth in terms of expected returns.
- DISCRETIONARY REVIEW** - In planning, a higher-level review that may or may not lead to the requirement of a permit before approval for the development is granted. Usually this process takes place due to possible environmental impacts or uncertainty in the outcome of proposed property uses or plans.
- DISCRETIONARY SPENDING** - Spending that the consumer chooses to do but that is not necessary for basic needs.
- DISCRIMINATION** - Unequal treatment because of race, sex, religion, nationality, union membership, or some other factor.
- DISINCORPORATION** - The termination of the existence of a city.
- DISLOCATED WORKER** - An employee who has been laid off or has been notified of job termination.
- DISPLACEMENT** - Residents forced to leave their neighborhoods due to rising rents, real estate prices, and other economic challenges. Often considered a product of [gentrification](#).
- DISPOSABLE PERSONAL INCOME** - The income remaining after deduction of personal taxes and all other payments to governments. The total of all individual savings and spending.
- DISPOSITIONAL APPRAISAL** - Appraisal of land to be redeveloped. Same as [Reuse appraisal](#).
- DISTANCE LEARNING/EDUCATION** - Training or education that occurs outside of the classroom, often through technology.
- DISTRESSED** - Condition of a community in a state of physical or socioeconomic deterioration and disinvestment by conventional lenders, residents and other stakeholders.
- DIVIDEND** - Distribution of earnings to owners of a corporation. May be paid in cash, stocks or other securities.
- DOWNPAYMENT** - In a real estate transaction, amount of money to be paid by the purchaser to the seller upon signing a sales agreement. Also refers to the difference between the sales price and maximum mortgage amount. It is often expressed as a dollar figure or a percentage of the purchase price.
- DRAWDOWN** - Periodic request for funds, usually from a lender. See also [Progress payment](#).
- DREAMER** - An individual younger than 31 on June 15, 2012, when the Deferred Action for Childhood Arrivals program began, and “undocumented”, lacking legal immigration status. They must have arrived in the US before turning 16 and lived there continuously since June 2007.
- DROUGHT** - The income which a local jurisdiction is deprived of as reflected in the difference between the local jurisdiction income compared to another entity's income. These differences are due to regional variations and racial, sexual and age discrimination.
- DUAL LABOR MARKET** - The theory that labor markets are divided into formal and informal sectors which are characterized by high-skill professionals with job security and low-wage work with little chance of advancement, respectively.
- DUE DILIGENCE** - The process of investigating something before entering into a contract. For example, in terms of environmental standards, the process of inquiring into the environmental condition of real estate to determine the presence of contamination from hazardous substances, hazardous wastes and petroleum products, and what impact such contamination may have on the market value of the property.
- DUE ON SALE CLAUSE** - A provision in a mortgage allowing the lender to demand repayments in full if the borrower sells the property securing the mortgage.
- DUN AND BRADSTREET REPORT** - Summary of credit history, financial information and business background of principals of a company prepared by Dun and Bradstreet, a national credit agency which maintains files of credit information on companies.

TERMS

- EARNED INCOME** - Includes wages, tips, strike benefits, long term disability benefits received prior to retirement and self-employment income. Does not include social security, welfare, veterans or unemployment benefits, alimony or child support.
- EARNED INCOME TAX CREDIT (EITC)** - Refundable tax credit to persons earning below a level determined by the U.S. Internal Revenue Service, based on income and family size. Those eligible include people who owe no federal income tax.
- EARNEST MONEY** - Deposit money given to the seller or his agent by the potential buyer of real estate upon the signing of the sales agreement to show serious interest in buying the property. If the sale goes through, the earnest money is applied against the down payment. If the sale does not go through, the earnest money will be forfeited or lost unless the binder or purchase offer expressly provides that it is refundable.
- EARNINGS** - Sum of wages and salaries, fringe benefits, and proprietor's or self-employment income. Differs from personal income in that it excludes transfer payments and property income.
- EASEMENT** - Right-of-way granted to a person or company authorizing access to another person's land for a specific purpose. For example, an electric company will obtain an easement to install or maintain its electricity lines.
- ECONOMIC BASE** - The estimated purchasing power of a community's residents, used as an indicator of the local market before introducing new commercial venues. Also, the sum of all economic activities that produce income for a city, area or region.
- ECONOMIC EFFICIENCY** - Least costly mix of goods or maximum amount of goods at a given cost. In the context of community economic development, this means the best mix of land developments, environmental quality, public programs, and private goods and services for the least cost. Costs include not only direct economic costs but social and environmental costs as well.
- ECONOMIC LIFE** - Period during which a real estate property or asset produces a profit for its owner.
- ECONOMIC MOBILITY** - The ability of families and individuals to enhance their economic and social prospects and status.
- ECONOMIC RENT** - Rent level set by forces of supply and demand in a market. The amount that a property could generate if it were available today. Also called **Market rent**. May differ from **Contract rent**.
- ECONOMICALLY DISADVANTAGED** - Household receiving public assistance in the form of welfare payments or whose income is lower than the poverty level determined by the government. Or, a group of people or community whose income or wealth persists at a level significantly below that of the poverty level.
- ECONOMICALLY TARGETED INVESTMENT (ETI)** - Known as "social investing" in the investment world, the creation of long term employment opportunities for individuals in low-income and/or disadvantaged communities of color through the following kinds of investment:
- INVESTMENT IN COMMUNITY BASED ORGANIZATIONS OR EMPOWERMENT ZONES** - Legislation mandates that certain private banks participate in ETIs.
 - INVESTMENT IN THE EXISTING BUSINESS INFRASTRUCTURE** - Providing capital or credit to successful existing businesses, financial institutions, development projects and revitalization efforts in these communities or to employers whose labor pool mostly commutes from those communities.
 - INVESTMENT THROUGH THE GOVERNMENT** - Underwriting state or municipal bonds that will benefit low-income and/or disadvantaged communities.
- ECONOMIES OF SCALE** - The phenomenon of reducing the unit cost of production of a good or provision of a service by generating a large volume of that good or service.
- ECO-ROOF** - See **Green roof**.
- ECOTOURISM** - A type of tourism and travel that attempts to be sustainable, environmentally responsible, and low-impact. Often ecotourism involves travel to natural habitats.
- EDUCATIONAL SAVINGS ACCOUNTS (ESA)** - A government tax-savings, investment account created as an incentive to help parents and students save for education expenses. ESAs allow money to grow tax deferred and proceeds to be withdrawn tax-free for qualified education expenses at a qualified institution. Formerly known as an Education Individual Retirement Account. Also known as the Coverdell Education Savings Account.
- EFFECTIVE RATE** - Interest rate arrived at when the total annual dollars of interest payments made according to the stated rate are translated into a percentage of the loan amount.
- EGRESS** - Means of exit from a building or parcel of land.

- ELDERCARE** - Private and public programs, systems, and laws that support the daily living needs of the elderly. Examples include housing, home care, pensions, health insurance, assisted living, and Social Security.
- ELECTRONIC COMMERCE (E-COMMERCE)** - Commercial business transactions that take place with the assistance of electronic tools such as the Internet, phone, and fax.
- ELIGIBLE** - Meeting the minimum requisite qualifications to be considered for the provision of services or entry into a position under a funded program or as required by law.
- EMINENT DOMAIN** - Right of the government to acquire private property for public use, almost always by providing adequate compensation to the owner. Also known as [Resumption](#).
- EMPLOYED PERSON** - As defined by the U.S. Department of Labor, a civilian who worked for pay or profit during a pay period or was on payroll but unable to work because of illness, vacation, strikes or personal reasons, or worked fifteen or more hours without pay in a family-operated enterprise.
- EMPLOYEE ASSISTANCE PROGRAMS (EAP)** - Programs offered by employers that provide employees and their household members with the support they need during personal crisis. Support services include assessment, short-term counseling, and health insurance plans.
- EMPLOYEE STOCK OWNERSHIP PLAN (ESOP)** - Company structure in which a trust owns stock in the company and ownership on behalf of employees. Can be used to transfer ownership of a company to employees.
- EMPLOYMENT DEVELOPMENT SERVICES (EDS)** - Services and activities that develop or increase the employability of participants. This includes vocational counseling, classroom and on-the-job training, assistance in addressing barriers to employment, pre-employment services (such as job seeking skills and job search workshops), temporary or trial employment, and sheltered work environments.
- EMPLOYMENT RELATED EXPENSES** - Necessary expenses that accrue due to the normal activities of work. Examples include transportation, childcare, union dues, liability insurance, work related education, and uniforms.
- EMPLOYMENT RETENTION RATE** - The number of participants who are employed in the second and third quarters after exiting the job training program.
- EMPLOYMENT TRAINING SUBSIDY** - Payment provided to offset a company's added costs of job training, counseling and otherwise assisting disadvantaged individuals to become fully productive workers.
- ENCROACHMENT** - An obstruction, building or part of a building or other improvement that intrudes beyond a legal boundary onto neighboring land. A common example would be fences or walls that are built on the other side of a property line and thereby encroach on the neighbor's property.
- ENCUMBRANCE** - A legal right or interest in land that affects or limits complete ownership and control over property. Takes numerous forms, such as zoning ordinances, easement rights, mortgages, liens, unpaid taxes or restrictive covenants. Does not necessarily prevent transfer of the property but may diminish its value.
- ENERGY AUDIT** - Any process that identifies and specifies the energy and cost savings likely to be realized through the purchase and installation of particular energy efficiency measures or renewable energy measures.
- ENERGY-STAR** - A joint program and energy-efficiency labeling system created by the U.S. Environmental Protection Agency and the U.S. Department of Energy. The program assists individuals and families in saving economic and environmental resources through energy efficient products and practices.
- ENLISTMENT** - Individual who has expressed an interest in or signed up for enrollment in a program.
- ENTERPRISE** - Any business organization.
- ENTITLEMENT AREA** - Local government entity entitled to receive Community Development Block Grant funds from the U.S. Department of Housing and Urban Development. Includes metropolitan cities, cities with populations over 50,000 and urban counties. See also [Nonentitlement area](#).
- ENTITLEMENTS** - Legal approvals for the right to develop or improve a property that have been obtained.
- ENTREPRENEUR** - An individual or organization which organizes, manages and assumes the risks of a business or enterprise.
- ENTREPRENEUR'S DRAW** - Salary the owner of a business pays her/himself for services rendered to the business.
- ENTRY LEVEL JOB** - Work that does not require prior experience in the field or profession in order to obtain.

TERMS

- ENVIRONMENTAL ASSESSMENT (EA)** - Concise public document that provides sufficient evidence to determine whether or not an environmental impact statement is warranted and facilitates the preparation of such a document under guidelines set out by the National Environmental Policy Act.
- ENVIRONMENTAL CONSCIOUSNESS** - Awareness of one's impact on the environment and living in such a way as to minimize such impacts.
- ENVIRONMENTAL IMPACT REPORT (EIR)** - Written report, often fuller than an Environmental Impact Statement (EIS), prepared in accordance with National Environmental Policy Act regulations, describing any significant alteration of environmental conditions caused or induced by the action or set of actions for which it is prepared, and presenting alternatives to those actions when deemed necessary.
- ENVIRONMENTAL IMPACT STATEMENT (EIS)** - Written statement prepared in accordance with National Environmental Policy Act regulations, describing any significant alteration of environmental conditions caused or induced by the action or set of actions for which it is prepared.
- ENVIRONMENTAL JUSTICE** - A concept that advocates the equitable spatial distribution of environmental burdens and benefits. Environmental justice seeks to avoid concentrations of pollution, crime, and disease in areas inhabited mainly by ethnic minorities.
- ENVIRONMENTAL MANAGEMENT SYSTEMS (EMS)** - A systematic way to integrate environmental considerations with the overall operations of an organization, city, or business. Outlines key environmental policies and goals, specifies the methods needed to meet those goals, and defines performance indicators that measure progress towards those goals. Also known as **Urban management systems**.
- ENVIRONMENTAL PLANNING** - A field of planning that incorporates environmental consciousness and sustainability principles into traditional planning methods, concerns, and processes.
- EQUAL EMPLOYMENT OPPORTUNITY (EEO)** - See **Legislation** section.
- EQUAL OPPORTUNITY (EO)** - The offering of employment, pay, education, or promotion to individuals without discrimination against race, color, age, sex, national origin, religion, political association, mental or physical disability, or any other characteristic unrelated to ability, performance, and qualification.
- EQUAL PAY FOR EQUAL WORK** - A motto concerning the idea that individuals performing the same work should receive the same compensation and benefits. It is usually used with regard to sexual discrimination, especially against women.
- EQUITY** - Funds which the owner, developer, or funder has invested to a real estate development, as distinguished from borrowed funds or grants. The more equity raised to meet total development costs, the project required borrowed funds or grants. For a homeowner, the difference between the house's market value and the amount the homeowner owes on the mortgage loan.
- EQUITY FINANCING** - That portion of the total project financing that is invested and is fully at risk as opposed to that portion that is financed by debt and must be repaid regardless of the project's profitability.
- EQUITY FUND** - A pooled source of equity capital for a community development corporation's ongoing projects.
- EQUITY FUNDS FOR TAX CREDIT PROJECTS** - Created by investors who purchase tax credits.
- EQUITY INSTRUMENT** - See **Financial Instrument**.
- EQUITY INVESTMENT** - Cash contributed to a project by a developer or investor upon which the return on the investment is calculated.
- EQUITY SYNDICATION** - The making of tax shelters.
- ERODIBILITY INDEX (EI)** - A numerical expression of the potential of a soil to erode, considering the physical and chemical properties of the soil and climatic conditions where it is located. The higher the index, the greater the investment needed to maintain the sustainability of the soil resource base if intensively cropped. EI scores of 8 or above are equated to highly erodible land.
- EROSION** - The process by which land is worn away by natural (water, wind) or man-made (chemical dumping, overgrazing) means.
- GEOLOGIC EROSION** - Natural erosion processes occurring over long geologic time spans.
- ACCELERATED EROSION** - Erosion that exceeds what is presumed or estimated to be naturally occurring levels, and which is a direct result of human activities such as cultivation and logging.
- ESCALATION CLAUSE** - Clause in the lease setting the formula for how much rent and taxes the tenant must pay if existing conditions change. Changes may include an increase in the tenant's income above a certain level or a rise in real estate taxes.

- ESCROW** - The holding of funds, securities or other property, such as earnest money deposit, by an impartial, trusted third party (the escrow agent). When the transaction is completed, the escrow agent releases the entrusted property. Also refers to the similarly controlled deposit of construction project funds by a third party.
- ESCROW ACCOUNT** - An account to which the borrower contributes monthly payments to cover the anticipated costs of real estate taxes, hazard and flood insurance premiums, and other related costs.
- EXCLUSIONARY ZONING** - Local zoning laws that impose unnecessary or unjustifiable burdens on certain “undesirable” groups, such as low-income populations, in order to prevent their residence in certain geographic regions.
- EXPENSE** - Money that leaves a business to cover the direct or variable costs of sales and/or the business’s overhead or operating costs. Does not include principal payments on loans, purchase of capital such as equipment or money paid to the owner.
- FIXED EXPENSE** - Does not change with increase or decrease in sales and can be translated into predictable dollar amounts. For example, the monthly payments on a long-term lease.
- VARIABLE EXPENSE** - Varies according to the amount of sales and cannot be concisely predicted as a dollar amount, but can be established as a percentage of projected sales. For example, the cost of fuel, office supplies or long distance telephone service.
- EXPROPRIATION** - The seizure or voluntary surrender of something one owns or claims to own. Sometimes known as **Condemnation**.
- EXPULSIVE ZONING** - Local zoning laws that have consistently permitted developments and uses that disrupt and reduce the quality of life and/or economic and social stability of certain ethnic neighborhoods. In the U.S., expulsive zoning has traditionally occurred in primarily Black neighborhoods.
- EXTERNALITY** - A social cost that results from production or consumption of goods and services not included in the normal pricing system. For example, externalities of a factory can be pollution and waste in public waterways or airways.
- FACE AMOUNT** - In lending, unpaid principal plus finance charges.
- FACTORING** - Accounts receivable financing arranged through the purchase (at a discount price) of a company’s receivables. The factoring company that purchases the receivables assumes the risks association with collecting the account receivables.
- FACTORY-BUILT HOME** - Single family housing built off-site, under one of the following categories:
- MANUFACTURED HOME** - Single family houses constructed entirely in a controlled factory environment, built to the federal Manufactured Home Construction and Safety Standards (better known as the HUD Code).
- MOBILE HOME** - Term used for factory-built homes produced prior to June 15, 1976, when the HUD Code went into effect. By 1970, these homes were built to voluntary industry standards that were eventually enforced by 45 of the 48 contiguous states.
- MOBILE HOME DEVELOPMENT** - Development, site, parcel or tract of land designed and intended for the long-term accommodation of mobile homes.
- MODULAR HOME** - Factory-built home built to the state, local or regional code where the home will be located. Modules are transported to the site and installed.
- PANELIZED HOME** - Factory-built home in which panels-a whole wall with windows, doors, wiring and outside siding-are transported to the site and assembled. The homes must meet state or local building codes where they are sited.
- PRE-CUT HOME** - Factory-built housing in which building materials are factory-cut to design specifications, transported to the site and assembled. Pre-cut homes include kit, log and dome homes and must meet local, state or regional building codes.
- FAIR MARKET RENT (FMR)** - Monthly rental amount determined by the U.S. Department of Housing and Urban Development that is deemed fair for a particular unit size (as determined by number of bedrooms) in a particular area.
- FAIR MARKET VALUE (FMV)** - Value of a property as estimated by an appraiser. Reflects the price on a specific date at which the property could be sold in a competitive market. Also known as **Mark-to-market** value.
- FAIR-TRADE** - Merchandise which is given a suggested retail price by the manufacturer or wholesaler, to which the retailer may or may not adhere. If it is not adhered to, the manufacturer may choose not to sell to that retailer.
- FAIR VALUE ACCOUNTING** - See **Mark-to-market**.
- FAITH-BASED ORGANIZATION (FBO)** - A type of community based organization with a religious or spiritual affiliation.
- FAMILY SUPPORT SERVICES** - Community-based activities designed to alleviate stress and promote parental competencies and behaviors. Preventative measures increase the ability to successfully nurture children, enable the use of available resources and opportunities, and create support networks.

TERMS

- FARMSTEADS AND RANCH HEADQUARTERS** - A category of land use that includes dwellings, outbuildings, barns, pens, corrals and feedlots next to buildings, farmstead or feedlot windbreaks, and family gardens associated with operating farms and ranches. Commercial feedlots, greenhouses, poultry facilities, overnight pastures for livestock, and field windbreaks are not considered part of farmsteads.
- FEASIBILITY STUDY** - For a development project, an analysis of all assumptions regarding market, site, operating pro forma, development pro forma, financial requirements, financing, development team and roles. Modifications or alternatives are suggested.
- FEDERAL DISCOUNT RATE** - Interest rate charged on federal funds. Charged on a discount basis, it is a key factor in determining the prime rate charged for commercial loans.
- FEDERAL FINANCIAL ASSISTANCE** - Assistance through grant or contractual arrangements, or in the form of loans, loan guarantees or insurance, or in the award of procurement contracts without remuneration.
- FEDERAL FUNDS** - Funds available to the Federal Reserve Bank, including excess reserves of member banks and checks drawn in payment for purchases of government securities by the Federal Reserve Bank.
- FEDERAL FUNDS RATE** - Rate of interest payable on federal funds. Considered a key short term interest rate because it indicates the intentions of the government.
- FEDERAL GUARANTEE** - A pledge by the federal government to repay all or a portion of the unpaid principal balance and accrued interest for an obligation by a borrower to a lender after a default under the terms of the repayment agreement.
- FEDERAL MANAGEMENT CIRCULAR (FMC)** - Document published by the Government Services Administration's Office of Federal Management Policy stipulating principles, policies or regulations governing the administration of federally assisted programs.
- FEDERAL REGISTERS (REGS)** - A daily journal of government agency publications and public notices.
- FEDERAL SHARE** - Amount of financial assistance that a federal agency will contribute to a project or program.
- FEE** - A payment asked or given for professional services.
- APPLICATION FEE** - Flat fee charged by a lender to consider a loan application. Some lenders will waive this fee for nonprofits or will impose it only if the loan is provided.
 - COMMITMENT FEE** - Fee paid by sponsor to receive lender's written commitment to make the loan after the bank has verbally committed the loan to the borrower. Usually assessed as a percentage of the total loan.
 - CONVERSION FEE** - Fee imposed on borrower when converting a variable interest rate line of credit or loan to a fixed-rate loan.
 - FINANCING FEE** - Fee imposed in addition to interest that will have to be paid to each lender for borrowing money from that institution. Often referred to by lender in terms of points. Each point is equal to one percent or a fraction of one percent of the loan amount sought. May be referred to as an [Application, Commitment or Origination fee](#).
 - LENDING FEE** - Application, origination or other one-time payment from the applicant to a lender. Does not generally include direct costs, such as the appraisal fee.
 - LOAN DISCOUNT OR ORIGINATION FEE** - Fee charged by the lender for processing of the loan application. Usually assessed as percentage (typically one to two percent) of the principal being borrowed. Allows lender to indirectly raise interest rate on the loan.
 - STANDBY FEE** - Fee charged by lender for a loan commitment. Usually forfeited if loan is not made within a certain period.
- FEE SIMPLE** - In this type of property ownership, the house and the land it sits on are owned by an individual, family or entity that has absolute title to the property.
- FEEDER ORGANIZATIONS** - Sources identifying a pool of potential residents and homebuyers for an affordable housing project. Can include social service agencies, local churches, housing counseling agencies and public housing authority waiting lists.
- FHA INSURED LOAN** - Mortgage from private lending institutions insured by the Federal Housing Administration to stimulate homeownership or rental opportunities. Applicants who wish to participate in a single family mortgage insurance program must apply to a HUD-approved mortgage lender who then applies to HUD. Interest rates are set by the FHA on these loans. See also [Insured loan](#) under [Loan](#).
- FHA MORTGAGE** - A mortgage made in conformity with the requirements of the National Housing Act of 1934 and insured by the Federal Housing Administration. Loans generally are made to low-income households.

FHA VALUE - Estimated price that typical buyers would be warranted in paying for a property for long term use of investment.

Estimation by the Federal Housing Administration.

FIDUCIARY - Entity responsible for the administration or custody of assets belonging to another.

FIELD - A cultivated area of land that is marked out for a particular crop or cropping sequence.

FILIBUSTER - A dilatory or obstructive tactic used in the United States Senate to prevent a measure from being brought to a vote.

FILTER DOWN PROCESS - Process by which housing units once occupied by upper-to-middle income residents decline in relative quality and value and become available to lower income occupants.

FINANCIAL CAPABILITY

FINANCIAL LITERACY - The capacity, based on knowledge, skills, and access, to manage financial resources effectively. In order to develop this capacity, individuals must have appropriate access to and understanding of financial products, services, and concepts.

FINANCIAL INSTRUMENT - A document with monetary value or a legally enforceable contract between two or more parties regarding a right to payment. Also known as a **Debt instrument**, **Equity instrument**, and **Financing instrument**.

SECURITIES - A record or certificate evidencing ownership of stock or bonds within a company.

DERIVATIVE - A broad range of financial instruments with values that fluctuate and depend on the value of other underlying events or conditions.

OVER THE COUNTER (OTC) - A type of derivative that is not traded on an exchange but is directly negotiated and traded between two parties.

EXCHANGE TRADED - A type of derivative that is traded and negotiated on an exchange.

FINANCIAL STATEMENT - Periodic presentation of the finances of an organization, how well it is functioning and how it has performed over time. Nonprofits use the statements for the management of day-to-day operations; for-profits look to them for economic interest. See also **Audited financial statement**.

FINANCING INSTRUMENT - See **Financial Instrument**.

FINANCING STATEMENT - Document filed under the requirements of the Uniform Commercial Code (UCC) within a particular state to perfect a lien (secure priority for the property) against the equipment of a debtor.

FINDER - Firm or individual who knows the capital industry and may be able to help small companies seeking capital to locate it, even though he or she is generally not a source of capital.

FINDING OF NO SIGNIFICANT IMPACT (FONSI) - Environmental assessment prepared by the U.S. Environmental Protection Agency presenting why an action will not have a significant impact on the environment, and for which an environmental impact statement (EIS) will therefore not be prepared.

FIRE SALE - The sale of goods at extremely discounted prices, typically when the seller faces bankruptcy or other impending distress. A fire sale may or may not be a closeout.

FIRST HIRE - An agreement that employers hire locally should they be granted development rights or public sponsorship or subsidies.

FIRST MORTGAGE - Mortgage on a property holding senior priority and the first to be paid in the event of foreclosure.

FIRST STAGE PROJECT - Venture capital investment in a company which is up to a year old, usually losing money, and whose profits could be one to three years in the future.

FISCAL DISPARITIES - Varying abilities of local governments to raise revenue, given the difference in their tax bases due to such variations as sales taxes per capita, assessed values, etc.

FISCAL IMPACTS - Direct and indirect costs incurred and revenues received by governments resulting from land use and other decisions.

FISCAL YEAR (FY) - The twelve-month period between settling of financial accounts.

GENERAL FY - A corporation's accounting year. Can be any twelve consecutive months (for example, July 1 to June 30). Most companies operate on a calendar year basis.

U.S. GOVERNMENT FY - Federal government's accounting year. Begins October 1 and ends September 30.

FIXED PRICE CONTRACT - Under this type of contract, the contractor is required to successfully perform the contract and deliver conforming supplies or services for a price agreed to up front. The price is not subject to any adjustment on the basis of the contractor's cost experience.

FIXTURE - Chattel (individual property) so annexed to real property that it may be regarded as legally part of it.

TERMS

- FLEXIBLE EMPLOYMENT/WORK** - Arrangements that permit employees to decide their own schedule rather than follow the typical 8-hour workday standard. The employer sets certain limits such as minimum and maximum number of hours of work every day, and the core time during which all employees must be present.
- COMPRESSED WORK WEEK** - Working 40 hours in fewer than five days.
- FLEX TIME** - The breaking of the workday into different shifts that start and end at various times.
- PART-TIME WORK OR JOB SHARING** - Working fewer hours or sharing a position or responsibilities with another employee.
- TELECOMMUTING** - Working from home or another remote location on an approved schedule.
- FLOOR AREA RATIO (FAR)** - The ratio of total floor area of a building to the size of the parcel of land. FAR is calculated by dividing the total covered area on all floors of a building on a certain plot of land by the area of the plot.
- FLOOR PAYMENT** - The minimum amount that a borrower must pay for principal, interest, taxes, and insurance expenses when receiving payment assistance.
- FLOW PLAN** - Outline or design by which raw materials progress through a manufacturing process.
- FLUOROCARBONS (CFCS)** - Ozone-depleting Carbon-fluorine compounds that often contain other elements such as hydrogen, chlorine, or bromine. Fluorocarbons are used as refrigerants and propellants in aerosol products, among other uses. Common fluorocarbons include chlorofluorocarbons (CFCs), hydrochlorofluorocarbons (HCFCs), hydrofluorocarbons (HFCs), and perfluorocarbons (PFCs).
- FOLLOW-UP** - Tracking the progress of clients for a period of time following completion of an assistance program in order to assist them and offer them additional services.
- FOOD JUSTICE** - The right for communities to grow, sell, and consume foods that are grown with care to the environment, workers, and consumers.
- FOOD HUB** - A centrally-located facility with a business management structure facilitating the aggregation, storage, processing, distribution, and/or marketing of locally/regionally produced food products.
- FOOD SECURITY** - The ability to obtain enough food to support one's needs without living in hunger or fear of starvation for the present and foreseeable future. It also refers to the ability of a population to produce and access enough food to maintain its own population without depending on excessive imports.
- FOODSHED** - The amount of food that is available in a community that is easily accessible to community members.
- FOOD DESERT** - Parts of the country void of fresh fruit, vegetables, and other healthful whole foods, usually found in impoverished areas. This is largely due to a lack of grocery stores, farmers' markets, and healthy food providers.
- FOOD SAFETY** - A scientific discipline describing handling, preparation, and storage of food in ways that prevent foodborne illness. This includes a number of routines that should be followed to avoid potentially severe health hazards.
- FOOD SECURITY** - The condition in which all people always have physical, social, and economic access to sufficient safe and nutritious food that meets their dietary needs and food preferences for an active and healthy life.
- FOOD SOVEREIGNTY** - The rights of communities and nations to decide what foods they will produce, produce them in culturally appropriate and sustainable ways, and choose what they will do with the products.
- FOOD SYSTEM** - All aspects and inputs involved with the process of feeding a population. This includes growing, harvesting, processing, packaging, transporting, marketing, consumption, and disposal of food wastes.
- FORBEARANCE** - The lender's postponement of foreclosure to give the borrower time to catch up on overdue payments.
- FORECLOSE**
- FORECLOSURE** - The procedure whereby property is sold to pay for the debt owed on a mortgage or deed of trust because of nonpayment or other default by the borrower.
- FOR-PROFIT CORPORATION** – See [corporation](#).
- FRANCHISE** - Legal agreement by which a manufacturer or commercial chain grants the right to use its name to sell merchandise or to sell its merchandise in a specific geographic area.
- FRictional UNEMPLOYMENT** - Period of time between jobs for those transitioning between jobs or searching for new jobs. Also known as [Search unemployment](#).
- FRINGE BENEFIT** - Employment benefit other than wages, such as vacations, holidays, pensions, insurance and supplemental unemployment benefits, which incurs a monetary cost to the employer without affecting the wage paid to the employees.

FULL TIME EMPLOYEE (FTE)

FULL TIME EQUIVALENT - Each staff or contracted person who works 40 hours per week. Those who work less are accounted for as a percentage of FTE.

FUTURE VALUE - Amount to which money grows over a designated period of time at a specified rate of interest.

GAP COMMITMENT - Loan commitment of the difference between the minimum and maximum amount of a permanent loan, usually by a secondary lender. Also known as **Standby commitment**.

GAP FINANCING - Source of capital that completes a project's funding needs when all other available funding sources have been tapped to the limit. Usually the gap between the maximum debt any lender will provide plus the available equity in the project and the total development cost.

GENERAL EDUCATIONAL DEVELOPMENT (GED)

GENERAL EQUIVALENCY DIPLOMA - A diploma that establishes that one has gained the equivalent skills and knowledge associated with four years of high school. It is obtained by passing the General Educational Diploma Equivalency Test.

GENERAL PARTNER - Either public or private partner in a shared ownership situation. A general partner has or shares the mortgage and general liability.

GENERAL PLAN - A policy document that describes an area's acceptable land uses in order to help direct short- and long-term growth and land development within the community. The general plan must include certain state mandated elements related to land use, circulation, housing, conservation, open-space, noise, and safety.

GENERALLY ACCEPTED ACCOUNTING PRINCIPLES (GAAP) - Set of guidelines and principles for accounting practice. Any audit done on a business will reference GAAP and will be used to cite deficiencies in a business's practices.

GENETICALLY MODIFIED ORGANISMS - Organisms in which the genetic material (DNA) has been altered in a way that does not occur naturally by mating and/or natural recombination. Also known as genetically engineered foods or bioengineered foods.

GENTRIFICATION - Displacement of neighborhood residents due to increased demand. The immigration of middle class people into a deteriorating area. The migration can revitalize the area, but also pushes out lower income people by boosting property values.

GEOGRAPHICAL INFORMATION SYSTEMS (GIS) - A system of data, software, and hardware that is used to display statistical, environmental, and geographical information in the form of digital maps.

GEOTHERMAL HEATING/COOLING - Incorporation of a geothermal or ground source heat pump that functions as a central heating and/or cooling system. It uses the earth as a heat source (in the winter) or a heat sink (in the summer).

GLASS CEILING - Intangible, societally constructed barriers that prevent qualified individuals from advancing within their organization or place of employment and reaching their full potential.

GLOBAL WARMING - See **Climate change**.

GOOD FAITH ESTIMATE - A lender is required to give this estimate of a borrower's closing costs to the borrower within three business days of the loan application.

GOODWILL - Excess of cost paid for an acquired firm over the current value of net assets of the firm.

GOVERNMENT SPONSORED ENTERPRISE (GSE) - A group of financial service institutions that are chartered by Congress to make credit more accessible to certain targeted borrowers. See **Federal Programs** section.

GRACE PERIOD - Period of time (e.g. ten days) granted after loan disbursement during which no principal has to be repaid. Interest payments may or may not have to be made.

GRADUATED DENSITY ZONING - A type of zoning where the periphery of a site is zoned at the same approximate density and intensity as the adjacent property, but the gradual increase of density is permitted toward the center of the site. A method of increasing density while minimizing neighborhood objections.

GRANNY FLAT - See **Accessory dwelling unit**.

GRANT - Payment of cash by another entity, such as a federal agency, nonprofit or foundation, that is not repaid by the recipient.

COMPETITIVE GRANT - Funds awarded on the basis of the merits and possible positive impacts of their proposals relative to other proposals.

FORMULA GRANT - Funds approved on the basis of measurable factors, such as income, population and demographics.

PROJECT GRANT - Funds approved on the basis of compatibility of the applicant's proposal with a funder's priorities for an activity.

TERMS

GRANTEE - One to whom a grant or deed is made; that party in the deed who is the buyer or recipient.

GRANT-IN-AID - Cash payments, land donations and in-kind contributions of improvements, services or the use of facilities made as a share of the cost of a project.

GRANTOR - One from whom a grant or deed comes; that party in the deed who is the seller or giver.

GRAY AREA - A deteriorating neighborhood.

GRAY WATER - Any wash water, such as dish, shower, sink, and laundry water, that has been used in the home, except water from toilets. Gray water can be reused for other purposes, like landscape irrigation.

GREENBELT - An area that surrounds or runs through an urban area that has been designated by the land use plan to retain its largely undeveloped, wild, or agricultural uses.

GREEN BUILDING - The practice of building structures in an environmentally protective, socially responsible, and resource-efficient way from inception to deconstruction.

GREEN COLLAR JOB - Employment within the field of environmentally friendly development and preservation that implements environmentally conscious design, policy, and technology to substantially improve conservation efforts and sustainable development. Also known as a [Green job](#).

GREEN ECONOMY - A marketplace that seeks to combine social, environmental, and financial bottom lines in the production of new goods and services. Also referred to as the [Triple bottom line](#).

GREEN ELECTRICITY - Electricity generated from renewable energy sources, such as solar power, wind power, biomass, and small-scale hydropower.

GREENFIELD DEVELOPMENT - Locating new development in outlying farmland and other natural areas where public services are not yet provided and where commute times will be potentially much longer. Contributes to urban sprawl and negative environmental impacts.

GREENHOUSE EMISSIONS

GREENHOUSE GASES - Naturally occurring or artificially created gases that absorb infrared radiation and trap heat in the atmosphere once emitted. Examples include carbon dioxide, methane, nitrous oxide, and fluorinated gases.

GREEN JOB - See [Green collar job](#).

GREENLINING - Response of community citizens who withdraw their accounts from lending institutions they believe are practicing Redlining.

GROSS MARGIN - Sales income less the costs of goods sold.

GREEN MARKET - An open-air marketplace for farm products. Also, the production and consumption of reused or refurbished products. Also, the demand for products and services that incorporate environmentally conscious principles in their production and distribution.

GREEN ROOF - A type of roof that is partially or completely covered with vegetation for the purposes of absorbing excess rainwater, providing insulation, preventing heat islands, and creating an environment friendly to wildlife. A green roof can also employ green technologies such as solar panels. Also known as an [Eco-roof](#), [Living roof](#), and [Vegetative roof](#).

GREENWASHING - The practice of companies falsely advertising their products and policies as environmentally friendly in order to make them appear more environmentally friendly than they actually are.

GROSS NATIONAL PRODUCT (GNP) - Measures the total amount of goods and services produced in the U.S. in any year.

GNP PRICE DEFLATOR - Indicates changing purchasing power of the dollar from a given base year. Measures changes in prices of all goods nationally.

MONEY GNP - GNP that includes the effect of inflation.

REAL GNP - DNP that deflates for inflation.

GROUND RENT - Rent paid for the use of land which is rented or leased rather than purchased.

GROUP EQUITY - See [Zero equity housing cooperative](#).

GROUP OR PEER LENDING - Lending model popularized by the Grameen Bank credit experience in India. Offers loans to groups of microbusiness owners, who in turn make loans to their members based on the performance of all members. Later loans to other members cannot be made until initial loans are repaid. Peer pressure and informal but close personal monitoring keep defaults to a minimum. Also known as [Solidarity groups](#) or [Circle lending](#).

- GROWING SEASON** - The period between the last freeze in the spring and the first frost in the fall.
- GROWTH MANAGEMENT** - Commonly referred to as **Smart growth**, an approach to community planning to address problems with the rate of growth in communities and with apparent government inability to act on these problems.
- GROWTH PHASING PROGRAMS** - Policies intended to reduce urban sprawl that directly control the timing of growth in particular locations, generally based on the availability of public facilities.
- GROWTH SHAPERS** - Public investments in such infrastructure systems as transportation and wastewater facilities that have identifiable and measurable effects on urban growth.
- GUARANTEED MAXIMUM PRICE (GMP)** - Cap on the cost of construction agreed upon by the owner and contractor. All cost overruns become the contractor's responsibility once the GMP is set.
- GUARANTOR** - A party other than the borrower who promises to pay all or a portion of the debt, in case the borrower cannot fully repay it.
- GUARANTY** - Promise by one party to pay the debt of another if that borrower defaults.
- GUEST WORKER** - A Non-U.S. citizen that is sponsored by a U.S. employer to work as a laborer for three years or less, after which the worker is deported if unable to obtain a Green Card.
- GUIDELINE** - Statement suggesting how a given policy or regulation might be implemented.
- HABITAT COMPOSITION** - The different types of habitats and growths occurring on a specified plot of land.
- HARD SKILL** - A concrete, teachable skill or ability that may be required to qualify for a job or advanced education.
- HAYLAND** - An area of land used to produce crops that are machine harvested such as grasses, legumes, or a combination of both.
- HEALTH SAVINGS ACCOUNT (HSA)** - An American medical savings account program, generally associated with self-employed individuals, in which tax-deferred deposits can be made for medical expenses. HSA funds may currently be used to pay for qualified medical expenses at any time without federal tax liability or penalty. However, beginning in 2011 HSA dollars cannot be used to pay for over the counter medications. Formerly known as a Medical Savings Account.
- HEAT ISLAND** - A built-up area that is hotter than nearby rural areas. A heat island can increase summertime peak energy demand, air conditioning costs, air pollution and greenhouse gas emissions, heat-related illness and mortality, and water quality.
- HIGH PERFORMANCE WORKPLACE ORGANIZATION** - An organization which has adopted a set of working practices that enhance individual and organizational performance. Practices include a flatter and less hierarchical organization structure, an emphasis on empowerment and teamwork, and employee participation and learning.
- HIRING NETWORKS** - Like social networks, hiring networks provide opportunities for informal and formal employment to members.
- HISTORIC PRESERVATION** - Maintaining buildings and places with historic and/or cultural value.
- HISTORIC PRESERVATION TAX CREDIT (HTC)** - Tax credit allowed for building rehabilitation that considers the historic significance of a designated property or building in a designated area.
- HOLDING COST** - A cost related to owning land during the predevelopment phase of a project.
- HOMELESS** - Individuals and families who are sleeping in places not meant for human habitation, such as cars, parks, sidewalks and abandoned buildings, or those who are sleeping in an emergency shelter as a primary nighttime residence. Persons may also be considered as homeless if they:
- 1) are living in transitional or supportive housing for homeless persons but originally came from streets or emergency shelters;
 - 2) ordinarily sleep in transitional or supportive housing for homeless persons but are spending a short time (30 consecutive days or less) in a hospital or other institution;
 - 3) are being evicted within a week from private dwelling units and no subsequent residences have been identified and they lack resources and supportive networks needed to obtain access to housing; or
 - 4) are being discharged within a week from an institution in which they have been residents for more than 30 consecutive days and no subsequent residences have been identified and they lack the resources and support networks needed to obtain housing.
- LONG TERM HOMELESS** - Persons without ability to connect with conventional housing market because they do not qualify for benefits or their potential for employment is seriously impaired.
- ONE-TIME HOMELESS** - Person who is homeless for less than a week only once or twice over a year, such as runaway youth, new arrivals to a city.

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PART-TIME OR PERIODIC SHORT TERM HOMELESS - Person who is repeatedly homeless in a somewhat orderly pattern, such as in the last few days before benefit checks arrive.

TRANSITIONAL HOMELESS - Person moving from one living arrangement to another, with the long-term potential of connecting with the conventional housing market. Examples include households evicted and disaster victims left homeless.

HOMELESS PREVENTION - Activities or programs designed to prevent the homelessness. Activities include short-term subsidies to defray rent and utility, security deposits or first month's rent to permit a homeless family to move into its own apartment, mediation programs for landlord-tenant disputes, legal services programs for eviction proceedings, and payments to prevent foreclosure on a home.

HOMEOWNERS ASSOCIATION (HA or HOA) - An organization typically created by a real estate developer for the purpose of controlling or maintaining the appearance and use of a development and the common areas. Membership in the HA by a residential buyer is typically forced as a condition of purchase.

HOUSE BILL (HB) - A proposed law brought before the U.S. House of Representatives.

HOUSEHOLD - All persons expected to be living in the dwelling, except for live-in aides, foster children and foster adults.

HOUSING AUTHORITY (HA) - See [Local housing authority](#). Also called [Public housing authority](#).

HOUSING FINANCE AGENCY (HFA) - State or local agency responsible for financing the production and preservation of low and moderate income housing within the locality of its jurisdiction.

HOUSING CERTIFICATE - See [Rent certificate](#).

HOUSING COUNSELOR - A specially trained individual to assess a client's financial situation, evaluate options if client has trouble paying a mortgage loan, and make a plan to help. Unlike a broker, servicer, or another representative of a mortgage loan company, a housing counselor can offer independent advice. These services are often provided at little or no cost.

HOUSING EXPENSE RATIO - The percentage of a person's gross monthly income that it takes to pay a mortgage loan payment, plus interest, property taxes and insurance. Lenders use this ratio to decide whether or not to make mortgage loans.

HOUSING SUBSIDY - Rental assistance from the U.S. Department of Housing and Urban Development either to a qualified tenant or to the owner of a qualified multifamily development. The amount pays a portion of the rent and utility costs so that the tenant's total housing payment remains within his or her means according to a percentage formula established by HUD.

HOUSING VOUCHER - A document issued by a public agency that signifies that the government will pay for a family or individual's housing costs.

HUMAN CAPITAL - Human labor, experience, knowledge, expertise, and characteristics that can produce economic value.

HUMAN SERVICES UNEMPLOYMENT TRUST - Organized by the United Way, Inc. to provide a safe method for nonprofits to waive payment of their State Unemployment Insurance (SUI) taxes and become Direct reimbursing employers.

HYDROPONICS - The method of growing plants without soil, using mineral nutrient solutions in a water solvent.

IDENTITY OF INTEREST - Direct financial relationship between the principals of a project.

IMPACT FEE - Technique in growth management whereby a community may assess a developer for a share of a larger facility. Impact fees are one policy for exactions through which developers are required to pay for the infrastructure improvements required by new growth. Unfortunately, these policies also tend to increase housing costs.

IMPROVED AREA

IMPROVED LAND - Land that has been prepared for construction, as by the installation of street and utility lines.

IMPROVED VALUE - Market value of a property which includes its value after appreciation over its actual cost.

IMPUTED NET RENT - Gross rental value of a property minus all necessary expenses of ownership, including depreciation and insurance.

INCENTIVE PAY - A system of compensation based on the number of products turned out by workers.

INCLUSIONARY HOUSING

INCLUSIONARY ZONING - Local planning ordinances that require a specified number or percentage of units in a proposed development to be affordable to low and moderate income individuals and families.

INCOME - Money that comes into a business as a result of the sales of products or services or as profit from financial investments.

INCOME STATEMENT - Summary of a business's income and expenses over a certain period of time, showing the profit earned in that period. Same as [profit and loss statement](#).

- INCOME TRANSFER FOR HOUSING** - Cash subsidy paid to a low-income person or family which is restricted to the purpose of obtaining good or better housing, usually paid in the form of a rental certificate or direct housing allowance.
- INCOMPATIBLE USE** - Land use that is not permitted by prevailing zoning regulations.
- INCORPORATION** - The creation of a city.
- INCREMENT TAX** - Tax on the increased value of a property, levied or assessed on the basis of the appreciation of its value.
- INCUBATOR** - See [Business Incubator](#).
- INDEMNIFICATION** - Release from responsibility. In a construction contract, the contractor must indemnify and hold harmless the owner against any claims resulting from the performance of the contractor's work.
- INDIAN RESERVATION** - A piece of land managed by a federally recognized Native American tribe.
- INDIAN TRIBE** - Any Native American group or nation, including those in Alaska, which is considered an eligible recipient under the Indian Self-Determination and Education Assistance Act or the State and Local Fiscal Assistance Act of 1972.
- INDIVIDUAL DEVELOPMENT ACCOUNT (IDA)** - Financial tool similar to a 401(k) retirement plan that enables low-income families to save, build assets and enter the financial mainstream. An IDA rewards the monthly savings of working-poor families who are trying to buy their first home, pay for post-secondary education or start a small business. This reward or incentive is provided through the use of matching funds that typically come from a variety of private and public sources.
- INDIVIDUAL RETIREMENT ACCOUNT (IRA)** - A retirement savings plan that provides people with tax advantages for putting money into their retirement. Some of the several types of IRAs include traditional IRAs, Roth IRAs, simplified employee pension (SEP) IRAs, and Savings-incentive match plans for employees (SIMPLE) IRAs. Traditional and Roth IRAs are established by individuals whereas SEPs and SIMPLE IRAs are plans set up by employers.
- INDIVIDUAL TRAINING ACCOUNT (ITA)** - Account with funds for registrants of the program. Registrants use funds to purchase training services from eligible training providers.
- INDUSTRIAL PARK** - Area specially zoned for industry, frequently serviced by a management operation through which special services are available to the occupants of the area.
- INDUSTRIALIZED HOUSING** - Housing units, or parts thereof, mass-produced in factories.
- INFILL HOUSING**
- INFILLING** - Locating new development in existing urban areas where most public services are already available or in service. Also known as *Vest pocket housing*.
- INFLATION** - Rise in the general price level of goods and services that causes a decrease in purchasing power.
- INFORMATION TECHNOLOGY (IT)** - The broad subject concerned with all aspects of managing and processing information, especially within a large organization or company. Because computers are central to information management, computer departments within companies and universities are often called IT departments. Some companies refer to this department as IS (Information Services) or MIS (Management Information Services).
- INFRASTRUCTURE** - Physical facilities of an area, such as water and sewage systems, roads, electricity, etc. May also refer to organizational elements, such as communications systems, decision-making and information management.
- INGRESS** - Means of entry to a building or property.
- INITIAL OPERATING DEFICIT** - Deficit incurred by a project before it becomes self-supporting.
- IN-KIND CONTRIBUTION** - Service or good donated that helps to constitute a grant-in-aid towards the financing of a project or the development of a nonprofit. May include contributed labor power or the use of equipment.
- IN-KIND SERVICES** - Property or services which benefit a federally-assisted project or program and which are contributed without charge to the grantee. Also more generally defined as non-cash assistance that works to one's benefit.
- IN-LAW UNIT** - See [Accessory dwelling unit](#).
- INPUT/OUTPUT ANALYSIS** - Method for studying the relationships among industries to determine the overall effect on the economy of expansion or contraction in one industry.
- INSTALLMENT CONTRACT** - Agreement where payment for goods or services is delivered in a series of payments, or installments.

TERMS

- INSTITUTIONAL INVESTORS** - Organized pools of large sums of money invested in securities, real property and other investment assets on behalf of others. They can also include operating companies, which decide to invest its profits to some degree in these types of assets. Types of typical investors include banks, insurance companies, retirement or pension funds, hedge funds, investment advisors and mutual funds.
- INSURANCE** - A system of protection against loss in which individuals agree to pay certain sums for the guarantee that they will be compensated for a specific loss.
- CASUALTY INSURANCE** - Protects businesses or individuals from all types of losses (except loss of life), including fire, burglary, worker's compensation and liability.
- LIABILITY INSURANCE** - Covers expenses resulting from damage suits brought against a business by customers and the general public.
- HAZARD INSURANCE** - Protects property owners against property damage by fire or other common disasters (natural disaster insurance, such as for earthquakes, is often separate).
- HOMEOWNER'S INSURANCE** - Combines liability coverage and hazard insurance for the homeowner's house.
- INTAKE** - The process of screening applicants for eligibility by assessing level of need, determining beneficial services or programs, and providing referrals to other programs.
- INTEGRATED DESIGN** - Building design in which different components of design, such as the building envelope, window placement, and mechanical systems are incorporated to create high-performance and cost-effective buildings.
- INTENSIVE SERVICES** - The provision of concentrated case management to clients who require facilitation or intervention to secure lasting employment.
- INTEREST** - Charge paid for borrowing money over a period of time. Also, to have an interest in real estate means to have a partial ownership or a right to a share of the real estate.
- INTEREST RATE** - Percentage of a loan amount borrowed which is charged by the lender for use of the money. Interest rates are usually expressed as the percentage per year.
- ADJUSTABLE INTEREST RATE** - Interest rate that changes periodically over the life of a loan.
- BELOW MARKET INTEREST RATE (BMIR)** - Interest charged that is below the prevailing market rate.
- FIXED INTEREST RATE** - Interest rate that is constant throughout the loan term.
- GOING FEDERAL RATE** - Interest rate the Federal government pays on the funds it borrows.
- MARKET RATE** - Current rate of interest charged to borrow money in the open market.
- PRIME RATE** - Interest rate charged by commercial banks to business borrowers with the highest credit rating.
- INTEREST REDUCTION PROGRAM** - Program that subsidizes the market rate of mortgage loans for low and moderate income housing to lower the cost of rent or monthly payments to the renter or purchaser of housing.
- INTEREST SUBSIDY** - Subsidy paid to a lender on behalf of a borrower in some amount between the market rate of interest and an established lower rate, usually through an interest reduction program.
- INTERFAITH ORGANIZATION** - Organization that encourages cooperation among different religions.
- INTERMEDIARY** - Nonprofit, nongovernmental organization that provides new funding streams, advanced technical assistance and a new means for coordinating community development activities. Plays a strong role in nurturing new public-private partnerships and promoting local networking.
- INTERNAL RATE OF RETURN (IRR)** - A financial criterion where a rate is calculated such that the present value of inflows equals the present value of outflows. If the IRR is greater than the required rate of return, the investor would be willing to accept the investment.
- THE INTERNAL REVENUE CODE (THE CODE)** - Its requirements must be met for certain kinds of affordable housing financing (such as low-income housing tax credits and bargain-sale agreements) to be possible.
- INTERNATIONAL BUILDING CODE (IBC OR I-CODES)** - A comprehensive set of coordinated building safety, fire prevention, and energy efficiency codes that provide minimum safety standards in homes, schools, and workplaces. Replaced the Uniform Building Code in 2000.
- INVASIVE SPECIES** - A plant, animal, or organism that is non-native to the ecosystem under consideration, and that is likely to cause harm to the, economy, environment, native species, or human health by choking out other vegetation or competing for food.

INVENTORY - Raw materials purchased by a business for use in producing the goods manufactured. The finished goods purchased by a business for sale to customers.

BEGINNING INVENTORY - Inventory on hand when a business opens or at the start of a given accounting period.

ENDING INVENTORY - Inventory on hand at the close of a given accounting period.

IN-PROCESS INVENTORY - Goods owned by a business which are in the production process, but not yet completed or produced.

INVENTORY LIEN - Short term loan using the borrower's entire inventory of raw materials and in-process and finished goods as collateral.

INVEST - To put money into real estate, stocks, bonds, etc. for the purpose of obtaining income or a profit.

INVOICE - Bill showing the purchase price or amount for goods or services.

IRRIGATED LAND - Land supplied with water by ditches, pipes, or other conduits.

JOB CLUB - A form of job search assistance provided in a group setting. Usually provides instruction and assistance in completing job applications, developing resumes, and developing job leads.

JOB DEVELOPMENT - The process of marketing a program participant to employers, including informing employers about the participant's skills and soliciting a job interview.

JOB LADDER - See [Career ladder](#).

JOB LOCK - Inability of an employee to quit a job because of the fear of losing current health care benefits.

JOB PLACEMENT SERVICES - Services that assist participants in enhancing and expediting their transition from training to employment. Examples include job search assistance, training, or job development.

JOB READINESS TRAINING - Training for youth and other people who not worked for a period of time. Programs help participants learn job search skills, basic life skills, and interviewing skills.

JOB RETENTION - Amount of time an employee stays at a job or within the job market. Long-term job retention results in a steady income and fewer disruptions to an employee's daily life. Steady work can also demonstrate the ability to maintain a work schedule and therefore can lead to greater job opportunities.

JOB SEARCH ASSISTANCE - An activity which focuses on building practical skills and knowledge to identify and initiate employer contact and conduct successful interviews with employers.

JOB SECURITY - Likelihood that an individual will keep his or her job in the foreseeable future.

JOB STABILITY - State in which an employee's position at a workplace is safe from termination.

JOB TURNOVER - Rate at which an employer gains and loses employees. High turnover means employees of a company do not generally stay within the company for long due to a variety of reasons.

JOB/HOUSING BALANCE / JOBS TO HOUSING RATIO - Ratio of jobs to housing in a given area. Often used to describe an ideal situation in which people work and live in the same area without having to commute long distances.

JOINT TENANCY - Form of co-ownership giving each tenant equal interest and equal rights in a property. Typically used for parties that are related, such as spouses who jointly buy a house.

JOINT VENTURE - Type of partnership (can be general or limited). Two or more parties together become co-owners of a for-profit business. Real estate joint ventures, unlike other partnerships, are usually established for a limited purpose (e.g. to develop one piece of property) and for a limited duration (e.g. the life of the tax benefits). See also [Partnership](#).

JUDGMENT - Decision given by a judge or court that says a person must pay another person a certain amount of money.

JUNIOR MORTGAGE - Any mortgage on a property that is subordinate to a senior mortgage in priority.

KITCHEN INCUBATOR - A kitchen incubator, also known as a culinary incubator, is a business incubator dedicated to early-stage catering, retail and wholesale food businesses.

LABOR EXCHANGE SERVICES - Refers to the services administered by State Employment Services Agencies or other designated entities that assist jobseekers and employers in connecting with one other.

LABOR EXCHANGE DELIVERY SYSTEM (LEDS) - The system of matching jobs and training opportunities with applicants operating with Federal employment and job training funds.

LABOR FORCE - All civilians classified as employed and unemployed and members of the Armed Forces stationed in the U.S.

LABOR FORCE PARTICIPATION RATE - Percentage of total population, 16 years and over, willing and able to work, that is part of the labor force.

TERMS

- LABOR MANAGEMENT COLLABORATION** - Joint-committee comprised of employers, workers, and often union representatives that address workplace issues and conditions.
- LABOR MARKET** - Local, national, and global markets in which workers find work, employers find employees, and wage rates are determined. They are dependent on locations, information about opportunities, wage rates, conditions of employment, and supply and demand of labor and work.
- LABOR MARKET AREA** - Geographic area within which individuals can reside and find employment within a reasonable distance or can readily change employment without changing their place of residence. Also known as a [Personnel market area](#).
- LABOR MARKET INSTITUTION** - Organization that sets basic work standards and regulates the labor market, unemployment insurance, unions, firing regulations, and minimum wages.
- LABOR MARKET INTERMEDIARIES** - See [Workforce development agencies](#).
- LABOR MARKET REENTRY PROGRAM** - Program that includes an assessment of a participant's abilities and the formulation of a possible plan that will help prepare participants to reenter the workforce.
- LABOR SUPPLY** - Number of total hours that workers wish to work at a given real wage rate. Also, the total number of employed and unemployed workers who wish to work.
- LAND COVER** - Vegetation or other types of material that cover the land surface of a given area.
- LAND USE** - General categories into which land is divided for purposes of urban and regional planning, conservation and development.
- LAND USE INTENSITY (LUI)** - Overall relationship of structural mass and open space of a developed property or a development plan.
- LAND USE INTENSITY RATING (LUIR)** - Establishes minimum amount of open space for each square foot of floor area of a property.
- LAND USE PLAN** - Documentation of policy for the use and layout of a locality, intended to serve the general welfare.
- LAND WRITE-DOWN** - Reduction in the price of land to below fair market value. Land is usually sold by a public agency to help lower the costs of a development project.
- LANDBANKING** - Acquisition of land, holding it in reserve for future public or private use.
- LEAKAGE** - Amount of dollars which flows (leaks) out of a jurisdiction or local economy to another jurisdiction or local economy because of either the absence of local economic institutions (structures) or the inability to control or manage local dollar flows. Can also result from the transport of local dollars from one economy to another by persons or institutions which do business in one economy, but live and spend dollars in another. Leakage equals buying income minus local sales volume.
- LEAPFROG DEVELOPMENT** - Location of a new development beyond the existing urban area, where public services are often not available.
- LEASE FINANCING EQUIPMENT** - Equipment rental from a leasing company. Allows small businesses to use capital equipment with little or no initial capital investment.
- LEASE GUARANTEE** - Guaranteed payment of long term rent of small businesses that seek space in locations that would otherwise not rent to them.
- LEASE/OPTION AGREEMENT**
- LEASE/PURCHASE AGREEMENT** - Agreement which gives the tenant or lessee the right to buy the land, buildings or equipment leased at some future date for some certain price. Under the agreement, lease payments may sometimes be credited to the purchase price if the lessee decides to buy.
- LEED CERTIFICATION** - Independent, third-party verification that a building project meets the highest green building and performance standards. The four LEED ratings (lowest to highest) are Certified, Silver, Gold and Platinum.
- LEGACY BUSINESS** - Concept pioneered in San Francisco's Prop J, which provided tax incentives to landlords of historic businesses to slow displacement and preserve historic small businesses.
- LESS-THAN-FEE ACQUISITION** - Acquisition of only certain rights to a property, such as facade easement, simple easement or development rights. Common form of acquisition in historic preservation programs.
- LETTER OF CREDIT (LOC)** - Agreement between parties that allows the lender to access funds to ensure completion of a project and payment of all subcontractors. May take the place of a payment and performance bond.
- LETTER OF VALUE (LOV)** - Less expensive alternative to appraisal. Appraiser's or real estate broker's best guess of current market value of a property, based on limited information and investigation. The appraiser or broker will usually survey the marketplace, evaluate recent sales or comparable properties, and provide the sponsor with a range of current market values for the property.

LEVEL OF SERVICE - Quantitative measure to determine the capacities of infrastructure (e.g. roads, sewer, water) and services (e.g. police, schools, fire protection). Community planners must consider the feasible standards for providing these services.

LEVERAGED EQUITY - Stock in a company with a significant amount of debt (leverage). Leveraged equity is more risky than traditional equity since the company must service that debt in order to remain out of bankruptcy.

LEVERAGING - Means of increasing availability of funds for economic or community development programs by using a current source of funds (e.g. public or foundation) to stimulate additional funding from other sources (e.g. private businesses). The result is a certain amount of public funds with a proportionately larger amount of private funds.

LIABILITY - Obligation of a business to pay a debt.

CURRENT LIABILITY - Debts, bills and taxes that must be paid off soon, usually within a year.

LONG TERM LIABILITY - Debts, bills and taxes, such as loans, that will be paid off over several years.

LIEN - Type of encumbrance which makes a specific property the security for the payment of a debt or other obligation. Common forms of liens are mortgages and deeds of trust, but liens can also be placed against properties for taxes or other judgments.

JUDGMENT LIEN - Claim against an owner's property, based on a successful lawsuit against the owner, which results in a judgment that requires the owner to pay money to some other party.

LIEN POSITION - Parties who record claims against the real and/or personal property that is being offered by a borrower to secure a loan have a right to have their debt paid in the event of a foreclosure sale of the property. The party who files the claim first has the first lien position. The higher the lien position, the less risk there is to the lender that its debt will not be paid upon foreclosure.

LIEN RELEASE - In construction contracts, the process of notification that payment has been received and the subcontractor or contractor no longer has a lien on the property.

CONDITIONAL LIEN RELEASE - Lien release written before the sponsor or contractor's check clears the bank.

UNCONDITIONAL LIEN RELEASE - Lien release written after the sponsor or contractor's check has been cashed.

LIEN WAIVER - Document that a contractor receives from a subcontractor to certify that no liens have been or will be placed on the building or property because of nonpayment. Often required by construction lenders.

MECHANIC'S LIEN - Lien against an owner's property filed by a contractor, subcontractor or materials supplier because of nonpayment for work performed on the property.

TAX LIEN - Lien resulting from the owner's nonpayment of taxes of any type.

LIFE-CYCLE COST - Total cost of an item, including initial purchase price as well as cost of operations. Includes operating and maintenance expenses over its lifetime minus salvage value.

LIFELONG LEARNING ACCOUNT (LILA) - An employer-matched account that workers use to finance their education and training. Allows employers to co-invest in the further training and education of their workers.

LIFE SKILLS/MONEY MANAGEMENT TRAINING - Activities and guidance regarding the building of life skills including personal financial management, work ethics, development of supportive social networks, meal planning and preparation, and personal hygiene and grooming.

LIFETIME LEARNING CREDIT - Tax credit for any person who takes college classes. Provides a tax credit of up to \$2,000 on the first \$10,000 of college tuition and fees.

LIGHT RAIL - urban public transport using rolling stock similar to a tramway, but operating at a higher capacity and often on an exclusive right-of-way.

LIMITED LIABILITY - The condition in which a person's financial liability is limited to a fixed sum, most commonly the value of a person's investment in a company or partnership with limited liability. In other words, if a company with limited liability is sued, the owners and investors of that company are not held personally liable for the company's actions or debts beyond the value of the investor's investment.

LINE OF CREDIT - Short term bank loans that are used to fill temporary capital needs.

TERMS

LINKED DEPOSITS - Program established by public development agencies to offset the shortage of capital or induce desired lending.

Deposits are placed in a financial institution on the condition that loans of a certain kind and/or volume are made. Often a state agency purchases a certificate of deposit at a reduced interest rate from the participating bank, based on the amount of loan requested by the small business. These are often short term programs (two or four years), after which the interest rate reverts to a market rate.

LIQUIDATION - A forced sale or voluntary disposition of property to obtain funds to repay outstanding debt. The proceeds from the sale are given to lienholders in order of priority, with any remaining funds returned to the borrower.

LIQUID RATIO - See [Acid-test ratio](#). Also called [Current ratio](#) and [Quick ratio](#).

LIQUIDITY - Assets easily converted to cash. Extent to which an individual or firm can produce cash when necessary. High liquidity implies that a company will not immediately fail in the event of a downturn in its business or the economy. However, cash and cash-like assets usually produce the lowest returns. Thus, a company with high liquidity suffers reduced profitability compared to a similar company with all its assets tied up in profitable business activities.

LIVE-IN AIDE - Person who lives with an elderly person or disabled person and is essential to that person's care and well-being, not obligated for the person's support, and would not be living in the unit except to provide the support services.

LIVING INCOME STANDARDS - A comprehensive alternative to the Federal Poverty Level that incorporates such things as regional variation in the cost of living, federal and in-kind contributions to family income, and daycare and other work-related expenses. Also known as the [Self-sufficiency index](#).

LIVING WAGE - The minimum hourly wage necessary for shelter, incidentals, nutrition, and basics for a person.

LIVING ROOF - See [Green roof](#).

LOAN - A sum of money lent, often for a specified period and repayable with interest. See also [Mortgage](#) under [Security](#).

ACQUISITION LOAN - Short term loan for the acquisition of a property. Matures or must be paid back in 12 to 18 months.

AMORTIZING LOAN - Loan with periodic payments that are sufficient to at least partially pay off the loan (including interest) within the terms of the mortgage.

BUSINESS OR COMMERCIAL LOAN - Loan to nonprofit, for-profit corporation or individual for business purposes. Refers to the purpose of the loan and not its collateral. Terms rarely exceed 10 to 15 years. Permanent loan for rental and housing cooperatives is treated by lenders as commercial loan as opposed to homeowner loan.

COLLATERAL LOAN - Loan secured by a pledge of property, such as bonds or stocks.

COMMODITY LOAN - Short term farm loan secured by goods or merchandise.

CONSTRUCTION LOAN - Short term loan for the construction of a project. Matures or must be paid back in 12 to 18 months.

DIRECT LOAN - Loan made by government agencies directly to organizations and individuals with no participation from banks or other financial institutions.

EVERGREEN LOAN - Loan that does not require the principal to be repaid, but interest is paid on a regular basis.

FACILITY CONSTRUCTION LOAN - Loan to construct, expand or convert plant or farm facilities, secured by liens on those facilities.

FARM DEVELOPMENT

FARM IMPROVEMENT LOAN - Loan for the betterment of farmland. May be used for irrigation, soil conservation, development of grazing land, etc.

FORGIVEABLE LOAN - Loan that may be forgiven if certain conditions or requirements are met for a specified period of time.

FULLY AMORTIZING LOAN - Loan with principal and accrued interest completely paid by the maturity date. The most common are 30-year permanent loans or mortgages provided to single family and condominium owners.

GAP LOAN - Loan that is made to fill short term financing needs for the difference between the amount of a first mortgage and the cost of a property or development project.

GUARANTEED LOAN - Loan that is partially guaranteed or fully backed by a specific government agency to protect the lender against possible losses. Underwrites loans that commercial lending institutions make directly to microbusinesses.

HOUSING LOAN - Loan for housing development and home purchase, such as land acquisition, rehabilitation or repair, land trust participation, mobile home park purchase, rental housing, cooperatives or condominiums.

- INSTALLMENT LOAN** - Loan made for a period of usually from one to three years that are paid back in installments. Usually made for business purposes. Can be secured or unsecured.
- INSURED LOAN** - Loan insured by a government agency or private mortgage insurance company.
- INTEREST ONLY LOAN** – Non-amortizing loan in which the lender receives only interest during the term of the loan and the principal is repaid at maturity.
- LEVERAGED LOAN** - Loan given to companies or individuals that already have considerable amounts of debt. Often more costly to the borrower since lenders consider these loans to carry a higher risk of default.
- MINI-PERMANENT (MINI-PERM) LOAN** - Loan that requires payments of interest only with terms of two to five years.
- NONAMORTIZING LOAN** - Loan with principal that is not reduced at all during the term of the mortgage. Most acquisition and construction loans are non-amortizing.
- PARTIALLY AMORTIZING LOAN** - Loan in which periodic payments reduce only a portion of the principal during a mortgage term. Mature after a specific period of time (e.g. 10 years) but will be amortized over a longer period of time (e.g. 30 years). Thus the payments up to the end of the 10 years will be as small as if payments were spread over 30 years, but the last payment “balloons,” or rises dramatically, to cover the remaining amount owed.
- PARTICIPATION LOAN** - Loan in which investors, usually lending institutions with excess investment funds, purchase an interest in mortgages held by other investors with excess loan demands.
- PERMANENT LOAN** - Loan required to “take out” acquisition and construction loans. Term of 25-30 years and a fixed interest rate.
- PLANT IMPROVEMENT LOAN** - Loan made to finance improvements on business properties and plants. Generally secured by a first mortgage on the same property.
- PRICE SUPPORT LOAN** - Loan to provide a farmer with a fair cash return on certain commodities which are used as collateral. The farmer is not required to make good on any decline in the market value of the collateral.
- PRODUCTION CREDIT LOAN** - Farm loan for seasonal production purposes, such as the purchase of fertilizer, feed and seed. Generally, matures within a year and may be secured or unsecured.
- REVOLVING LOAN** - Loan that is automatically renewed upon maturity without additional negotiation.
- SECURED LOAN** - Loan with property as collateral so that in the event of a default, the property may be sold to repay the debt.
- TERM LOAN** - Bank loan designed to fit the individual needs of the borrower, generally made for periods from one to five years.
- UNSECURED LOAN** - A “note only” loan evidenced only by the borrower’s promissory note or written guarantee and is not secured by material collateral.
- WRAPAROUND LOAN** - Loan that permits existing loan to be refinanced and new money to be advanced at an interest rate between the rate charged on the old loan and the current market interest rate. Creditor combines or “wraps” the remainder of the old loan at the intermediate rate.
- LOAN DISCOUNT** - See [Points](#).
- LOAN-TO-VALUE RATIO (LTV)** - Relationship between the amount of a loan and the value of the real estate or business that secures it. The lower the LTV ratio, the less risk of nonpayment upon default.
- LOCAL APPROVAL** - Approval by the appropriate unit of local government, usually of the provisions of a project involving federal financial assistance.
- LOCAL BUSINESS DEVELOPMENT ORGANIZATION (LBDO)** - Nonprofit organization that specializes in business assistance, such as the preparation of business plans and loan applications and the collection of market data.
- LOCAL DEVELOPMENT CORPORATION (LDC)** - Investment company formed by 25 or more local citizens to help finance specific small businesses in a geographic area. Cannot make loans for working capital or refinancing. Can obtain loans with loan guarantees from the Small Business Administration.
- LOCAL ECONOMY** - The purchasing of goods and services within a particular locality rather than from a more distant site in an effort to develop more self-sufficient and environmentally and socially just food economies. See [Buy local campaign/movement](#).
- LOCAL GRANT-IN-AID** - See [Noncash credit](#).
- LOCAL HOUSING AUTHORITY (LHA)** - Local government agency charged with the development and management of federally-funded public housing. Also called [Housing authority](#) and [Public housing authority](#).

TERMS

LOCAL ISSUING AGENCY - Either the local public agency or the local housing authority. Term used in urban renewal and low rent housing program documents.

LOCAL PUBLIC AGENCY (LPA) - Local government agency charged with carrying out a particular public purpose activity.

LOCAL SHARE - Contractor or grantee's share of the cost of a program financed with a federal project grant.

LOCKBOX - Service that receives and processes borrower payments.

LOCKOUT - Factory closure by the employer in order to coerce workers into meeting the employer's demands or modifying the workers' demands.

LONDON INTERBANK OFFER RATE (LIBOR) - Daily reference rate based on the interest rates at which banks borrow unsecured funds from other banks in the London wholesale money market or interbank market.

LOSS DRAFT - A payment from an insurance company to a borrower to cover the borrower's adjusted losses due to damages covered under the insurance policy.

LOT - In manufacturing, usually the quantity in which goods are manufactured and/or sold. For example, a truckload lot is enough to fill a truck.

LOW-INCOME HOUSING TAX CREDIT (LIHTC) - Tax credit program created through Tax Reform Act of 1986. Helps nonprofit and for-profit housing developers raise the equity necessary to purchase, construct and rehabilitate affordable rental housing, single room occupancy housing and certain homeless housing. The amount of equity obtained from tax credits is generally based on the amount of tax credits that can be sold on the project. The tax credits sold on the project depend on the amount of qualified costs the developer will incur to acquire and/or rehabilitate the property.

4% - Noncompetitive tax credit program percentage available for projects that have a federal subsidy. Four is the approximate rate used to calculate the tax credit generated by the project.

9% - Competitive tax credit program available for new construction or rehabilitation projects. Nine is the approximate rate used to calculate the tax credit generated by the project.

LOW-INCOME UNIT - Unit for which rent charged cannot exceed 30 percent of the income imputed into the household. Is set aside to be rented to tenants whose incomes are not greater than 50 or 60 percent of the area median income or 60 percent, depending on the set aside chosen by the developer. See [Units set aside for low-income use](#).

LOW RISE STRUCTURE - Garden apartment or other walk-up structures in which upper stories are accessible by stairs only, not elevators.

LOW SKILLED LABOR - See [Unskilled labor](#).

MAINTENANCE OF EFFORT FUNDS (MOE FUNDS) - A requirement that a State spend at least a specified amount of state funds for federal assistance program purposes.

MAINTENANCE STRATEGY - See [Dependency](#).

MAJOR HAZARD - A condition so severe that it makes a property unfit for habitation.

MANAGEMENT PROJECT - Project owned by a nonprofit cooperative ownership housing corporation or trust that restricts permanent occupancy to members of the corporation or beneficiaries of the trust.

MANUFACTURED HOME - Housing that is transportable in one or more sections, which is designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained in the structure. Does not include recreational vehicles.

MARGINAL COST - Incremental cost of one additional unit of a good produced.

MARKET - Geographic area of demand for goods, services and/or products.

MARKET RATE (MR) - Current interest rate at any given time.

MARKET-RATE HOUSING - Housing for which the cost is determined by market forces and has a similar value to other comparable housing in the same area.

MARKET RENT - See [Economic rent](#).

MARKET RESEARCH - Study of a specific area to determine its potential for supporting an economic activity. Formal market research relies on market studies while informal market research is done through resident and community surveying.

MARKET SURVEY - Study of a specific area to determine its potential for supporting an economic activity.

MARKET VALUE - See [Cash value](#).

MARKET YIELD - Income or price paid in the market for securities divided by the face amount of the security.

MARKETING EXPENSE - Expense incurred to market the units, for rental or sale, to the public. Includes advertising and sales commissions to real estate agents who attract renters or purchasers to the property.

MARK-TO-MARKET - Accounting for the value of an asset or liability based on the current market price of the asset or liability, or for similar assets and liabilities, or based on another objectively assessed "fair" value. Can cause values on the balance sheet change frequently, as market conditions change. Can be inaccurate if buyers and sellers are unable to collectively and accurately value the future value about the asset or liability. Also known as [Fair value accounting](#).

MARK-TO-MARKET VALUE - See [Fair market value](#).

MARKUP (POLITICS) - The process by which a U.S. congressional committee or state legislative session debates, amends, and rewrites proposed legislation

MARSHLAND – Non-forested area of land partly or intermittently covered with water and usually characterized by the presence of sedges and rushes.

MASTER DEED - Basic document used in creating a condominium. Includes rights and responsibilities of each unit owner.

MASTER METER - Utility meter used in projects where rent includes cost of utilities.

MASTER PLAN - The development and growth goals a city would like to reach and how it will reach them. Somewhat antiquated now, it is supplemented by various short-term plans as well as community plans. Also known as a [Comprehensive plan](#).

MAY DAY - A day that commemorates the eight-hour workday achieved by European worker parties on May 1, 1889.

MASTER LEASE - Controlling lease that determines what a lessee can and cannot do with a piece of property. Lessees can usually sublease the property as long as the sublease is not at odds with the master lease.

MATURING INVESTMENT - Funds available from investments that are maturing at the time a financial statement or report is prepared.

MATURITY DATE - Due date for the full amount of principal borrowed plus interest incurred during the loan period. The amount of principal and interest due on this date will depend on how the loan was amortized.

MEDIAN HOUSEHOLD INCOME (MHI) - Statistical measure that equally divides geographical regions into households with incomes above and incomes below the median income of the area.

MEDICAID - A joint federal and state program that helps pay medical costs for some people with low-incomes and limited resources. Medicaid programs vary from state to state, but most health care costs are covered for those qualifying for both Medicare and Medicaid.

MEDICARE - The federal health insurance program for people 65 years of age or older, certain younger people with disabilities, and people with End-Stage Renal Disease.

MEGACENTER - See [Big box retailer](#).

MERGERS AND ACQUISITIONS - The aspect of corporate strategy, corporate finance and management dealing with the buying, selling and combining of different companies that can aid, finance, or help a growing company in a given industry grow rapidly without having to create another business entity.

METROPOLITAN STATISTICAL AREA (MSA) - See [Standard Metropolitan Statistical Area](#).

MICROBUSINESS - See [Microenterprise](#).

MICROCREDIT - See [Microfinance](#).

MICROENTERPRISE - Sole proprietorship, partnership, or family business that generally has fewer than six employees.

MICROFINANCE - Provision of financial services, including microloans, to low-income individuals who lack capital and who are not qualified for loans or credit from traditional banks and banking services. Also known as [Microcredit](#).

MICROLENDER - Microlenders offer loans from government or nonprofit programs to help disadvantaged communities, including areas struggling economically. Some operate internationally in developing nations.

MICROLOAN - A very small, short-term loan at low interest, especially to a start-up company or self-employed person.

MINIMALIST CREDIT - Methodology that provides loans to microentrepreneurs without requiring participation in extensive pre-credit feasibility studies or training.

MINIMUM ECONOMIC NEED - The level of wages that will enable that worker to become economically self-sufficient.

MINIMUM WAGE - Lowest rate of pay an employer is allowed to pay under state and federal law or a union contract.

TERMS

- MINORITY** - Member of a racially-defined group whose population is a minority in the U.S. Includes Native American, African-American, Asian/Pacific Islander, Middle Eastern and Latino groups.
- MINORITY NEIGHBORHOOD** - Neighborhood in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole; or in the case of a metropolitan area, the neighborhood's total percentage of minority persons exceeds 50 percent of its population.
- MINORITY-OWNED BUSINESS ENTERPRISE (MBE)** - Business whose majority ownership is by one or more members of a minority group.
- MIXED USE DEVELOPMENT** - Compact development within with commercial, office, light industrial, warehouse or repair shops are in the same building as residential units. Provides cities and people with multiple travel options, more efficient travel routes, and reduced construction and maintenance costs for infrastructure.
- MODEL CITIES PROGRAM** - A federal program of the 1960s and 1970s that declared specific areas entitled to a concentration of public funds for better housing, social services, educational projects, physical improvements, health care and economic development. Among the key components of the Model Cities Program was the creation of nonprofit housing providers.
- MODEL LEASE** - Lease form embodying requirements and recommendations by the U.S. Department of Housing and Urban Development to be included in a lease between landlords and tenants.
- MODERATELY SKILLED WORKER** - Worker who has undergone a period of training which is shorter than a full apprenticeship for a trade or who has learned only a limited part of a trade. Possessing some skills but not enough to perform specialized work. Also known as a *Semi-skilled worker*.
- MONETARY POLICY** - Process by which the central bank controls the supply of money, often setting a target interest rate. It is normally used to stimulate and manage growth and stability within the economy.
- MONEY MARKET CERTIFICATE (MMC)** - Six-month Federal Home Loan Bank Board (FHLBB) certificate at a federally insured Savings and Loans.
- MONEY MARKET FUND (MMF)** - Investment vehicle whose primary objective is to make higher-interest securities available to the average investor who wants immediate income and high investment safety. This is accomplished through the purchase of money market instruments.
- MONEY MARKET INSTRUMENTS** - Private and government obligations with a maturity of one year or less. Includes U.S. Treasury bills, commercial paper, finance paper, banker's acceptance and short-term tax exempt instruments.
- MOONLIGHTING** - Act of engaging in supplementary employment that is outside one's normal line of work.
- MORATORIUM** - Delay or suspension of an activity. For example, a building moratorium stops new construction activities in an area. In lending, delayed payment schedule, for principal or both principal and interest, on a flexible or conventional loan. For example, a six-month moratorium on principal and interest allows the borrower six months to develop a cash flow without having to make any payments on the loan.
- MORTGAGE** - Loan secured by real estate, which functions as collateral. Generally speaking, a mortgage is a lien against real property by a buyer to the lender as security for money borrowed.
- ADJUSTABLE RATE MORTGAGE (ARM)** - Loan with an interest rate that is adjusted over time to a specified index.
- ARM CONVERSION PROVISION** - Feature of an ARM loan that allows the borrower to change the interest to a fixed rate.
- CONVERTIBLE ARM** - ARM that can be converted to a fixed-rate mortgage under specified conditions.
- ARM INTEREST RATE CAP** - Provision of an ARM limiting how much the interest rate may increase per each adjustment period.
- ARM MARGIN** - Pre-established amount of interest added to the standard benchmark rate at the agreed interval.
- ASSUMABLE MORTGAGE** - Mortgage that can be taken over ("assumed") by the buyer when a home is sold.
- BLANKET MORTGAGE** - Mortgage secured by more than one real property.
- CHATTEL MORTGAGE** - Pledge of personal property to secure a note.
- CONVENTIONAL MORTGAGE** - Mortgage that is not insured or guaranteed by the Federal government.

ENERGY-EFFICIENT MORTGAGE (EEM) - Mortgage where the lending institution raises the allowable loan amount for the applicant's earnings level because energy-saving features in the house will reduce its monthly operating cost, leaving more money available to pay the mortgage. Also known as a [Green Mortgage](#).

FARM MORTGAGE

FARMLAND MORTGAGE - Bank loan secured by the pledge of farm real estate.

GRADUATED PAYMENT MORTGAGE (GPM) - Mortgage with monthly payments that start at a lower amount and then increase slowly over the next seven years. The monthly payments then stay the same at the higher amount.

GREEN MORTGAGE - See [Energy-efficient mortgage](#).

GROWING EQUITY MORTGAGE (GEM) - Fixed rate mortgage with a provision for increased monthly payments for a specified period, with the increase applied to the principal.

HOME EQUITY CONVERSION MORTGAGE (HECM) - Federal Housing Administration insured reverse annuity mortgage that permits the homeowner to borrow from home equity and to use the proceeds in any manner chosen. Often targeted to senior homeowners.

NONRECOURSE PROJECT MORTGAGE - Mortgage for which none of the investors can be held personally responsible for its full payment. Recourse is only to the property for which the mortgage was given.

PURCHASE MONEY MORTGAGE

TAKE-BACK MORTGAGE - Mortgage held by the seller of the property. Used to purchase real property that then serves as collateral.

REAL ESTATE MORTGAGE - Long term mortgage that provides a way of obtaining a substantial loan (up to 75 percent of the property value) for a term of 15 to 30 years.

RENEGOTIABLE RATE MORTGAGE (RRM) - Mortgage in which the interest rate may be adjusted within specific limits at specific intervals.

REVERSE ANNUITY MORTGAGE (RAM) - Mortgage in which homeowners can receive monthly payments from an annuity purchased by using accumulated equity in their homes.

REVERSE MORTGAGE - Mortgage for seniors, 62 years and older, which allows them to borrow against the equity in their property with no repayment expected until they vacate the property.

ROLLOVER MORTGAGE - Mortgage in which the loan amount and interest rate can be renegotiated at fixed intervals.

SECOND MORTGAGE - Mortgage which ranks immediately behind the first in priority. In case of default, will be repaid after holder of first mortgage is paid.

VARIABLE RATE MORTGAGE (VRM) - Mortgage stipulating that the interest rate can be periodically adjusted to reflect variations in prevailing interest rates.

MORTGAGE-BACKED SECURITIES (MBS) - Bond-type investment securities representing an interest in a pool of mortgages or deeds of trust. Income from the underlying mortgages is used to make investor payments.

MORTGAGE BANKER - Company that originates mortgages exclusively for resale in the secondary market.

MORTGAGE BANKING - Packaging of mortgage loans secured by real property to be sold to a permanent investor. Loan servicing is retained by the seller for the life of the loan in exchange for a fee.

MORTGAGE BROKER - Company that matches borrowers with lenders, for a fee.

MORTGAGE COMMITMENT - Written notice from a lending institution saying it will advance mortgage funds in a specified amount to enable a buyer to purchase property.

MORTGAGE CREDIT CERTIFICATE (MCH) - Certificate provided by the originating mortgage lender to the borrower that directly converts a portion of the mortgage interest paid by the borrower into a non-refundable tax credit. Can be issued by either loan brokers or the lenders themselves. Typically, available only to low- or moderate-income buyers. Designed to help first-time homebuyers qualify for a home loan by reducing their tax liabilities.

MORTGAGE INSURANCE - Guaranty insurance that protects conventional lenders from losses on a portion of a loan. Can be provided by the government or private insurance companies. See also [Private mortgage insurance](#).

MORTGAGE INSURANCE POLICY - Insurance issued by a title insurance firm to a mortgage holder, resulting in a title policy.

TERMS

- MORTGAGE INSURANCE PREMIUM (MIP)** - Consideration paid by mortgagor for mortgage insurance, either to the Federal Housing Administration or a private mortgage insurer.
- MORTGAGE RISK** - The hazard of loss of principal or anticipated interest inherent in the advance of funds on the security of a mortgage.
- MORTGAGE VALUE** - Value of a property as established by a lender who would issue a mortgage upon it.
- MORTGAGEE** - One who receives the mortgage, the lender.
- MORTGAGING OUT** - Borrowing 100% of the cost of a property through a mortgage.
- MORTGAGOR** - One who pays the mortgage, the borrower.
- MULTIEMPLOYER ASSOCIATION/ORGANIZATION** - Group or plan that enables member employees to benefit from economies of scale and pool assets, administrative costs, and liabilities in order to access better and cheaper benefits.
- MULTIFAMILY HOUSING** - Building containing more than two dwelling units, designed to be occupied by more than two families.
- MULTIMODAL TRANSPORTATION PLANNING** - Planning strategy focusing on diverse transportation options including pedestrian, bike, light rail, etc.
- MULTIPLE LISTING SERVICE (MLS)** - A database and software used by real estate brokers representing sellers to widely share information about properties with other brokers representing potential buyers or wishing to work with the seller's broker to find a buyer for the property or asset listed.
- MULTIPLIER EFFECT** - Total number of jobs resulting from the employment of one person in a basic industry. May also apply to income or sales dollars.
- MUNICIPAL CODE** - Laws that are enacted and enforced by a village, town, city or county government.
- MUTUAL SELF-HELP HOUSING** - See HUD in [Federal Programs](#) section.
- MUTUAL HOUSING** - Association that develops, owns and manages housing in the public and community interest and serves as an ongoing producer of affordable housing. Residents have a limited equity investment as well as a voice in management.
- NATIONAL REGISTER OF HISTORIC PLACES** - The nation's official list of buildings, structures, objects, sites, and districts worthy of preservation because of their significance in American history, architecture, archeology, engineering, and culture. Sites are nominated for review by State Historic Preservation Officers in each of the fifty states. Nominations are evaluated according to three key criteria:
- HISTORIC SIGNIFICANCE** - The importance of a property to the history, architecture, archeology, engineering, or culture of a community, State, or the nation.
 - HISTORIC CONTEXT** - Information about historic trends and properties grouped by an important theme in the prehistory or history of a community, State, or the nation during a particular period of time.
 - HISTORIC INTEGRITY** - The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period.
- NATIVE AMERICAN CDFI ASSISTANCE (NACA) PROGRAM** - A CDFI Fund program that funds community development capacity building of Native American CDFI entities. See CDFI Fund under Department of the Treasury in [Federal Programs](#).
- CERTIFIED NATIVE CDFI** - An entity that primarily serves a Native Community (meaning, at least 50% of its activities are directed toward serving Native Americans, Alaska Natives and/or Native Hawaiians).
- EMERGING NATIVE CDFI** - An entity that primarily serves (see above) a Native Community and that demonstrates to the satisfaction of the Fund that it has a reasonable plan to achieve Native CDFI certification within a reasonable timeframe.
- SPONSORING ENTITY** - An entity (typically a Tribe or Tribal entity) that proposes to create a separate legal entity. That entity will emerge and eventually become certified as a Native CDFI.
- NEAR-EQUITY** - Subordinated debt, convertible debt, debt with warrants or preferred stock invested in a new or young business. Risk upon liquidation is much the same as for holders of common stock.
- NEGATIVE INCOME TAX** - Type of income tax stipulation that allows an individual's income status to be raised through the issuance of subsidies should the individual fall into an income bracket that defines him or her as poor. The individual's income will only be moved up enough to allow him or her to not fall into this category.
- NEGATIVE RENT** - Rental system under which certain very low-income tenants pay no rent or are reimbursed for paying their own utilities.

NEIGHBORHOOD DEVELOPMENT ORGANIZATION (NDO) - See [Community development corporation](#).

NEIGHBORHOOD-BASED ORGANIZATION (NBO) - See [Community-based organization](#).

NEIGHBORHOOD BASED PLANNING - Type of urban planning found especially in larger cities that decentralizes decision-making, incorporates neighborhood groups, and seeks to increase citizen involvement in the process of planning.

NEIGHBORHOOD REVITALIZATION - Strategy that seeks to improve a neighborhood's physical, economic, and social conditions to improve the overall quality of life and economic opportunities for neighborhood residents. Includes a range of initiatives that target multiple but complementary development goals including business development, infrastructure improvements, workforce training, facade improvements, amenity development and property reuse.

NET FAMILY ASSETS - Total value of assets available to a household that could be used towards housing costs. Are considered in the calculation of annual income and are used to determine whether the household must make additional cash contributions to improve or purchase the property.

NET INCOME - Amount of income left over after all expenses for the property other than debt services have been paid.

NET LEASE - Lease that stipulates that the tenant pays all costs pertinent to the use of the leased property except debt service, including maintenance, utilities, insurance, real estate taxes and repairs.

NET OPERATING INCOME (NOI) - Funds remaining after payment of all operating expenses, including taxes and insurance. Net income before depreciation and debt service.

NET PRESENT VALUE (NPV) - Financial decision criterion where the present value of the benefits, typically cash flows, are compared to the outflow, typically the initial investment. If the present value of the benefits is greater than the present value of the costs, the net present value is positive and the investor would be willing to accept the project.

NET WORTH - Value of a business. Difference between total assets and total liabilities.

NETWORKED INCUBATOR - Business incubator that gives start-ups preferential access to a network of potential partners. Such incubators institutionalize their networking to build in access to partnerships that might not have existed without the incubator.

NET ZERO - Producing as much energy as one consumes, usually with renewable energy sources.

NEW MARKETS TAX CREDITS (NMTC) PROGRAM - Program that spurs revitalization efforts of low-income and impoverished communities across the nation by providing tax credit incentives to investors for equity investments in certified Community Enterprise or Community Development Entities (CDE), which in turn provide investments in low-income communities. See Department of the Treasury under [Federal Programs](#) section.

Community Development Entity (CDE) - Certified domestic corporation or partnership that operates and reinvests its surpluses within a certain community to achieve primarily social rather than economic objectives and is an intermediary eligible for a NMTC allocation. Also known as a [Community Enterprise](#).

Qualified Active Low-Income Community Business (QALICB) - A business qualified for investment through the NMTC Program because it receives at least 50% of its gross income by operating within a low-income community.

Qualified Census Tract (QCT) - Census tract with a low-income community, in which NMTC investments can be invested.

Qualified Equity Investment (QEI) - Equity investment in a CDE.

Qualified Low-income Community Investments (QLICI) - Debt or equity investment in a QALICB.

NEW URBANISM - Urban design movement that promotes walkable neighborhoods which contain a range of housing and job types.

NONCASH CREDIT

NONCASH GRANT-IN-AID - Credits allowed by the Federal government for public improvements built with local funds that directly benefit a project receiving federal grants. The investment by the local government substitutes for a cash payment of the cost of a given federally assisted project. Also called [Local grant-in-aid](#).

NONGOVERNMENTAL ORGANIZATION (NGO) - Common term for nonprofit organizations that operate internationally.

NONENTITLEMENT AREA - In Community Development Block Grant terminology, an area which is not a metropolitan area or part of an urban county but can qualify under certain guidelines to receive funds. See also [Entitlement area](#).

NONPROFIT HOUSING ORGANIZATION (NPHO) - Private organization that is organized under state or local laws, has no part of its net earnings directly benefitting of any member, founder, contributor, or individual and has a long-term record of service in providing or financing quality affordable housing for low-income families through relationships with public entities.

TERMS

- NONPROFIT ORGANIZATION (NPO)** - Organization operating a not-for-profit, usually for social good, whether in providing services or for community and economic development. Designation is often used for federal funding programs.
- NONRESIDENTIAL INCOME** - Income generated from the nonresidential use of a property, such as commercial spaces, vending machines, storage spaces, laundry facilities, parking spaces and application fees.
- NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM (NAICS)** - Standard used by federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy.
- NOT IN MY BACK YARD (NIMBY)** - Sentiment, usually on a collective and organized level, against the developments in one's neighborhood, such as an affordable housing project.
- NOTE** - Commercial paper, which can be negotiable, relating to the owing of debt or the payment of money.
- NOTE PAYABLE** - Debt owed by business to a credit evidenced by debtor's written IOU, not secured by collateral.
- NOTICE** - Statement from the U.S. Department of Housing and Urban Development used to disseminate temporary information about categorical programs to their participants.
- NOTICE OF FUNDING AVAILABILITY (NOFA)** - Notice published by the U.S. Department of Housing and Urban Development and/or other departments announcing availability of funds for categorical programs, such as Section 8 housing assistance, and inviting the submission of applications.
- NOTICE OF HOUSING ASSISTANCE AVAILABILITY** - Notice published by the U.S. Department of Housing and Urban Development announcing available public housing contracts in an allocation area. Details the number of units for which applications will be accepted by both household and housing types.
- NOTICE OF SUBSTANTIAL COMPLETION** - Written notice by architect to owner and lenders of the virtual completion of a project. Can be a flag to finalize the permanent loan to take out the construction loans.
- OBLIGATION** - Legal responsibility of debtor to pay debt when due and legal right of creditor to enforce payment in the event of default.
- OCCUPATIONAL SKILLS TRAINING (OST)** - Outcome-oriented training program that provides youth specific vocational skills that are required by certain occupational fields at entry, intermediate, or advanced levels. See [On-the-job training](#) and [Technical training](#).
- OFFENDER** - Adult or juvenile who has been subject to any stage of the criminal justice process who may require assistance in overcoming barriers to employment resulting from a record of arrest or conviction.
- OFF SHORING** - Relocation by a company of a business process from one country to another—typically an operational process, such as manufacturing, or supporting processes, such as accounting.
- OMBUDSMAN** - Person who acts as an intermediary between an organization and some internal or external constituency while representing the broad scope of constituent interests.
- ONE STOP SERVICE DELIVERY POINT** - Location that connects employment, education, and training services into a coherent network of resources at the local, state, and national level. Provides services to businesses seeking skilled workers, employment assistance to individuals and workforce and economic information services to all customers.
- ON-SITE INDUSTRY-SPECIFIC TRAINING** - Training that is specifically tailored to the needs of a particular employer and/or industry. Participants may be trained according to specifications developed by an employer for an occupation or group of occupations at a job site. Training is usually presented to a group of participants in an environment or job site representative of the actual job/occupation, and there is often an obligation on the part of the employer to hire a certain number of participants who successfully complete the training.
- ON-THE-JOB TRAINING (OJT)** - Short-term, hands-on training executed by an employer that is provided a wage subsidy by the government to train and possibly employ a program participant.
- OPEN SPACE** - Area in a city that has been left clear of development or an undeveloped, rural area.
- OPERATING EXPENSE** - Expense related to the ongoing operations of a development project, such as real estate taxes, insurance premiums, etc.
- OPERATING SUBSIDY** - Payments authorized by the U.S. Housing Act of 1937 for operating costs of low rent public housing projects.
- OPERATIONS AND MAINTENANCE (O&M)** - Expenses related to the ongoing property management (operation and maintenance) of a housing project.

OPPORTUNITY COST - Cost of foregone opportunities. Since resources are scarce, the choice to produce one type of good or offer one type of service means a choice to forego using those resources to produce other goods or offering other services.

OPTION

OPTION TO BUY - Right to buy property at a specified price during a specified period of time.

OPTIONEE - Potential buyer of property who has purchased an option.

ORDINANCE - Rule or law established by local government. Also known as [Code](#).

ORIGINATE A LOAN - To issue a loan, usually following a process of approval, appraisal, and fund transferal.

ORIGINATION FEE - See [Points](#).

ORGANIC FOODS - Foods that avoid the use of man-made fertilizers, pesticides, growth regulators, and livestock feed additives. Produced by methods that comply with standards of organic farming.

ORGANIC FARMING - Type of farming that relies on organic fertilizers and emphasizes techniques such as crop rotation and companion planting.

OUTLAY - Measure of government spending for budget purposes. Any type of funds used to liquidate a federal obligation.

OUTREACH - Active effort by program staff to encourage individuals in the designated service delivery area to avail themselves to program services.

OUTSIDE FUND - Resource pledged by outside groups, organizations, or companies that has a quantified dollar value. Does not include in-kind services.

OUTSOURCING - Process of contracting services out to a third-party.

OVERALL CAPITALIZATION RATE - See [Capitalization rate](#).

OVERALL ECONOMIC DEVELOPMENT PLAN (OEDP) - Strategic plan developed by a grant applicant for a project in a redevelopment area designated by the U.S. Department of Commerce's Economic Development Agency.

OVERCROWDING - Occupancy situation in which a household has more than two people per bedroom.

OVERHEAD - Cost incurred in sale of merchandise or services, such as rent, labor, utilities, insurance and office supplies.

OWNER TAKE-BACK FINANCING - Sponsor/developer secures financing necessary to purchase property from the owner who is selling it. Most common where owner provides advantage to purchaser such as a favorable interest rate or longer loan term, and owner provides financing. Generally provided in form of acquisition loan that will be repaid in the short term - 12 to 24 months.

OWNER'S EQUITY - Net worth of the company. Comes from investment in the business by the owner, plus accumulated net profits of the business that have not been paid out to the owner. In essence, represents amounts owed to the owners.

PAPER - Loan contract, short term evidence of debt.

PARAPROFESSIONAL - Job title for persons in various occupational fields, such as education, healthcare, engineering and law, who are trained to assist professionals but are not themselves licensed at a professional level.

PARENT CORPORATION -

PARTIAL TAKING - Condemnation of only part of a property for public purposes.

PARTICIPATING JURISDICTION (PJ) - Locality participating in the U.S. Department of Housing and Urban Development's HOME program.

PARTNERSHIP - Legal entity formed by two or more people to do business. Partners must invest assets in or contribute services to the entity and must share in both its profits and losses. Two basic forms are general and limited.

GENERAL PARTNERSHIP - Partners share profits and losses under terms of a partnership agreement. Each partner is liable personally for all the debts of the partnership (unlike corporations, where shareholders are shielded from liabilities).

LIMITED PARTNERSHIP - Shares elements of general partnerships and corporations. One or more partners manage the partnership and are jointly and individually responsible for the partnership's liabilities. Limited partners additionally contribute capital but then are treated more like shareholders, sharing profits but not liabilities. See also [Joint venture](#).

PASS THROUGH OR FLOW THROUGH - In a limited partnership, tax advantage which permits profit, income, losses and deductions to pass through the legal structure of the organization of the respective limited partners for their benefit rather than the benefit of the partnership.

PASSIVE INVESTOR - Investor who only invests equity capital and takes no active role in the planning, building and management of a project.

TERMS

PASSIVE SOLAR DESIGN - Use of the sun's energy for the heating and cooling of living spaces. In this approach, the building itself or some element of it takes advantage of natural energy characteristics in materials and air created by exposure to the sun.

PASTURELAND - Land managed primarily to produce forage plants for livestock grazing.

PAYBACK PERIOD - Number of months needed to completely return an initial investment.

PAYDAY LOAN - Generally a short-term, high cost loan, usually for \$500 or less, that is typically due on your next payday. Ability to repay the loan while meeting other financial obligations is generally not considered by a payday lender.

PAYMENT IN LIEU OF TAXES (PILOT) - Payment to a taxing authority by a tax-exempt or tax-excused property owner of a sum of money presumably equal to the cost of public services provided to the owner.

PAYMENT SUBSIDY - General term for subsidy that reduces a borrower's scheduled payment. Refers to either payment assistance or credit for interest.

PAYOUT VOUCHER - Form authorizing release of funds.

PER CAPITA INCOME - Total personal income received by an area during a year divided by the area's midyear population.

PER DIEM INTEREST - See [Daily interest](#).

PERCENTAGE LEASE

PERCENTAGE RENT - Lease under which tenant's rent is based on a percentage of the tenant's net or gross income.

PERFECT A LIEN - To register or to follow the procedure to establish lender's place in collecting the collateral in case the borrower defaults.

PERFORMANCE CODE - Building code establishing design and engineering criteria without reference to specific methods of construction, as distinguished from [Specification code](#).

PERFORMANCE STANDARD

PERFORMANCE ZONING - Type of zoning that limits the number of externalities (i.e., odor, smoke or noise) that industrial or commercial facilities may produce.

PERMANENT CAPITAL - Equivalent to the fund's equity. That portion of the total capitalization which is not provided by creditors of the fund (excluding loss reserves).

PERSONNEL MARKET AREA - See [Labor market area](#).

PHASE I, II AND III ENVIRONMENTAL SITE ASSESSMENTS - Assessments conducted to determine past and present land uses, contaminants, related risks and necessary corrective actions.

PHASE I ENVIRONMENTAL SITE ASSESSMENT - Consists of a walk-through of the site, historical review of uses and activities, review of pertinent records, interviews and provision of a written report.

PHASE II ENVIRONMENTAL SITE ASSESSMENT - Evaluates concerns identified during Phase I. Tailored to meet site specific needs and includes sampling and analysis to confirm and determine level of contamination.

PHASE III ENVIRONMENTAL SITE ASSESSMENT - Involves corrective actions necessary to remove contaminants identified during sampling and analysis.

PHASES OF THE REAL ESTATE DEVELOPMENT PROCESS - Generally, there are three phases to the process: (1) feasibility phase, (2) acquisition and construction phase, and (3) project completion phase.

FEASIBILITY PHASE (PREDEVELOPMENT PHASE) - Activities center around determining project feasibility and securing site control for purchase. Once the purchase contract is completed, various tasks (such as selection of the architect and management company, application for financing and rent subsidies, development of a sales and marketing plan, and identification of potential residents) are undertaken before the actual purchase.

ACQUISITION AND CONSTRUCTION PHASE - Activities first center on completion of the transfer of the property to the nonprofit. Next, the sponsor undertakes construction or rehabilitation.

COMPLETION PHASE - Short term loans are paid off and replaced with long term or "permanent" financing that will stay with the property for 5 to 30 years. For rental housing, a management plan is developed, as well as tenant services and tenant-management outreach programs. For ownership housing, the developer must create the legal structure to allow for homeownership, as well as making provisions for ongoing training and legal assistance for the owners.

PICKETING - Stationing of persons outside a place of employment to publicly protest the employer and to discourage entry of non-striking workers or customers.

- PIECE WORK** - Wages which are tied directly to the productivity of a worker. For example, for every ten widgets produced, the worker is paid \$X, regardless of the amount of time the job consumes. Also known as [Rate of pay](#).
- PIGGYBACKING** - Strategy developed to reduce the costs of providing loans to low-income borrowers by contracting services from an existing community organization. For example, a microenterprise credit program may work with a local credit union that provides office space and manages its portfolio for a fee.
- PILOT PROJECT** - See [Demonstration project](#).
- PIPELINE** - In real estate, portfolio of projects that are between the beginning conceptual stages and predevelopment.
- PLACE BASED STRATEGY** - Economic development strategy that is rooted in a local geographic community. Focuses on the community's needs and desires and provides solutions that are appropriate to the particular geography and community.
- PLACEMENT** - Giving employment to eligible participants of an employment assistance program or as a result of grantee services used or received.
- PLANNED UNIT DEVELOPMENT (PUD)** - Zoning which permits flexibility of site design by combining building type and uses in ways not allowed by traditional zoning standards. Discretionary public review of proposed site plans is required.
- PLANS** - In housing development, architect's drawings of a project. In business, strategic plans that guide the daily operations of an organization. Also known as [Working drawings](#).
- PLAT** - Map or chart of a lot, subdivision or community drawn by a surveyor showing boundary lines, buildings, improvements on the land and easements. Generally kept as records of the county or other local government entity.
- POINT** - Amount of money paid to a lender to obtain a loan at a certain interest rate. A point is one percent of the principal amount of the loan. Also known as [Discount points](#), [Loan discount](#), and [Origination fee](#).
- POROUS PAVING** - Paving material that allows rainfall to percolate through and infiltrate the ground, rather than contributing to storm water runoff. It can be asphalt, concrete, or porous grid paver.
- POSTEMPLOYMENT TRAINING** - Service provided subsequent to the achievement of employment and that are necessary for a participant to maintain, regain, or advance in their employment. Examples include mental health services or counseling due to interpersonal work conflicts, transitional services due to redundancy, and career exploration to address a participant's inability to advance in their employment.
- POVERTY GUIDELINE** - Income levels for all of continental U.S. to determine eligibility for numerous government assistance programs. Yearly adjustments reflect changes in the Consumer Price Index (CPI). Issued by the U.S. Department of Health and Human Services.
- PREDATORY LENDING** - Set of abusive lending activities and loans that fall along a continuum between risk-based pricing and outright fraud. Often deceptive, burdens the borrower with a mortgage greater than his or her ability to afford.
- PREDICTED AGE OF HOUSING** - Arithmetic projection of the housing stock in a metropolitan area multiplied by the ratio between the age of housing in all metropolitan areas and the housing stock in these areas. Used in formulas for U.S. Department of Housing and Urban Development Community Development Block Grants.
- PREFAB**
- PREFABRICATED HOUSING** - Housing with structural and/or mechanical components constructed off-site. See also [Factory-built homes](#).
- PREPAYMENT** - Payment of mortgage loan, or part of it, before the due date. Mortgage agreements often restrict the right of prepayment either by limiting the amount that can be prepaid in any one year or charging a prepayment penalty. The Federal Housing Administration (FHA) does not permit such restrictions in FHA insured mortgages.
- PRESENT VALUE (PV)** - Current value of future benefits or the discounted value of future payments. Also, the sum of all future benefits accruing to the owner of an asset when such benefits are discounted to the present by an appropriate discount rate.
- PRESENT WORTH** - Amount that a dollar to be received in the future is worth today.
- PRESERVATION (of affordable housing)** - Process of preserving low-income rental housing that is at risk of conversion to non-affordable uses by the expiration of federal and other government contracts that required the building to be operated as affordable housing.
- PREVOCATIONAL PROGRAM** - Rehabilitation program that prepares transitional youth, substance abusers, mental health patients, youth, and others for the performance of useful paid work in a sheltered setting or community.

TERMS

- PRICE SUPPORT PAYMENT** - Direct subsidy to farmers to provide them with a fair cash return on their commodities when prices for them fall below a specified "support" level.
- PRIME FARMLAND** - Land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also designated for these uses.
- PRIME RATE** - Base interest rate banks charge to lenders.
- PRINCIPAL** - In lending, amount of money borrowed (separate from interest and any other charges) that must be paid back. In real estate, one who has a major interest in a housing development, who is participating as a sponsor, owner, architect, attorney, project manager, consultant, management agent, etc. Can include individuals, joint ventures, corporations and partnerships.
- PRINCIPAL, INTEREST, TAXES AND INSURANCE (PITI)** - Payments for principal, interest, taxes and insurance on a loan.
- PRIVATE INDUSTRY COUNCIL (PIC)** - Local public-private partnership that plans and oversees job training and employment programs for economically disadvantaged adults and youth as well as dislocated workers.
- PRIVATE MORTGAGE INSURANCE (PMI)** - Insurance provided by nongovernment insurers that protects lenders against loss if a borrower defaults. Borrowers usually must buy this insurance for loans with less than 20% down payment. See also [Insured loan](#) under [Loan](#) and [Mortgage insurance](#) under [Mortgage](#).
- PRIVATIZATION** - Process of transferring ownership of a business, enterprise, agency or public service from the public sector to the private sector.
- PRO BONO WORK** - Service performed free by a consultant, such as an attorney, architect or accountant.
- PRODUCTIVITY** - Measure of efficiency in production.
- PRO FORMA** - Financial document that presents estimated figures on the costs of a project.
- DEVELOPMENT PRO FORMA** - Document that projects the overall cost or total development costs of a project, including sources and uses of funds, land acquisition, construction, design, financing and developer costs.
 - CONSTRUCTION PRO FORMA** - Document that presents complete contract costs for constructing the improvements, including management, other overhead and profit.
 - OPERATING PRO FORMA** - Projections of the costs to operate a housing or other project after completion, including all income and expenses, administration and asset management, debt service, replacement and operating reserves and cash flows, usually on a monthly and 12-month basis.
- PROCUREMENT** - Purchase of goods or services on a contract basis by a government entity or private concerns.
- PROFIT** - Sales income minus both the direct or variable expenses and the overhead or operating expenses of a business.
- PROFIT AND LOSS STATEMENT** - See [Income statement](#).
- PROFIT MARGIN** - Sales income less the costs of goods sold.
- PROGRESS PAYMENT** - Periodic payment made to a general contractor from a construction loan, based upon the progress in the completion of the contract. Earn interest to the lender as of the day of disbursement. Also known as a [Take down](#).
- PROJECT AREA** - Neighborhood designated by a local redevelopment agency for redevelopment activities.
- PROJECT AREA COMMITTEE (PAC)** - Committee comprised of residents of a redevelopment or urban renewal project area who assist the local redevelopment agency in ensuring citizen participation in the redevelopment process.
- PROJECT FEASIBILITY** - A project generally will be considered feasible if (1) the total development costs can be reasonably secured by the nonprofit developer from its own equity, investors, loans and grants, or from the proceeds from sales to purchasers and (2) the ongoing costs of operating the units and maintaining the debt service on the project can reasonably be provided by the targeted clientele after rehabilitation or construction is completed.
- PROJECT GRANT** - Grant approved for a particular activity according to established criteria and regulations.
- PROJECTED EXPENSES** - For rental property, the annual expenses the sponsor can reasonably expect to incur in operating the entire property. For single family homes, the annual expenses will be the costs likely to be incurred directly by the homeowners in operating and maintaining the house.
- PROJECTED INCOME** - For rental property, the annual income the sponsor can reasonably be expected to earn through rents. For owned units, the annual income expected to be available to the homeowner for housing costs.

- PROMISE ZONE** - 22 high-poverty communities identified by HUD under the Promise Zones program in which the federal government partners with local leaders to increase economic activity, improve educational opportunities, leverage private investment, reduce violent crime, enhance public health and address other priorities identified by the community.
- PROMISSORY NOTE** - Written promise to pay, on demand or at a specified future date, a set sum of money to a specified person.
- PROMOTION** - Process of launching a new business by working to secure customers or by selling stocks or securities to obtain necessary capital.
- PROPERTY** - Land or real estate owned.
- REAL PROPERTY** - A right or interest in land or whatever is attached to that land in such a way that it cannot be readily moved. Refers to the physical land and improvements, such as buildings.
- PERSONAL PROPERTY** - Every kind of property not considered real property, for example, money, furnishings and equipment, stocks, bonds and mortgages.
- PROPERTY VALUE** - Appraisal of the real market value for a piece of property at a given time.
- PRORATING** - Division of ongoing expenses and income.
- PROTOTYPE COST LIMITS** - Maximum loan amount permitted for the construction of assisted housing units, as established by the U.S. Department of Housing and Urban Development, and usually based on the cost of constructing similar units in a similar market area.
- PUBLIC HOUSING AUTHORITY (PHA)** - See [Local housing authority](#). Also called [Housing authority](#).
- PUBLIC INTEREST GROUP (PIG)** - Trade, professional or other private association that attempts to represent the public interest in dealing with federal agencies or Congress.
- PUBLIC LAND ASSEMBLY** - Assembly of development tracts by a public agency to help assure orderly private development through using the power of eminent domain or acquisition by negotiation.
- PUBLIC OFFERING STATEMENT (POS)** - Disclosure document required of condominiums and cooperatives by most states.
- POS FOR CONDOMINIUM** - POS that includes plats and plans, information about existing warranties, bonds for those warranties, condominium declaration, association bylaws, deed of trust for each unit, house rules, projected annual association budget, monthly condominium fees and percent of allocation to unit.
- POS FOR COOPERATIVE** - POS that includes the articles of incorporation and bylaws for cooperative corporation, occupancy agreement for tenant shareholders, stock certificates and house rules.
- PUBLIC HOUSING AGENCY (PHA)** - State, county, municipality, or other governmental entity or public body, or agency that is authorized to engage or assist in the development or operation of low-income housing under the U.S. Housing Act of 1937.
- PUBLIC MARKET** - Market where small-scale, independent merchants can sell their products to the public. Typical products sold include fresh produce, meats and various other food items and crafted goods.
- PUBLIC SPACE** - Area in urban environments that are accessible by the public and do not require commercial consumption of goods or services for its use.
- PUBLIC-PRIVATE PARTNERSHIPS (PPP)** - Government service or private business venture which is funded and operated through a partnership of government and one or more private sector companies. Generally the private party provides a public service or project and assumes substantial financial, technical and operational risk in the project, with the guarantee of some form of financial support from the government.
- PUBLIC WORKS** - Facilities constructed with public funds for public use, such as sewers and highways.
- PUNCH LIST** - In construction, owner's review of the contractor's near-completed work, listing room-by-room details that need to be completed. Often required by funders as a prerequisite for the return of retainage.
- PURCHASE AGREEMENT**
- PURCHASE AND SALES AGREEMENT** - Written contract in which a seller agrees to sell and a buyer agrees to buy the subject property. This contract spells out specific terms and conditions of the agreement and is signed by both parties. Also called [Sales agreement](#).
- PURCHASE OFFER** - Preliminary agreement, secured by the payment of earnest money, between a buyer and seller as an offer to purchase real estate. Secures the right to purchase real estate with terms agreed upon for a limited time period. Also known as a [Binder](#).

TERMS

QUALIFYING RATIO - Guideline applied by lenders to determine how large a loan to grant a homebuyer.

QUALITY OF LIFE - Level of wellbeing, lifestyle, and environment. Improving the quality of life is the ultimate aim of economic development programs and initiatives. A balance must be maintained between encouraging the growth of the local economy, while limiting impacts upon the quality of life.

QUASI-PUBLIC AGENCY - Usually a nonprofit with a privately appointed board of directors whose purpose is to assist public agencies and the private sector to improve the standard of living. Funding principally comes from public agencies.

QUICK RATIO - See [Acid-test ratio](#). Also known as [Current ratio](#) and [Liquid ratio](#).

QUICK-TAKE - Acquisition of property under eminent domain, prior to completion of condemnation proceedings, to avoid loss of time required for their completion.

QUIET ENJOYMENT - Right of property owner to use his/her property without adverse claims of another to title or interest.

RAINWATER CATCHMENT AND STORAGE CISTERNS - Water conservation and reuse system that captures and recycles rainwater and especially assists in times of drought.

RAINWATER GARDEN - System that uses plants to mitigate rainwater runoff and allows polluted storm water to filter into the ground rather than enter into storm drains.

RAPID RESPONSE - Proactive, business-focused, and flexible strategy designed to help companies access pools of suitably trained workers or skilled workers from other companies that are downsizing. Responds to layoffs and plant closings by quickly coordinating services and providing immediate aid to companies and their affected workers.

RANGELAND - Land which is composed principally of native grasses, grass-like plants, forbs, or shrubs suitable for grazing and browsing. Rangeland includes grasslands, savannas, many wetlands, some deserts, and tundra.

RATE HOLIDAY - Tax reduction given for a specified time period.

RATE OF GROWTH PROGRAM - Program that limits the pace of community geographic expansion. Two such programs can be found in Petaluma, CA, which limited growth to 500 new units per year, and Boulder, CO, which imposed a limit of two percent increase of dwelling units in the city.

RATE OF PAY - See [Piece work](#).

RATE OF RETURN - See [Yield](#).

REAL ESTATE BROKER

REALTOR - Licensed middle person or agent who represents buyers and/or sellers in real estate transactions. Fees for brokers' services are usually charged on a commission basis.

REAL ESTATE INVESTMENT TRUST (REIT) - Unincorporated business association or trust that owns real estate or mortgages. Cannot directly manage its own property nor develop or sell land. REITs offer co-ownership opportunities with liquidity through Wall Street on the sale or resale of the shares.

REAL ESTATE EQUITY TRUST - REIT that invests directly in real estate property and derives income mostly from project rents.

REAL ESTATE MORTGAGE TRUST - REIT that invests in mortgages and derives income primarily from loan fees and interest paid on the loans.

REAL WAGE - Wage expressed in terms of what today's dollar will buy. A common method of determining buying power is through the Consumer Price Index.

REAMORTIZATION - The establishment of a new, revised schedule of equal monthly payments of principal and interest over the remaining term of a mortgage loan.

REASONABLE PERCENTAGE - The percentage of the area median income that residents can be expected to pay for monthly housing costs. Certain government-subsidized programs have set standards for what is considered a reasonable percentage for the targeted income level of residents. The general rule at the U.S. Department of Housing and Urban Development is that residents should pay no more than 30% of the area medium income on monthly housing costs.

RECAPTURE - Application of ordinary income tax rates to gains reflecting prior rapid or excess depreciation. Also applied to investor of tax credits if the project loses certification.

RECERTIFICATION OF INCOME - Process of checking tenant incomes in assisted housing to determine their eligibility for occupancy. Changes in income result in re-computation of rental rates and subsidy payments.

RECLAMATION - Process of converting waste material resources into productive use.

RECONCILIATION - A legislative process of the U.S. Senate intended to allow passage of a budget bill not subject to filibuster in the Senate. Reconciliation rules prohibit debate to exceed twenty hours under Senate rules.

RECORDATION TAX - Tax imposed for recording one's interest in the property in the land records of that jurisdiction.

RECOURSE - Right to require performance of an obligation (e.g. payment on a loan). Action taken under terms of a contract or mortgage.

REDEVELOPMENT - Physical and economic revitalization of a neighborhood, usually through a large injection of public funds.

REDEVELOPMENT AGENCY - Local government agency charged with administering redevelopment activities in project areas.

REDLINING - Practice by some financial institutions of designating certain, usually declining, neighborhoods or areas within a city as being too risky for loans, insurance, or other types of financing. See also [Greenlining](#), a response to redlining.

REDUNDANCY - Elimination of jobs or job categories caused by downsizing, rightsizing, outsourcing, or automation.

REFINANCING - Process of paying off one loan with money borrowed from another loan.

REGIONALISM - Approach to many issues-such as transportation, environmental quality, schools, housing and economic development-that transcends defined borders and encourages collaboration across an area.

REGULATORY AGREEMENT - Document that sets forth the U.S. Department of Housing and Urban Development's requirements for a project, including accounting, rental schedules, management agent transfers, etc. Agreed to by project sponsor.

REGULATORY BARRIERS CLEARINGHOUSE (RBC) - Database that collects, processes, assembles, and disseminates information on the barriers faced in the creation and maintenance of affordable housing. Hosted by the online HUD User.

REHABILITATION - Physical improvement of an existing building.

REHABILITATION TAX CREDIT (RTC) - Federal tax credit that encourages the preservation and reuse of the nation's built environment by offering federal tax credits to the owners of historic properties. Represents a dollar-for-dollar reduction of federal taxes owed.

RELEASE OF MORTGAGE - Certificate from lender stating that loan has been repaid. Also known as [Satisfaction of mortgage](#).

RELOCATION ADJUSTMENT PAYMENTS (RAP) - Allowance paid for a specified period after relocation to assist in relocation expenses incurred by the family or individual, based on formula established by federal law.

RELOCATION BENEFITS - Financial or in-kind (such as moving assistance) support provided to residents or businesses that must relocate either temporarily or permanently because of publicly funded activities.

REMEDIAL TRAINING/EDUCATION - Instruction, particularly in basic skills, to raise an individual's general competency level in order to succeed in vocational education or skill training programs or employment.

RENEWABLE ENERGY -See [Clean energy](#).

RENEWABLE RESOURCES - See [Clean energy](#).

RENT CERTIFICATE - Document issued by a public agency to families or individuals living in substandard housing, signifying that the government will pay for some portion of the rent for acceptable housing. Also known as a [Housing certificate](#) or [Section 8 rent certificate](#).

RENT SUPPLEMENT - Payment by the U.S. Department of Housing and Urban Development to owners of private housing on behalf of qualified low-income tenants.

RENTAL ASSISTANCE - Subsidy given by a government entity to families or individuals occupying substandard housing to permit them to rent acceptable housing. One common form of rental assistance is a Section 8 voucher.

RENT-UP - Process of marketing a multifamily rental development for occupancy by eligible tenants.

REPLACEMENT VALUE - Value determined by an appraiser for the cost of replacing existing property, facilities or equipment with its equivalent. Replacing can mean purchasing or constructing.

REQUEST FOR PROPOSALS (RFP) - Formal request by a public agency to interested vendors for proposals in response to the development of a project.

REQUEST FOR QUALIFICATIONS (RFQ) - Formal request by a public agency for statements of qualification of the principals interested in developing a project.

RESERVATION - Set-aside of federal funds for a particular program initiative.

RESERVES - Cash, or assets easily turned into cash, held out of use by a bank or company to meet expected or unexpected demands

TERMS

- LOAN LOSS RESERVES** - Portion of a fund's permanent capital designated as unavailable for lending purposes because it serves as a reserve against possible loan losses. Equity equals permanent capital plus loan loss reserves.
- OPERATING RESERVES** - Funds set aside by the sponsor to cover unexpected changes in actual operating expenses during the year. Provides sponsor with a cushion to absorb moderate cost increases and unexpected expenses without raising rents or jeopardizing the project.
- PREFUNDED REPLACEMENT RESERVES** - Funds that allow the sponsor to have resources available during the few years of ownership to replace items that are not part of a property's basic systems being replaced during initial rehabilitation. A replacement reserve is considered prefunded when, in the early part of a project's duration, a sponsor deposits a significantly large amount of money in the replacement reserve account.
- REPLACEMENT RESERVES** - Savings account set up by the owner to cover some or all costs to replace assets as they are used up, such as plumbing, appliances and roof. Usually the only source of funding to cover these costs.
- RESERVOIR** - Pond, lake, basin, or other engineered space that is used for the storage, regulation, and control of water.
- RESIDENT COUNCIL (RC)** - Formally-appointed group of residents, usually in a multifamily rental or public housing project, responsible for representing the residents in matters related to management.
- RESIDENTIAL HOTEL** - Permanent housing in a hotel setting with shared bathrooms and kitchen facilities. See [Single room occupancy housing](#).
- RESIDENTIAL MORTGAGE CREDIT REPORT (RMCR)** - Credit tool processed to the strict specifications of Fannie Mae and Freddie Mac. Many times, an RMCR is required because the borrower's file is not complete enough to make a sound lending decision.
- RESIDUAL RECEIPTS** - Funds remaining at the end of an accounting year after all operating costs and other expenses have been paid.
- RESIDUALS** - Profit on the sale. Cash generated through the refinancing of an investment.
- RESTRUCTURE** - For loans, change in the term, due date or amount of installment payments.
- RESUMPTION** - See [Eminent domain](#).
- RETAINAGE** - Percentage of each payment that is held or "retained" in an account by a construction lender to further induce the contractor to complete the work diligently and to establish a source of funds to complete the work if the contractor fails to do so.
- RETAINER** - Money paid to purchase the on-call services of a professional for a fixed period of time.
- RETIREMENT PLAN** - Retirement plans are classified as either defined benefit or defined contribution plans.
- DEFINED BENEFIT PLAN** - Determine payments according to a fixed formula based on salary, years of service, and age.
- DEFINED CONTRIBUTION PLANS** - Determine the value of individual accounts based on the amount of money contributed and the rate of return on the money invested.
- RETIREMENT SAVINGS ACCOUNT (RSA)** - Created to replace Traditional IRAs, Roth IRAs, and Simple IRAs. Contributions made on an after-tax basis.
- RETIREMENT, SURVIVORS, DISABILITY INSURANCE (RSDI)** - See [Social security disability insurance](#).
- RETROFIT** - To alter existing equipment or structures to make them meet new codes, such as energy efficiency, earthquake safety or handicapped accessibility.
- RETURN ON INVESTMENT (ROI)** - Ratio of net income on an investment (over a given period) to the value of the investment. Helps determine whether or not an investment should be made.
- REUSE APPRAISAL** - See [Dispositional appraisal](#).
- REUSE VALUE** - In the redevelopment process, price that a local agency places on land to be sold to a redeveloper based on a reuse or dispositional appraisal.
- REVOLVING CREDIT LINE** - Guaranteed standby credit arrangement whereby an organization can borrow from the bank when needed up to a certain limit.
- REVOLVING LOAN FUND (RLF)** - Money that is renewed as it is used because of the short-term nature of the loans or by additional appropriations or by income from the programs it finances, thus retaining a balance at all times.
- REWRITE** - Change in the term, due date or amount of installment payments on a loan.
- RISK BASED PRICING** - Method of lending in which the interest rate reflects the perceived risk of the borrow defaulting on the loan.
- RISK CAPITAL** - Capital not secured by a lien or mortgage. Long term loans or capital invested in high-risk business activities.

- RISK OF LOSS CLAUSE** - Provision in the purchase contract that states that the seller is solely responsible for any loss or damage to the property from the date that the contract is executed until the deed of conveyance is delivered to the purchaser or recorded by the title company after settlement.
- RISK SHARING PROGRAM** - See [Creative capital access](#).
- ROAD DIET** - Technique used in urban design and transportation planning whereby a road is reduced in number of travel lanes and/or effective width in order to achieve systemic improvements. Often used to improve the safety of two-way streets with 4-lane sections by reducing them to 1 travel lane in each direction, bicycle lanes, and a turn lane in the middle.
- ROW CROPS** - Type of cultivated crop grown in rows, such as corn, soybeans, peanuts, potatoes, sorghum, sugar beets, sunflowers, tobacco, vegetables, and cotton.
- RURAL AREA** - Town, village, city or open country, including the immediately adjacent densely settled area, which is not part of or associated with an urban area and which (1) has a population not in excess of 10,000 if it is rural in character or (2) has a population in excess of 10,000 but not in excess of 20,000, and is not contained within a Metropolitan Statistical Area.
- RURAL ECONOMIC DEVELOPMENT (RED)** - Process of creating jobs and wealth, improving the quality of life in rural areas, and enhancing the economic and social well-being of rural communities. Small-scale, low-density settlement patterns make it costlier for rural communities than urban communities to provide critical services.
- SALARY** - Wages received on a regular basis, usually weekly, bi-weekly, or monthly. Often includes other benefits, including insurance and a retirement plan.
- SALE-LEASE BACK** - Transaction in which an investor-owner of a property sells the land to another investor and then leases it back for a long term. The original investor maintains ownership of the improvements.
- SALES AGREEMENT** - See [Purchase and sales agreement](#).
- SALES PROJECT** - Project owned by a mortgagor, nonprofit or trust which is organized for the purpose of construction of homes for members of the nonprofit or beneficiaries of the trust.
- SALVAGE VALUE** - Value of an asset at its sale at the end of its useful life (e.g. building minus the cost of demolition).
- SATELLITE CITY** - Incorporated city located outside a central city upon which its economic and social functions depend.
- SATISFACTION OF MORTGAGE** - See [Release of mortgage](#).
- SAVINGS AND LOAN ASSOCIATION (S&L)**
- SAVINGS BANK** - Mutual, cooperative, quasi-public financial institution owned by its members (depositors) and chartered by state or Federal government. Receives the savings of its members and the general public and uses them to finance long term amortized mortgage loans. May also be organized as a corporation owned by stockholders. Also known as [Thrifts](#).
- SAVINGS SOCIETY** - Financial institution that specializes in providing long-term housing mortgages rather than short term business and personal loans.
- SCAB** - Worker who refuses to join the union or who works while others are striking. Also known as a strikebreaker.
- SCATTERED SITE HOUSING** - Housing units dispersed in small numbers on small noncontiguous sites throughout the community. Intended to avoid institutional appearance of larger low-income housing projects and promotes racial and economic integration.
- SCHEDULED PAYMENT** - Regular installment of payments on a loan and its accruing interest.
- SCHEMATIC DRAWINGS** - Architectural plans drawn to scale. Includes a site plan, plans for each typical unit, elevations of typical buildings, mechanical, service, storage and other facility plans, and plans for commercial use areas, lobby floor and typical floors.
- SEARCH UNEMPLOYMENT** - See [Frictional Unemployment](#).
- SECOND-CHANCE LENDING** - See [Subprime Lending](#).
- SECOND STAGE PROJECT** - Potential venture capital investment that is one to three years old, and is about to break even or is projecting profits within a year.
- SECONDARY MARKET**
- SECONDARY MORTGAGE MARKET** - Section of the mortgage market in which original mortgages are bought and sold by investors. Investors purchase loans from lenders. Investors includes Government Sponsored Enterprises (GSEs) and federal financial institutions, with intermediaries often playing the role of lender from which the loans are bought.

TERMS

- SECTION 106** - Section 106 of the National Historic Preservation Act of 1966 (NHPA) requires Federal agencies to take into account the effects of their undertakings on historic properties, and afford the Advisory Council on Historic Preservation a reasonable opportunity to comment.
- SECTION 4(F)** - The original section within the U.S. Department of Transportation Act of 1966 which provided for consideration of park and recreation lands, wildlife and waterfowl refuges, and historic sites during transportation project development.
- SECTION 8 RENT CERTIFICATE** - Rental payment serving as a housing subsidy through programs under the U.S. Department of Housing and Urban Development (HUD). See [Rent certificate](#).
- SECTORAL TRAINING** - See [On-site industry specific training](#).
- SECURED PARTY** - Lender, seller or other person in whose favor there is a security interest, meaning that they have a right to the collateral (e.g. equipment or property) specified in a security agreement.
- SECURITY** - Lender's protection in case of a loan default. May be in the form of a mortgage or deed of trust, an assignment of leases and rents, or security agreement.
- ASSIGNMENT OF LEASES AND RENTS** - Agreement that allows the lender to control who leases what space in the property and to receive rent paid by the occupants in case of a loan default by the borrower.
- DEED OF TRUST** - A three-party instrument among a trustor (borrower), a trustee (designated by lender to act on its behalf) and the beneficiary (lender) that serves same the purpose as a mortgage. Must be recorded in the land records of the jurisdiction in which the property is located.
- MORTGAGE** - A two-party instrument between the mortgagor (borrower) and the mortgagee (lender) whereby real property is given as security for a debt. Provides the lender with the legal power to sell the property to raise funds equivalent to the unpaid portion of the borrower's loan in case of a loan default. Must be recorded in the land records of the jurisdiction in which the property is located.
- SECURITY AGREEMENT** - Agreement that gives the lender the legal power to sell the personal property at a site for which there is a loan default to raise funds equivalent to the unpaid portion of the borrower's loan. Legally provided for under the Universal Commercial Code, and often referred to as UCC-1.
- SECURITY INTEREST** - Creditor's right to the collateral used to secure payment or performance of an obligation from a debtor.
- SECURITY INSTRUMENT** - Mortgage or trust deed that uses property as security or collateral.
- SECURITY PROPERTY** - All the property that serves as collateral for a loan.
- SEED CAPITAL** - Equity money supplied to help a company get started. Almost always supplied by an entrepreneur.
- SELF-DETERMINATION** - May be the least costly alternative to an appraisal. Sponsor estimates the current market value of the property without the help of an appraiser or broker.
- SELF-HELP HOUSING** - Individual houses built by a group of six to ten families who will live in the structures. Depending on the participants' skills, a group may decide to do all the construction or contract for work that cannot be done easily, such as excavation, drywall finishing, and installation of wiring and plumbing.
- SELF-SUFFICIENCY** - Economic state in which an individual, organization, or other entity does not require public assistance.
- FINANCIAL SELF-SUFFICIENCY** - Occurs when internally generated income (investment and operational) covers direct operating and financial costs, and is sufficient to maintain the real value of the credit portfolio. The percent of financial self-sufficiency is determined by this formula: $\text{operational and investment income} \div \text{operational expenses} + (\text{institution's own loan funds} \times \text{annual inflation rate}) + \text{financial costs}$.
- OPERATIONAL SELF-SUFFICIENCY** - Occurs when internally generated income (investment and operational) is equal to or greater than expenses. The percent of operational self-sufficiency is $\text{operational income} \div \text{operational expenses}$.
- SELF-SUFFICIENCY OF A PROGRAM** - Percent of all operating expenses that is earned (from fees, investments, etc.) as opposed to operating expenses that are funded by grants. The percent or level of self-sufficiency can be calculated for a specific period (monthly or yearly), cumulative since a certain date or cumulative since the program's inception.
- SELF-SUFFICIENCY INDEX (SSI)** - See [Living income standards](#).
- SELLER'S AFFIDAVIT OF TITLE** - Document provided by seller at settlement meeting stating that nothing has been done to cloud the title since the title search was made.
- SELLER'S AGENT** - Real estate agent who works for the seller of a property.

- SELLER'S PERMIT** - Permit that allows purchase of inventory from suppliers without tax payment, with the charge of sales tax imposed on customers, and subsequent transfer to the state. Requirement for the sale of products. Available through State Board of Equalization.
- SEMI-SKILLED WORKER** - See [Moderately skilled worker](#).
- SENIOR DEBT** - Loan that has priority for repayment in the case of a default.
- SEPARATION PAY** - Payment to a worker who is permanently laid off his job through no fault of his own.
- SERVICE BUSINESS** - Business which sells services to its customers rather than products or goods. Examples include a beauty parlor, delivery service and housecleaning service.
- SERVICE COORDINATOR** - Social service staff person hired or contracted by the development's owner or management company who is responsible for assuring that elderly residents, especially those who are frail or at risk, and those nonelderly residents with disabilities are linked to the specific supportive services they need to continue living independently in that housing development.
- SERVICE DELIVERY POINT (SDP)** - Includes offices of the public employment delivery system operated directly or by contract with the state's workforce agency.
- SERVICE INDUSTRY/SECTOR** - Sector of the economy that concentrates individuals' knowledge and time on the production of intangible goods rather than on end products.
- SERVICE OFFICE** - Common term for a field office of the U.S. Department of Housing and Urban Development.
- SERVICE PROVIDER/INTERMEDIARY** - See [Workforce development agency](#).
- SET-ASIDE** - Funds, program units or other resources earmarked from general allocations for a special category of recipient.
- SETBACK** - Distance from the ends and/or sides of the property lot beyond which construction may not extend. The building line may be established by a filed plat of subdivision, restrictive covenants in deeds or leases, building codes or by zoning ordinances. Also known as [Building line](#).
- SETTLEMENT** - See [Acquisition settlement](#).
- SETTLEMENT AGENT** - Normally a title insurance company, law firm or settlement company, acts as neutral party in an acquisition settlement (the purchase of a property). Does not represent any of the parties involved.
- SETTLEMENT COSTS** - See [Closing costs](#).
- SETTLEMENT STATEMENT** - See [Acquisition statement](#). Also called a [Closing statement](#).
- SHARED USE KITCHEN** – Facilities used to provide commercial space and/or equipment to multiple individuals or business entities which commercially prepare or handle food to be sold.
- SHORT SALE** - Sale of real estate in which the proceeds fall short of the balance owed on the property's loan. Often occurs when a borrower cannot pay the mortgage loan on the property, but the lender decides that selling the property at a moderate loss is better than foreclosure, which involves hefty fees for the bank and poorer credit report outcomes for the borrower. Does not necessarily release the borrower from the obligation to pay the remaining balance of the loan, known as the deficiency.
- SHRINKING CITIES** - Movement of households from the traditional urban core into the outlying suburbs.
- SINGLE FAMILY HOUSING** - Residential units in detached, duplex, rowhouse or townhouse form.
- SINGLE ROOM OCCUPANCY (SRO)** - Dwelling unit which does not contain food preparation and/or sanitary facilities, and which is often located within a multifamily structure containing more than twelve dwelling units. See [Residential hotel](#).
- SINGLE-STAGE PROCESSING** - Procedure under which the sponsor of a proposed multifamily housing project submits all exhibits necessary to meet requirements for mortgage insurance to the Federal Housing Administration, thus ensuring a firm commitment of insurance while eliminating the steps involved in a project feasibility review and the issuance of a conditional commitment.
- SINKING FUND** - Fund to which monthly or quarterly contributions are made, usually to be able to replace certain assets such as machinery or future debt payment.
- SITE APPRAISAL AND MARKET ANALYSIS (SAMA)** - Processes required for the commitment of Federal Housing Administration mortgage insurance on most multifamily projects and large subdivisions.
- SITE CLEARANCE** - In construction, includes demolition and removal of structures, removal of slabs on grades and foundations, boarding up and filling of basements, removal of abandoned utility mains, etc.
- SITE CONTROL** - Legal right to purchase a property within a specified time period under specified terms. Commonly secured with a purchase contract or similar document.

TERMS

SITE IMPROVEMENT - Preparation of a site for construction. Includes site clearance, excavation, grading, connecting utility lines, landscaping and installation of sidewalks, curbs, gutters, street lighting, streets and sewers.

SITE SELECTION - Process by which firms find new locations for business facilities or expansion or developers choose locations for new developments.

SKETCH PLAN - Initial rough plan showing the conceptual representation of a proposed project, usually for discussion purposes.

SKID ROW - Urban area where very low-income and homeless people are concentrated.

SKILL INVENTORY - A report containing information on an employee's talents, skills, knowledge, abilities, and work experiences. Also known as a **Talent inventory**.

SKILL UPGRADING - When an individual participates in educational programs meant to enhance existing skills in order to increase opportunities for quality employment.

SKILLS MISMATCH - A term used to describe the conflicting relationship between the needs of the job market and the available skills within the labor market.

SLUM - Predominantly residential area with unsafe or unhealthy living conditions due to dilapidation, overcrowding, and lack of adequate light, ventilation or sanitation facilities.

SLURBS - Suburban slum areas.

SMALL AND MEDIUM SIZED ENTERPRISE (SME) - Company with a headcount or turnover that falls below certain defined limits. In the U.S., a small enterprise usually consists of fewer than 100 employees, while a medium-sized business often consists of fewer than 500.

SMALL BUSINESS - Business that meets the following Small Business Administration guidelines:

CONSTRUCTION BUSINESS - Annual sales or receipts of not more than \$5 million average over a three-year period.

RETAIL OR SERVICE BUSINESS - Annual sales or receipts from \$1 million to \$5 million, depending on the industry.

MANUFACTURING BUSINESS - From 250 to 1,500 employees, depending on the industry.

WHOLESALE BUSINESS - Annual sales from \$5 million to \$15 million, depending on the industry.

SMART GROWTH - Environmental, economic and land use policies that result optimally by opposing low-density, auto-oriented sprawl. Seeks to increase residential density, mix uses and incomes, encourage infill rather than greenfield development, reduce developable land area, curb cost-shifting, and create a level playing field resulting in a convergence of equity, economic growth and environmental protections. See also **Growth management**.

SOCIAL CAPITAL - Sociological concept that refers to connections within and between social networks that can be used to gain upward mobility.

SOCIAL ENTERPRISE - Business or service that achieves a social purpose, as opposed to being driven by a profit maximizing motive. Uses private sector approaches and business models and often reinvests profits in the community.

SOCIAL ENTREPRENEURSHIP (NONPROFIT) - Using mission-related ventures to accomplish or extend the mission of the agency. Social enterprises create jobs, competitive wages, career training, and ownership for underserved individuals.

IN-HOUSE PROGRAM OR VENTURE - Activity operated under direct control of the parent corporation's Board of Directors and subject to the parent's articles of incorporation and bylaws.

PARENT (OR EXISTING) CORPORATION - Formally-structured existing group that initiates a new social enterprise.

PROGRAM INCOME - Income earned while using a public grant.

SEPARATE ENTITY - Entity legally distinct from the parent corporation. If it has a corporate form of ownership, it files its own articles of incorporation and establishes its own bylaws. Its Board is responsible solely for its own obligations and debts.

SOCIAL OBJECTIVE - Goal a social enterprise seeks to achieve.

SUBSIDIARY - A separate entity related to the parent organization but that it is wholly controlled, or partially owned or controlled, by the parent corporation.

SPIN-OFF - The process or end result of establishing a social venture as an entity separate from the parent organization.

SOCIAL INVESTOR - Private sector financial institution that buys nonprofit loans on the secondary market at a modest rate of return.

SOCIAL SECURITY DISABILITY INSURANCE (SSDI) - Federal cash benefit program administered by the U.S. Social Security Administration that provides income for persons unable to work due to a disability. Also known as **Retirement, Survivors, Disability Insurance**.

- SOCIALLY-RESPONSIBLE BUSINESS** - For-profit corporation that consciously chooses to invest in projects that benefit society.
- SOFT COST CONTINGENCY** - Five to ten percent added to the realistic soft cost estimate to cover the uncertainties affiliated with real estate development.
- SOFT DOLLAR** - Amount of an investment which is tax deductible during the construction period of a project and which results in tax savings.
- SOFT DOLLAR EFFECT** - Amount of equity invested in a project that is reduced by the amount of the tax shelter due to tax deductible parts of investments.
- SOFT SKILLS/ATTITUDINAL TRAINING** - Education that teaches workplace standards of behavior needed to interact and cooperate effectively with co-workers and the general public.
- SOLAR ACCESS ORDINANCE** - Law that protects access to solar energy by preventing placement of buildings, walls or other barriers, such as trees that would shade a solar collection device.
- SOLAR HOME SYSTEM (SHS)** – A stand-alone photovoltaic system that offers a cost-effective mode of supplying power to a household. In rural areas that are not connected to the grid, an SHS can be used to meet a household's energy demand.
- SOLAR PANEL** - Packaged, interconnected panel of solar energy-absorbing cells that convert solar energy into electricity.
- SOLAR RIGHTS** - Concept of a property owner having guaranteed access to solar or wind power.
- SOLE PROPRIETORSHIP** - Business in which all equity belongs to solely one individual or organization.
- SOLICITATION FOR GRANT APPLICATIONS (SGA)** - Document which provides the requirements and instructions for the submission by eligible applicants identified in the document's text of requests for federal funds for one or more programs or grants-in-aid.
- SOLICITATION OF APPLICATION (SOA)** - One step in the process of applying for Economic Development Administration grants from the U.S. Department of Commerce.
- SOLIDARITY GROUP** - See [Group or peer lending](#).
- SOUND HOUSING** - Housing units with no physical defects or slight defects that can be corrected with regular maintenance, such as a need for new paint, broken gutters, etc.
- SPATIAL MISMATCH** - Positioning of employment opportunities away from areas where workers reside.
- SPATIAL SEGREGATION** - Separation of certain groups of people from freely inhabiting and conveniently accessing certain spaces.
- SPECIAL ASSESSMENT** - Special tax on property in a specific district to be spent on improvements in that district, such as sewer or water facilities and sidewalks.
- SPECIAL DISTRICT** - Independent governmental unit that exists separately from general purpose local governments such as county, municipal, and township governments. Service provided ranges from basic needs such as hospitals, sewerage, and fire protection to smaller necessities such as mosquito abatement and upkeep of cemeteries. Most provide only a single service.
- SPECIAL PURPOSE PROPERTY** - Combination of land and improvements which provides for a specific best use of the property, such as a hospital or bowling alley.
- SPECIFICATION CODE** - Building code establishing construction requirements by reference to particular construction methods and materials, as distinguished from [Performance code](#).
- SPECIFICATIONS** - Accurate and complete description of goods to be manufactured, construction work to be done or services to be performed. Includes performance, physical and chemical requirements. Failure to meet those included in a contract entitles buyer not to pay or to end the contract. See also [Plans](#).
- SPECIFIC PLAN** - Policy statement and implementation tool that is used to address a single project or planning problem. Specific plans contain concrete standards and development criteria that supplement the general plan.
- SPECULATOR** - Person, group or organization that buys a property, holds it for a long or brief period, and sells it at a higher price for profit.
- SPRAWL** - Outward spread of a city and its suburbs that encourages auto dependency and puts constraints on natural resources, taxpayer dollars, and people's time.
- SQUATTER** - Someone who illegally occupies another's property.
- STAKEHOLDER** - Person, group, organization, or system that affects or can be affected by a certain, policy, action, or development.

TERMS

- STANDARD INDUSTRIAL CLASSIFICATIONS CODES (SIC CODES)** - Established by the Office of Management and Budget to provide a numeric system of classifying employment establishments by type of activity. Divides the nation's economic activities into ten broad industrial divisions identified by the first digits, with more detailed breakdowns of two, three and four digits. Being transformed into the North American Industry Classification System, but the Securities and Exchange Commission still uses them.
- STANDARD METROPOLITAN STATISTICAL AREA (SMSA)** - County or group of contiguous counties that contains at least one city or twin cities with a population totaling 50,000 inhabitants or more. Same as [Metropolitan Statistical Area](#).
- STANDBY COMMITMENT** - See [Gap commitment](#).
- START-UP** - Newly created venture that is still in the development phase.
- STATEMENT OF WORK (SOW)** - Formal document that defines the work activities, deliverables and timeline a vendor will execute for a customer. Usually a binding contract, the SOW includes detailed requirements, pricing, standard regulatory and governance terms and conditions.
- STATE UNEMPLOYMENT INSURANCE (SUI)** - Federal-state unemployment insurance program that provides benefits to eligible workers who are unemployed through no fault of their own (as determined under state law) and who meet other eligibility requirements of state law.
- STATUTE** - Law established by a state government.
- STATUTORY TENANT** - Tenant whose lease is protected by law.
- STOCK** - Ownership shares of a corporation.
- CAPITAL STOCK** - Initial securities issued and sold by a corporation to raise funds necessary to start a business.
 - COMMON STOCK** - Stock that has no right or priority over other stocks of a corporation as to dividends or distribution of assets upon liquidation.
 - VOTING STOCK** - Stock that allows owner to share in the net worth of a corporation, to vote in corporate elections and sometimes to share in the profits of the corporation.
 - PREFERRED STOCK** - Stock that has rights and claims ahead of common stock, such as a prior claim to assets in the event of liquidation.
- STOCKHOLDER'S EQUITY** - Sum of the commitment and accumulated earnings of the corporation. Proprietorship of a corporation.
- STRATEGIC PLANNING** - Method of determining how an entity such as an organization or city will progress in the near future. The focus of a strategic plan is on the entirety of the entity.
- STREET FURNITURE** - Item found in the right-of-way of a street, such as traffic signals and signs, fire hydrants, trash cans and benches.
- STRIKE** - Temporary pause in work by workers attempting to put pressure on an employer to meet their demands.
- STRIKEBREAKER** - See [Scab](#).
- STRIP DEVELOPMENT** - Commercial development along a main thoroughfare.
- STRUCTURAL UNEMPLOYMENT** - Unemployment resulting from a mismatch between sufficiently skilled workers seeking employment and demand for workers in the labor market. Even though the number of vacancies may be equal to the number of the unemployed, the unemployed workers may lack the skills needed for the jobs.
- STRUCTURED JOB SEARCH** - Intensive job search activities provided.
- SUBCONTRACTING** - See [Outsourcing](#).
- SUBDIVISION** - Land divided into lots for the purpose of sale or lease as part of a common promotional plan. Usually consists of 50 lots or more, not necessarily contiguous.
- SUBMARGINAL LAND** - Land which is not developable or productive due to location, topography, soil conditions or other reasons.
- SUBORDINATION** - Taking a less than preferred security position or interest for money loaned, such as in a second mortgage or deed of trust. If the mortgage is foreclosed, then the proceeds from the sale of the property will go to satisfy the debt to the first mortgage holder first, and whatever is left will go to satisfy the debt of the second (subordinated) debt holder.
- SUBPRIME LENDING** - Lending to borrowers who are disqualified from loans with prime interest rates. Since these loans are riskier than prime borrowers, lenders charge a premium, fees, or higher interest. Also known as [Second-chance lending](#).
- SUBSIDIZED HOUSING** - Residential housing constructed with government or charitable financial assistance, or where part of the rent is paid by someone other than the tenant.

- SUBSIDY** - Monetary assistance granted by a government to a person or enterprise. Housing subsidies come in many forms, from tax incentives for homeowners to rental vouchers for low-income households.
- SUBSIDY LAYERING REVIEW** - Second feasibility study conducted by the U.S. Department of Housing and Urban Development if sponsor is applying for HUD subsidies other than tax credits.
- SUBSTANCE ABUSER** - Individual who is dependent on alcohol or drugs, especially narcotics.
- SUBSURFACE RIGHTS** - Rights to the earth below the land, and any substances found beneath the land's surface.
- SUDDEN AND SEVERE ECONOMIC DETERIORATION (SSED)** - Area experiencing actual or threatened permanent job losses that exceed specific threshold criteria outlined in Title IX Economic Adjustment program under the Economic Development Administration. Area must fit these criteria to qualify for Title IX SSED program grants.
- SUITABLE EMPLOYMENT** - Placement in unsubsidized employment which pays an income adequate to accommodate minimum economic needs.
- SUPERCENTER** - See [Big box retailer](#).
- SUPERSTORE** - See [Big box retailer](#).
- SUPER NOFA** - Consolidated approach by the U.S. Department of Housing and Urban Development to the issuance of Notices of Funding Availability.
- SUPPLEMENTAL NUTRITION ASSISTANCE PROGRAM (SNAP)** - USDA Program that offers nutrition assistance to eligible, low-income individuals and families. SNAP is the largest program in the domestic hunger safety net.
- SUPPLEMENTAL NUTRITION PROGRAM FOR WOMEN, INFANTS, AND CHILDREN (WIC)** - WIC is a USDA program that provides grants to States for supplemental foods, health care referrals, and nutrition education for low-income pregnant, breastfeeding, and non-breastfeeding postpartum women, and to infants and children up to age five who are found to be at nutritional risk.
- SUPPLEMENTAL SECURITY INCOME (SSI)** - Program that pays benefits to disabled adults and children who have limited income and resources. SSI benefits also are payable to people 65 and older without disabilities who meet the financial limits. Established in 1972 and administered by the U.S. Social Security Administration.
- SUPPORTIVE HOUSING FOR THE ELDERLY** - Housing that is designed to meet the special physical needs of elderly persons and to accommodate the provision of supportive services for elderly residents.
- SUPPORTIVE SERVICES** - Range of services provided for varying populations. Services may include transportation assistance, health care referral, financial assistance, drug and alcohol abuse counseling and referral, individual and family counseling and referral, special services and materials for individuals with disabilities, job coaching, and financial counseling.
- SURVEY AND PLANNING APPLICATION (S&P)** - Technical document prepared by a local public agency on which preliminary evaluation of a proposed urban renewal project is made by the U.S. Department of Housing and Urban Development. Shows project boundaries, properties affected, plans for compliance with relocation housing requirements, preliminary financing and request for funds.
- SUSTAINABLE COMMUNITIES** - Communities designated under HUD/DOT/EPA program designed to help communities improve access to affordable housing, increase transportation options, and lower transportation costs while protecting the environment.
- SUSTAINABLE DEVELOPMENT** - Process of meeting present and future human needs while also protecting the planet's natural resources for the long term. Incorporates sociopolitical, environmental, and economic sustainability.
- SUSTAINABLE FOOD PRODUCTION** - A collaborative network that integrates several components in order to enhance a community's environmental, economic, and social well-being.
- SUSTAINABLY HARVESTED** - Renewable resource that has been harvested in a way that allows its inherent regeneration and continued ongoing supply.
- SUSTAINING OCCUPANCY** - Point at which a project can support its own expenses with income received from rental.
- SWEAT EQUITY** - Equity acquired through contribution of labor or services.
- SYNDICATE** - Group of investors organized to undertake a particular venture or types of venture.
- SYNDICATION** - Selling of equity in a project to one or more investors, not including the developer.
- SYSTEMS APPROACH** - Interventions with microenterprises or small companies to exploit clearly identifiable market niches. May be done through cooperative marketing strategies, flexible manufacturing networks or other networking services that bring companies together to take advantage of a unique marketing opportunity.

TERMS

TAKE DOWN - See [Progress payment](#).

TAKE OUT FINANCING - Permanent financing which replaces an interim or construction loan.

TALENT INVENTORY - See [Skills inventory](#).

TANDEM PLAN - The purchase of certain mortgages by Ginnie Mae at par for subsequent resale at market prices to Fannie Mae, with the difference funded from the U.S. Department of the Treasury.

TARGETED DEVELOPMENT INCENTIVE - Direct monetary assistance to firms and businesses in exchange for locating their operations in areas in need of economic development.

TARGETED JOB DEVELOPMENT - Identification and marketing of a group of qualified applicants with those employers likely to employ them.

TAX - Enforced charge imposed on persons, property or income, to be used to support the public activities and institutions. The governing body in turn utilizes the funds in the best interests of the public.

TAX ABATEMENT - Reduction in property taxes for a specific property over a certain period of time.

TAX ASSESSMENT VALUE - Value at which property is appraised for tax purposes.

TAX BASE - Assessed valuation of all real estate located within a tax authority's jurisdiction.

TAX BREAK - Tax savings, exemption, deduction, or credit.

TAX CREDIT - Each dollar of available tax credit applied reduces a taxpayer's tax liability by an equal amount of dollars.

TAX DEDUCTION - Subtraction that reduces the net taxable income of a taxpayer or the amount of money that a taxpayer will have to pay taxes on, not the tax liability itself.

TAX INCENTIVE - Exemptions, deferrals, abatements or tax credits to stimulate a specific type of new growth for certain types of properties, such as affordable housing, or growth in areas of economic need.

TAX INCREMENT FINANCING (TIF) - Method of financing public and/or private development projects involving a freeze by a local government of the tax base within a designated district. Revenues generated by reassessment or new development are placed in a special redevelopment fund to finance community improvement projects in that district.

TAX SHELTER - Investment which results in savings in income tax payments due to code provisions. An income tax deduction without a cash expenditure.

TAXPAYER IDENTIFICATION NUMBER (TIN) - Number issued by the Internal Revenue Service and required for employers. Used in lieu of Social Security number in many business-related transactions.

TAX YEAR - The twelve-month time period in which a state's tax rate schedules and taxable wage base remain constant. This is equivalent to the calendar year for most states, with the exception of NH, NJ, TN, and VT, which have July to June tax years.

TECHNICAL ASSISTANCE (TA) - Includes training, training materials, information exchange and other forms of assistance provided by an agency or organization to promote self-sufficiency and efficiency in the endeavors of an organization, project or business. Often involves help identifying, formulating, and implementing projects. Also defined as improving the institutional capabilities of governments and executing agencies, formulating development strategies promoting the transfer of technology, and fostering regional cooperation

TEMPORARY ASSISTANCE TO NEEDY FAMILIES - HHS program designed to help needy families achieve self-sufficiency. States receive block grants to design and operate programs that support lower-income families.

TEMPORARY HOUSING - Housing unit intended or provided for only short-term use, as for temporary relocation purposes or to house disaster victims.

TEMPORARY SERVICE AGENCY - Agency that offers client companies the services of temporary employees who possess specific skills. Can provide needed help during peak demand periods, staffing shortages, or vacations of regular employees, without requiring the time, expense, and long-term commitment of hiring a new employee. Typically undertakes hiring and firing decisions, issue paychecks, withhold payroll taxes, and make contributions for unemployment insurance, workers' compensation, and Social Security for the temporary employees.

TENANT COMMISSIONER - Public housing tenant who serves as a member of a board of commissioners of a local housing authority.

TENANT GRIEVANCE - In public housing, any dispute that a public housing tenant may have with respect to a housing authority's action or failure to act in accordance with the tenant's lease or the authority's regulations that adversely affect the tenant's welfare or rights.

- TENANT MAINTENANCE** - Maintenance by tenants of outdoor landscaping adjacent to units, common halls and stairways, interior painting and/or other aspects of a residential building.
- TENANT ORGANIZATION** - Formal or informal organization of a group of tenants through which tenant services and activities can be coordinated and conducted and through which the tenants communicate with the landlord.
- TENANT PROFILE** - Statistical composite of the characteristics of an existing or projected group of tenants occupying a proposed or existing project or geographic area.
- TENANT PROGRAM**
- TENANT SERVICE** - Program provided by management that empowers the residents of a project. Offers access to resources or helps in living to the fullest extent of their abilities.
- TENURE** - Length of time that an individual employee has worked for the same organization.
- TERMINAL INTERVIEW** - Interview with tenant vacating a unit who has developed a delinquent rent account.
- TERMINATION CONDITIONS** - Conditions under which either the landlord or the tenant can break the lease without becoming liable.
- THIRD PARTY GUARANTEE** - Most common form of credit enhancement where a party other than the borrower (called the guarantor) promises it will pay back all or a portion of the debt in case the borrower cannot pay it back in full. Most commonly in the form of government or private mortgage insurance and pledges of personal assets.
- THIRD STAGE PROJECT** - In venture capital financing, usually the last round of private financing. Further financing is normally by public offering. At this stage, the company to be invested in is most likely profitable.
- THRIFT** - See [Savings and loan association](#).
- THRIFT SAVINGS PLAN (TSP)** - Contribution plan that forms part of the Federal Employees Retirement System for military and civil service employees and retirees. In other words, it is the government version of a 401k plan.
- TIME OF ESSENCE CLAUSE** - Clause in a purchase contract that holds both parties to the timetables for settlement agreed to in the contract.
- TIME SALES FINANCING** - Purchase of installment receivables at a discount by a commercial finance company that assumes responsibility for their collection.
- TIME VALUE OF MONEY (TVM)** - Economic principle recognizing that a dollar today has greater value than a dollar in the future because of its earning power. Premise that benefits received in the future are less valuable to people than benefits received now. Basis for discounting for present value.
- TITLE** - Lawful ownership of a property. In common real estate usage, title may refer to the actual documents or deeds by which a right of ownership is established.
- TITLE INSURANCE** - Insurance that ensures the purchaser and lender that the purchaser is beginning ownership, that the seller has good and marketable title to the property, that all required actions to transfer the property were accomplished in accordance with local law, and that no private or public party has any claim against the property. Also ensures that the lender has a valid security interest, which has priority over all other liens except those specifically noted as exceptions.
- TITLE REPORT** - See both [Abstract of title](#) and [Title search](#).
- TITLE SEARCH** - A check of the title records to establish that the buyer is purchasing a property from the legal owners and to determine all of the liens, assessments, claims, covenants, or other encumbrances or restrictions that would affect the title to the property. The results of the search are expressed in a title report or abstract.
- TOPOGRAPHICAL MAP** - Shows the surface features of an area of ground.
- TOTAL DEBT RATIO** - Amount paid by the borrower for principal, interest, taxes, and insurance and any recurring monthly debt, divided by repayment income.
- TOTAL LABOR FORCE** - As defined by the U.S. Department of Labor, all working-age civilians classified as employed or unemployed as well as all members of the Armed Forces at home and abroad.
- TOTAL PLANNED EXPENDITURES (TPE)** - Forecasted financial needs required to accomplish programmatic objectives broken down into fiscal quarters.
- TOTAL UNEMPLOYED** - Number of individuals, 16 years of age or older, who do not have a job but are available for work and actively seeking work. Includes individuals laid off and waiting to report to a new job within 30 days.
- TOTAL WAGES** - Total payment for labor or services to a worker, especially hourly, daily, or weekly wages.

TERMS

TRADE AREA - Geographic area from which a business draws its customers.

TRADE CREDIT - Form of credit most widely used by businesses. A firm buys goods or services from a supplier and is given a specified period (usually 30 or 60 days) within which to pay the bill.

TRADE-OFF - Losing one quality or aspect of something in return for gaining another quality or aspect. It implies a decision to be made with full comprehension of both the upside and downside of a particular choice.

TRADE UNION - See [Union](#).

TRANSECT PLANNING - Varieties of land use from an urban core to a rural boundary. General transect classifications from highest to lowest density are - urban core, urban center, general urban, suburban, rural, and natural.

TRANSFER OF DEVELOPMENT RIGHTS (TDR) - Type of zoning ordinance that allows owners of property zoned for low-density development or conservation use to sell development rights to other property owners. For example, suppose two adjacent landowners, A and B, are each allowed to build a ten-story office building on their own property. Using TDRs, landowner A could sell his development rights to landowner B, allowing B to build twenty stories high provided that A leaves his land undeveloped.

TRANSFER PAYMENT - Receipt from government or business for which no service is currently rendered. Examples include pensions, unemployment benefits, Medicare benefits, disability benefits, corporate gifts to nonprofits and bad debts absorbed by businesses.

TRANSFER TAX - Tax charged by a locality upon the sale of property.

TRANSIENT HOUSING - Housing unit intended for occupancy periods of 30 days or less, or housing in which occupants are provided customary hotel services such as maid service, linen laundry, room service for food and furnishings.

TRANSIT-ORIENTED DEVELOPMENT (TOD) - Development of commercial space, housing services, and job opportunities close to public transportation, thereby reducing dependence on automobiles. Typically designed to include a mix of land uses within a quarter-mile walking distance of transit stops or core commercial areas.

TRANSITION-AGED YOUTH (TAY) - Young people between the ages of sixteen and twenty-four who are in transition from state custody or foster care and are deemed to be at-risk.

TRIBAL ALLOTTED LAND - Tribal land which is held in trust and allotted to individual tribal members.

TRIBE - Any federally-recognized tribe, band, pueblo, group, community, or nation of Indians or Alaskan natives.

TRIPLE BOTTOM LINE - See [Green economy](#).

TRIPLE NET LEASE - Lease in which the tenant pays, in addition to rent, all expenses related to the operation of the property.

TRUST - Legal title to property held by one party (the trustee) for the benefit of another (the beneficiary). Also, can refer to the property itself. See also [Deed of Trust under Security](#).

TRUST LAND - Land held in trust by the United States on behalf of an Indian tribe.

TRUSTEE - Entity who is given legal responsibility to hold and administer property for the benefit of another (the beneficiary). Obligated to act in the best interest of the beneficiary. See also [Deed of Trust under Security](#).

TRUSTOR - Borrower. See [Deed of Trust under Security](#).

TRUTH-IN-LENDING (TIL) - Disclosure statement required by federal law that requires lender to fully disclose in writing all terms, conditions and changes of a loan.

TURNKEY LEASING - Housing constructed by private sponsors for lease to a local housing authority for use by its low-income tenants.

TURNKEY PROJECT - Project that is constructed by a developer and sold or turned over to a buyer for a lump sum price in a ready-to-use condition.

TURNKEY PUBLIC HOUSING - Project in which the public housing authority invites competitive proposals from private developers for the design and construction of a specified amount and type of units on land provided by the developer. The successful developer provides own construction financing. Upon completion, the public housing authority purchases the project for a lump sum price.

TURNKEY REHABILITATION - Housing purchased from owner by developer upon completion of substantial rehabilitation.

TURNOVER - In business, the number of times the beginning inventory must be replaced before the end of the accounting period; the annual cost of goods sold divided by the average inventory. In housing management, the number of times that tenants move in and out of a building during a given time period.

UNASSISTED HOUSING - Housing that receives no subsidy or grant. May receive federal mortgage insurance.

UNDEREMPLOYED PERSONS - People working only part-time in their field. People whose qualifications exceed those needed for the job they presently hold.

- UNDERGROUND STORAGE TANK** - A tank and any underground piping connected to the tank that has at least 10% of its combined volume underground.
- UNDERWRITING** - Process of evaluating a loan application to determine the risk involved for the lender.
- UNEMPLOYED PERSONS** - As defined by the U.S. Department of Labor, all civilians who were not employed but were available and actively seeking work within the past four weeks, or were waiting to be called back to a job from which they had been laid off, or were waiting to report to a new job to begin within 30 days.
- UNIFORM BUILDING CODE (UBC)** - National code published by the International Conference of Building Officials. Used especially in western states.
- UNIFORM COMMERCIAL CODE (UCC)** - State laws governing the obtaining of security interest in personal property and fixtures. Differs in each state.
- UCC SEARCH** - Act of checking state records to determine whether any liens are filed against a debtor's property or equipment.
- UNIT PRICE** - Amount stated in the bid as a price per unit of measurement for materials, equipment, services or a portion of work as described in the construction bidding documents.
- UNIT SET ASIDE FOR LOW-INCOME USE** - Low-income housing that is restricted to a certain percentage or less of area median gross income. Developers must guarantee either a 20-50 set-aside (20% of units for tenants at 50% or less of median gross income) or a 40-60 set-aside (40% of units for tenants at 60% or less of median gross income) in order to qualify for Low-income Housing Tax Credits. See [Low-income unit](#).
- UNBANKED** - Individual that does not have any bank accounts at all.
- UNDERBANKED** – Individual that has a bank account but relies on alternative financial providers, such as check cashers and pawn shops, to meet some banking needs.
- UNDER-THE-TABLE** - Wages or money that is paid informally and without leaving a paper trail, often to avoid taxes.
- UNDERGROUND ECONOMY** - See [Black market](#).
- UNEMPLOYMENT INSURANCE (UI)** - Weekly unemployment insurance payments for workers who lose their job through no fault of their own. Funded from taxes paid by employers for wages paid to employees.
- UNEMPLOYMENT RATE** - Percentage of the economically active population who are not working but want to work and are actively looking for employment.
- UNEMPLOYMENT TRUST FUND (UTF)** - Fund established in the U.S. Department of the Treasury which contains all monies deposited by state agencies to the credit of their unemployment fund accounts and federal unemployment taxes collected by the Internal Revenue Service.
- UNFAIR LABOR PRACTICES** - Practices of discrimination, coercion, and intimidation prohibited to labor and management. Management cannot form company unions or use coercive tactics to discourage union organization. Unions cannot force workers to join organizations not of their own choosing.
- UNIFORM COMMERCIAL CODE (UCC)** - Code that harmonizes the law regarding sales and other commercial transactions in the U.S.
- UNION** - Organization whose membership consists of workers and union leaders and whose principle purpose is to negotiate wages and working conditions, engage in collective bargaining, and help settle grievances between workers themselves and between workers and employers.
- UNIVERSAL DESIGN** - Design that makes a building accessible to as many individuals as possible, including older people and those with physical disabilities.
- UNIVERSAL SAVINGS ACCOUNT (USA)** - Savings account that provides an additional tax credit for the taxpayer under a certain income level, which is deposited directly into the account for retirement.
- UNLIQUIDATED OBLIGATION** - In a cash accounting system, the amount of unpaid obligations incurred by a grantee. In an accrual accounting system, the amount of obligations incurred for which an outlay has not been recorded.
- UNSKILLED LABOR** - Work that requires practically no training or experience for its adequate or competent performance.
- UNTENANTED HAZARD** - Derelict building that constitutes a hazard because it is easily entered by transients and others who may suffer injury or endanger their health and safety.
- UPSET PRICE** - Maximum or minimum price above or below which no sale or purchase can transpire to the terms of a contract.

TERMS

- URBAN AREA** - Developed area with a density greater than 1,000 persons per square mile, as defined by the U.S. Department of Transportation.
- URBAN DESIGN** - Process of giving form, shape and character to the arrangement of buildings, to whole neighborhoods, or the city.
- URBAN ENVIRONMENTALISM** - Type of environmental thinking and consciousness that includes integrating sustainable development concepts and environmentalist principles into an urban context.
- URBAN GARDEN** - Gardening and food production in the urban environment without the need for large open spaces.
- URBAN GROWTH BOUNDARY** - Policy that establishes a clear "urban edge," thus putting a limit to continuous urban sprawl. This policy may spur "leapfrog" or discontinuous development and does not directly address adequacy of public facilities.
- URBAN HEAT ISLAND** - Built up areas that are hotter than nearby rural areas due to human activity.
- URBAN MANAGEMENT SYSTEMS** - See [Environmental management systems](#).
- URBAN RENEWAL** - Process through which deteriorated neighborhoods are upgraded through clearance and redevelopment or through rehabilitation and the installation of modernizing public improvements. Urban renewal may be financed with a combination of federal and local funds, with strictly private funds or through public/private partnerships.
- URBAN RENEWAL PLAN** - Detailed proposal prepared by a local public agency indicating specific plans for property acquisition, clearance, rehabilitation, land use, design, public utilities, relocation, property management and most of the aspects of project activities.
- URBAN RENEWAL PROJECT** - Specific program undertaken by a local public agency to prevent and eliminate slums and blight, detailed in the urban renewal plan.
- URBAN REVITALIZATION** - See [Urban renewal](#).
- USE DENSITY** - Percentage of land that can be covered in relation to a particular use as established by zoning ordinances or city planning criteria.
- UTILITY ANALYSIS** - Report projecting the estimated monthly cost of lighting, refrigeration, cooking, hot water, heating and other utility services. Considers the costs of fuel and energy, capital costs and maintenance costs for equipment.
- UTILITY COSTS** - Amount paid by tenant for water, electricity, gas, heating and cooking fuels, trash and garbage collection, and sewage disposal. Does not include telephone service.
- VACANCY LOSS** - Income not received by management because of units not rented.
- VACANCY RATE** - Percentage of housing units unoccupied over a given time period, either at a particular project or throughout a geographic area. Value Added Products: Value-added products are defined by USDA as
- VALUE ADDED PRODUCTS** - Products that undergo a change in the physical state or form of the product (i.e. making strawberries into jam) or the production of a product in a manner that enhances its value (i.e. organically-produced products).
- VALUE APPRECIATION** - Value that is added to a property due to capital improvements.
- VALUE ENGINEERING** - Approach to identify and eliminate unnecessary costs while retaining necessary items. In real estate development, value engineering eliminates or reduces items such as landscaping, in order to reduce total development costs.
- VALUE-ADDED** - Contribution of land, labor, materials, and other factors of production to raising the value of a product.
- VARIABLE CONTRACT** - Agreement that can be rescinded by either party in the event of fraud, incompetence or other sufficient cause.
- VARIANCE** - Modification or special exception to the prevailing zoning ordinance of a given area or property which is made to an individual or developer if it is proven not to conflict with the general public interest. Also known as [Zoning variance](#).
- VEGATATIVE ROOF** - See [Green roof](#).
- VENDOR** - Firm or business that provides a product or service.
- VENDOR PAYMENT** - Payment made directly to the person or organization providing a product or service.
- VENTURE CAPITAL (VC)** - Capital subject to considerable risk and uncertainty.
- VENTURE CAPITAL FIRM** - Investors who hold stock in a company and add invested capital to its equity base. Invest for long term capital (unlike banks, which invest for interest income). Often investments are in early stage companies believed to be headed for rapidly increasing sales and a substantial generation of profits.
- PROFESSIONALLY MANAGED POOL** - Made up of institutional money and operated like traditional partnerships.
- TRADITIONAL PARTNERSHIP** - Often established by wealthy families to aggressively manage a portion of their funds by investing in small companies.

VEST POCKET HOUSING - See [Infill housing](#).

VEST POCKET PARK - Park built on vacant parcels in built-up areas of cities, frequently used as playgrounds.

VETERAN - Person who served in the United States active military, naval, or air service, and who was discharged or released under conditions other than dishonorable.

VOCATION - Career or occupation to which an individual is especially drawn or for which they are suited, trained or qualified.

VOCATIONAL EXPLORATION TRAINING - Assessment programs and counseling that assist individuals in exploring other possible careers and lines of work which may be more suitable.

VOCATIONAL COUNSELING

VOCATIONAL GUIDANCE - Combination of career counseling and guidance on how to overcome barriers to employment in order to obtain suitable employment. Examples include substance abuse counseling and job training counseling.

VOCATIONAL TRAINING PARTNERSHIP - Relationship between community colleges, businesses, and other work organizations in creating joint vocational education programs to retrain and retain students.

VOID - That which has no legal effect.

VOLATILE ORGANIC COMPOUND (VOC) - Organic compounds that evaporate readily into the atmosphere and then contribute to smog production.

VOLUNTEERS IN SERVICE TO AMERICA (VISTA) - A national service program designed specifically to recruit and assign volunteers to help fight poverty in communities throughout the country by focusing on enriching educational programs and vocational training for the nation's underprivileged classes.

VOLUNTARY CONVEYANCE OF DEED - Instrument of transfer of an owner's title to property to the lien holder. Usually serves to bypass a court judgment showing insufficient security to satisfy a debt.

VOLUNTARY REHABILITATION - Structural or other substantial repairs to or alterations of a building or other improvements on the land undertaken by an owner for the sake of conforming to property rehabilitation standards set forth in an urban renewal plan.

VOUCHER PAYMENT PLAN - Method of construction loan payouts in which the contractor or borrower completes lender forms requesting each payout when a prespecified stage of construction is reached.

WALKABILITY - Ease with which one can walk around a given area.

WARRANTY - Assurance by the seller of property that the goods or property are as represented or will be as promised. See also [Deed of conveyance](#).

WASTE MANAGEMENT STRATEGY (WMS) - Method by which a community collects, transports, processes, recycles, disposes, or otherwise manages its solid, liquid, gaseous, or radioactive waste.

WATERSHED - Area of land that drains downslope by means of a network of drainage pathways to the lowest point. Generally, these pathways converge into a stream and river system that becomes progressively larger as the water moves downstream.

WEATHERIZATION - Building construction or renovation that increases the energy efficiency of a building by reducing the amount of heat loss (in winter) or heat gain (in summer) through walls, windows, air leaks, etc.

WEBINAR - Web-based, interactive seminar, presentation, lecture, or workshop that is transmitted over the Internet.

WELFARE RENT - Rent charged to an income-subsidy recipient based on the average rent included in a locality's public assistance budget for families in private housing. Rent amount may also be based on the average project operating cost on a per-unit, per-month basis or the highest rent to which a public assistance agency will agree to pay.

WETLAND - Transitional land that lies between terrestrial and aquatic systems where the underground water reserves (i.e. water table) is usually at or near the surface or the land is covered by shallow water.

WHITE COLLAR - Semi-professional office, administrative, and sales-coordination job performed by a salaried professional or an educated worker, as opposed to a blue-collar worker, whose job requires manual labor.

WILDLAND-URBAN INTERFACE (WUI) - Area where houses meet or intermingle with undeveloped wildland vegetation. This makes the WUI a focal area for human-environment conflicts such as wildland fires, habitat fragmentation, invasive species, and biodiversity decline.

WIND EROSION - Process of detachment, transport, and deposition of soil by wind.

WOMEN-OWNED BUSINESS ENTERPRISE (WBE, WBO) - Business in which more than 50 percent of the ownership or control is held by one or more women, more than 50 percent of the net profit.

TERMS

WORKER ADJUSTMENT ASSISTANCE PROGRAM - Program that provides employment assistance to workers who lose their jobs or whose hours of work and wages are reduced through no fault of their own.

WORKER'S COMPENSATION - Insurance that employers are required to have for employees who become sick or injured on the job.

WORKFORCE DEVELOPMENT - Efforts to train individuals for specific jobs or industries. Training covers everything from soft skills (work ethic, attitude, getting to work on time) to basic skills (literacy, numeracy) to specific job skills (carpentry or website development). Job placement assistance, resume writing, interview skills, and retention services such as legal advice and child care are also common. Workforce development also help businesses find employees that fulfill their needs.

WORKFORCE DEVELOPMENT AGENCY (WDA) - Government sponsored agency or private organization which provides services that assist possible employees in finding suitable employment. Organization that proactively address workforce needs by assisting using a dual customer approach—one which considers the needs of both employees and employers. Examples of organizations that can function as workforce intermediaries include faith-based and community organizations, employer organizations, community colleges, temporary staffing agencies, workforce investment boards and labor organizations. Also known as **Labor market intermediary** and **Workforce intermediary**.

WORKFORCE INTERMEDIARY - See **Workforce development agency**.

WORKFORCE INVESTMENT BOARD (WIB) - Regional entity created to implement the Workforce Investment Act of 1998. Direct federal, state and local funding to workforce development programs, including one-stop career centers. Conduct and publish research on these programs and the needs of the local job market. Every community is associated with a local WIB and for each WIB, a local authority appoints representatives to sit on the WIB

WORKING POOR - Individuals and families who maintain regular employment but remain in relative poverty due to low levels of pay and overwhelming expenses.

WORK ORDER - Form used following a tenant's complaint or request for maintenance work or following the discovery of the need for any maintenance work.

WORKING CAPITAL - Funds to assist in up front or predevelopment expenses of a project or housing development, often to help secure a project.

WORKING DRAWINGS - See **Plans**.

WRITE-DOWN - Difference between the cost of purchasing and clearing built-up areas in urban renewal projects and the price of cleared land sold to the redeveloper. The difference in price is a subsidy shared by the U.S. Department of Housing and Urban Development and a local public agency.

WRITE-OFF - Asset determined to be uncollectible and therefore counted as an expense.

WRITE-UP - Difference between a developer's cost of land and a higher valuation established by a lender and/or the Federal Housing Authority.

YEAR-END ADJUSTMENT - In accounting, modification of a ledger account at the close of a fiscal year arising from accrual, prepayment, audit adjustments or other changes.

YIELD - Measure of investment performance, gauging the percentage return on each dollar invested. Also called **Rate of return**. Yield can also be defined as the relationship between income or cash received from an investment and the value of the capital invested.

ZERO EQUITY HOUSING COOPERATIVE (ZEHC) - Type of cooperative that does not allow members to own equity in their residences and often have rents that are well below market rates. Also known as **Group equity**.

ZONING - Power of the local government to regulate the use of private property for the benefit of the entire community. Partitioning of land parcels in a community by ordinance into zones, and the establishment of regulations in the ordinance to govern the land use and location, height, use and coverage of buildings within each zone.

FISCAL ZONING - Land use regulation to exclude certain types of land uses which may require more public services than the government is willing to pay for.

FLEXIBLE ZONING - Type of zoning that allows for a discretionary review and application for a special permit that grants developers certain allowances in exchange for inclusionary housing units, more open space, or the fulfillment of other community goals.

INCENTIVE ZONING - Zoning that provides that developers seeking special permits may obtain favorable zoning treatment, such as increases in density, for affordable housing.

INCLUSIONARY ZONING - Zoning that mandates that residential developers make some of their housing affordable.

OVERLAY ZONE - Regulatory tool that creates a special zoning district, placed over some or all of an existing base zone, which identifies special provisions in addition to those in the underlying base zone. Regulations or incentives are attached to the overlay district to protect a specific resource or guide development within the special area.

PLANNED DEVELOPMENT ZONING - Zoning in which no intense use of land is permitted except as part of a large-scale planned development. Extension of concept of [planned unit development](#).

SPOT ZONING - Zoning of a piece of land incongruous with surrounding uses in variance with established zoning regulations.

ZONING CODE

ZONING LAW

ZONING ORDINANCE - Local ordinance or law prescribing how each parcel of land in a community may be used. Usually consists of text and a zoning map identifying permitted type of land use.

ZONING MAP - Map showing the location and boundaries of land use controlled by zoning ordinances.

ZONING OVERLAY - A zoning district which is applied over one or more previously established zoning districts.

ZONING VARIANCE - See [Variance](#).

Federal Programs for Community Economic Development

U.S. DEPARTMENT OF AGRICULTURE (USDA)

NATURAL RESOURCES CONSERVATION SERVICE (NRCS)

The NRCS is the U.S. Department of Agriculture's principal agency for providing conservation technical assistance to private landowners, conservation districts, tribes, and other organizations. The agency that works with private landowners to help them conserve, maintain and improve their natural resources.

Conservation of Private Grazing Land (CPGL)

The CPGL initiative ensures that technical, educational, and related assistance is provided to those who own private grazing lands. Technical assistance is offered to assist with: better grazing land management; protecting soil from erosive wind and water; using more energy-efficient ways to produce food and fiber; conserving water; providing habitat for wildlife; sustaining forage and grazing plants; using plants to sequester greenhouse gases and increase soil organic matter; and using grazing lands as a source of biomass energy and raw materials for industrial products.

Conservation Reserve Program (CRP)

CRP provides technical and financial assistance to farmers and ranchers to address soil, water, and related natural resource concerns on their lands in complying with Federal, State, and tribal environmental laws.

Commodity Credit Corporation (CCC)

The CCC is a government-owned and operated entity that aids producers through loans, purchases, payments, and other operations, and makes available materials and facilities required in the production and marketing of agricultural commodities. The CCC Charter Act also authorizes the sale of agricultural commodities to other government agencies and to foreign governments and the donation of food to domestic, foreign, or international relief agencies. CCC also assists in the development of new domestic and foreign markets and marketing facilities for agricultural commodities.

Conservation Reserve Enhancement Program (CREP)

CREP targets high-priority conservation issues identified by local, state, or tribal governments or non-governmental organizations. In exchange for removing environmentally sensitive land from production and introducing conservation practices, farmers, ranchers, and agricultural land owners are paid an annual rental rate. Participation is voluntary, and the contract period is typically 10–15 years, along with other federal and state incentives as applicable per each CREP agreement.

Conservation Technical Assistance (CTA)

CTA provides a network of locally-based, professional conservationists located in nearly every county to help land users make decisions and address opportunities, concerns, and problems related to natural resources management on non-Federal land. For any landowner to participate in a farm bill or other federal voluntary conservation program, they must first have a conservation plan developed by a certified conservation planner. The majority of NRCS conservation plans are paid for with CTA funding.

Grazing Lands Conservation Initiative (GLCI)

The GLCI is a nationwide collaborative process of individuals and organizations working to maintain and improve the management, productivity, and health of the Nation's privately-owned grazing land. This process has formed coalitions that represent the grassroots concerns that impact private grazing land. The coalitions actively seek sources to increase technical assistance and public awareness activities that maintain or enhance grazing land resources. The National GLCI Steering Committee and many state committees meet regularly throughout the country. NRCS directly funds technical assistance and public awareness activities to support conservation activities on private grazing lands.

Resource Conservation and Development Program (RC&D)

The RC&D program accelerates the conservation, development and utilization of natural resources, improves the general level of economic activity, and enhances the environment and standard of living in designated RC&D areas. RC&D areas are locally sponsored areas designated by the Secretary of Agriculture for RC&D technical and financial assistance program funds.

Tribal Government Assistance

NRCS provides conservation programs and technical services to American Indians, Alaska Natives, and Tribal governments through field offices on and off Indian lands. NRCS has established 33 Tribal Conservation Districts.

RURAL DEVELOPMENT SERVICE (RD)

RD increases rural residents' economic opportunities and improves their quality of life by working with low-income individuals, government entities, private and nonprofit organizations and to bring housing, community facilities, utilities and other services to communities. RD provides technical assistance and funding for rural businesses and cooperatives to create quality jobs in rural areas.

Community and Economic Development Programs (CED) Division

The CED Division offers grants, low-interest loans, loan guarantees and technical assistance (professional training) to any rural business, member-Cooperative or economic development organization looking to improve the quality of life for their people.

National Rural Development Partnership (NRDP)

NRDP acts as a non-partisan forum for identifying, discussing, and acting on issues affecting rural America. NRDP facilitates coordination and collaboration among its partners to improve implementation of rural programs.

Rural Business and Cooperative Services

These services support business development and job training opportunities for rural residents.

Biorefinery Assistance Program and Biorefinery Assistance Loan Guarantees (Biorefinery)

This program assists in the development, construction, and retrofitting of emerging technologies for development of Advanced Biofuels, Renewable Chemicals, and Bio-based Product Manufacturing by providing loan guarantees for up to \$250 million.

Advanced Biofuel Payment Program

The Advanced Biofuel Payment Program supports and ensures an expanding production of advanced biofuels by paying advanced biofuel producers for finished advanced biofuel products.

Business and Industry Guaranteed Loan (B&I) Program

The B& I Guaranteed Loan Program guarantees up to \$10 million to create or develop a business that provides employment, improves the economic and environmental climate in rural communities, or promotes aquaculture or renewable energy. The program's purpose is to improve the economic and environmental climate in rural areas by improving, developing, or financing business, industry, and employment. The program covers any areas other than a city or town that has a population of greater than 50,000 inhabitants and the urbanized area contiguous and adjacent to such a city or town.

Intermediary Relending Program (IRP)

Provides 1 percent low-interest loans to local intermediaries to establish loan funds that re-lend to businesses to improve economic conditions and create jobs in rural communities.

Repowering Assistance Program

Provides funding for up to 50% of the total eligible project costs for biorefineries to install renewable biomass systems for heating and power at their facilities; or, to produce new energy from renewable biomass.

Rural Business Development Grants

Competitive grants designed to support targeted technical assistance, training and other activities leading to the development or expansion of small and emerging private businesses in rural areas which will employ 50 or fewer new employees and has less than \$1 million in gross revenue. These grants replace Rural Business Enterprise Grants (RBEG) and Rural Business Opportunity Grants (RBOG).

Rural Economic Development Loan & Grant (REDLG) Program

REDLG provides funding for rural projects through local utility organizations. USDA provides zero-interest loans to local utilities which they, in turn, pass through to local businesses for projects that will create and retain employment in rural areas. The ultimate recipients repay the lending utility directly. The utility is responsible for repayment to USDA.

Rural Energy for America Program, Energy Audit and Renewable Energy Development Assistance Grant (REAP/EA/REDA)

Grantees assist rural small businesses and agricultural producers by conducting and promoting energy audits, and providing renewable energy development assistance (REDA).

Rural Energy for America Program Grants/Renewable Energy Systems/Energy Efficiency Improvement Loans and Grants (REAP/RES/EEI)

REAP/RES/EEI provides guaranteed loan financing and grant funding to agricultural producers and rural small businesses for renewable energy systems or to make energy efficiency improvements.

FEDERAL PROGRAMS

Rural Energy for America Program Guaranteed Loan Program (REAP Loans)

REAP Loans encourage the commercial financing of renewable energy and energy efficiency projects. Project developers work with local lenders, who in turn can apply to USDA RD for a loan guarantee up to 85% of the loan amount.

Rural Micro-Entrepreneur Assistance (RMAP) Program

RMAP supports the development and ongoing success of rural microentrepreneurs and microenterprises by providing direct loans and grants to selected Microenterprise Development Organizations (MDOs). Maximum loan amount is \$500,000. Low-interest, 20-year loans with 2-year deferral of payments to capitalize a revolving microloan fund. The micro-lender must establish and maintain a 5% loss reserve from their funds. Loan proceeds are to be used for relending as fixed rate microloans (\leq \$50,000) to rural micro-entrepreneurs.

RMAP Technical Assistance Grants

\$100,000 maximum size to allow a micro-lender to provide technical assistance to their microloan borrowers. They can pay administrative expenses of the micro-lender, but not more than 10% of the grant. Maximum TA grant award is \leq 25% of the micro-lender's RMAP loan portfolio.

RMAP Enhancement Grants

\$25,000 maximum size to allow a micro-lender to increase its capacity to serve rural microenterprises. Enhancement grant awards are not tied to the operation of an established RMAP loan fund. RMAP grants cannot provide more than 75% of the cost of the project.

Rural Cooperative Development Grant (RCDG) Program

The Rural Cooperative Development Grant program helps improve the economic condition of rural areas by helping individuals and businesses start, expand or improve rural cooperatives and other mutually-owned businesses through Cooperative Development Centers. Grants are awarded through a national competition.

Socially-Disadvantaged Producer Grant

The primary objective of the Socially Disadvantaged Groups Grant program is to provide technical assistance to socially-disadvantaged groups through cooperatives and Cooperative Development Centers.

Value-Added Producer Grant (VAPG)

The VAPG program helps agricultural producers enter into value-added activities related to the processing and/or marketing of new products. The goals of this program are to generate new products, create and expand marketing opportunities, and increase producer income.

RURAL HOUSING SERVICE - COMMUNITY FACILITIES

Community Facilities Direct Loan and Grant Program

This program provides affordable funding to develop essential community facilities in rural areas. An essential community facility is defined as a facility that provides an essential service to the local community for the orderly development of the community in a primarily rural area, and does not include private, commercial or business undertakings.

Community Facilities Loan Guarantee

This program provides loan guarantees to eligible private lenders to help build essential community facilities in rural areas. An essential community facility is defined as a facility that provides an essential service to the local community for the orderly development of the community in a primarily rural area, and does not include private, commercial or business undertakings.

Community Facilities Relending Program

This program makes loans to eligible lenders (re-lenders) which will in turn re-loan those funds to applicants for essential community facilities.

Community Facilities Technical Assistance and Training Grants

The Agency provides grants to public bodies and private nonprofit corporations to provide associations with Technical Assistance and/or training with respect to essential community facilities programs. This assists communities, Indian Tribes, and Nonprofit Corporations to identify and plan for community facility needs that exist in their area.

Economic Impact Initiative Grants

This program provides funding to assist in the development of essential community facilities in rural communities with extreme unemployment and severe economic depression.

Rural Community Development Initiative (RCDI)

The RCDI offers grants to develop the capacity of nonprofit housing and community development organizations and low-income rural communities. Grants can be used for training, technical assistance, and other capacity building activities.

Tribal College Initiative Grants

This program provides funding to 1994 Land Grant Institutions (Tribal Colleges) to make capital improvements to their educational facilities and to purchase equipment.

MULTI-FAMILY HOUSING

Farm Labor Housing Direct Loans and Grants

This program provides affordable financing to develop housing for year-round and migrant or seasonal domestic farm laborers. Eligible applicants include: farmers, associations of farmers, and family farm corporations; associations of farmworkers and nonprofit organizations; most State and local governmental entities; and Federally-recognized Tribes.

Section 514/516 Farm Labor Housing Loans Program

Section 512 loans and Section 516 grants fund the acquisition, construction, improvement, or repair of farmworker housing. Funds can be used to purchase a site or a leasehold interest in a site; to construct or repair housing, day care facilities, or community rooms; to pay fees to purchase durable household furnishings; and to pay construction loan interest.

Section 515 Rural Rental Housing Program for New Construction

This program provides multifamily rental housing for very low, low, and moderate-income families, the elderly, and disabled persons. Funds may be used to buy and improve land, provide facilities such as waste disposal systems, and subsidize rent.

Section 538 Guaranteed Rural Rental Housing

Loan guarantees are provided for the construction, acquisition, or rehabilitation of affordable, rural, multifamily housing.

Housing Preservation Grants (HPG)

HCFP provides grants to sponsoring organizations for the repair or rehabilitation of low and very low-income rural housing.

Multi-Family Housing Direct Loans

This program provides competitive financing for affordable multi-family rental housing for low-income, elderly, or disabled individuals and families in eligible rural areas.

Multi-Family Housing Loan Guarantees

The program works with qualified private-sector lenders to provide financing to qualified borrowers to increase the supply of affordable rental housing for low- and moderate-income individuals and families in eligible rural areas and towns.

Multi-Family Housing Rental Assistance

This program provides payments to owners of USDA-financed Rural Rental Housing or Farm Labor Housing projects on behalf of low-income tenants unable to pay their full rent.

SINGLE FAMILY HOUSING

Individual Water and Waste Grants

These grants provide funding to households residing in an area recognized as a Colonia before October 1, 1989. Available in Arizona, California, New Mexico and Texas. The Colonia must be located in a rural area i.e., unincorporated areas and any city or town with a population of 10,000 or less, and is identified as a community designated in writing by the state or county in which it is located; determined to be a Colonia on the basis of objective criteria including lack of: potable water supply, adequate sewage systems, decent, safe and sanitary housing, or have inadequate roads and drainage.

Mutual Self-Help Housing Technical Assistance Grants

Provides grants to qualified organizations to help them carry out local self-help housing construction projects. Grant recipients supervise groups of very-low- and low-income individuals and families as they construct their own homes in rural areas. The group members provide most of the construction labor on each other's homes, with technical assistance from the organization overseeing the project.

FEDERAL PROGRAMS

Single Family Housing Direct Home Loans (Section 502)

This program assists low- and very-low-income applicants obtain decent, safe and sanitary housing in eligible rural areas by providing payment assistance to increase an applicant's repayment ability. Payment assistance is a type of subsidy that reduces the mortgage payment for a short time. The amount of assistance is determined by the adjusted family income.

Single Family Housing Guaranteed Loan Program

This program assists approved lenders in providing low- and moderate-income households the opportunity to own adequate, modest, decent, safe and sanitary dwellings as their primary residence in eligible rural areas. Eligible applicants may build, rehabilitate, improve or relocate a dwelling in an eligible rural area. The program provides a 90% loan note guarantee to approved lenders in order to reduce the risk of extending 100% loans to eligible rural homebuyers.

Single Family Housing Repair Loans & Grants (Section 504)

Also known as the Section 504 Home Repair program, this provides loans to very-low-income homeowners to repair, improve or modernize their homes or grants to elderly very-low-income homeowners to remove health and safety hazards.

Rural Housing Site Loans

Rural Housing site loans provide two types of loans to purchase and develop housing sites for low- and moderate-income families.

Section 523 Loans

Used to acquire and develop sites only for housing to be constructed by the Self-Help method. Refer to RD Instruction 1944-I for more information about the Self-Help program.

Section 524 Loans

Made to acquire and develop sites for low- or moderate-income families, with no restriction as to the method of construction. Low-income is defined as between 50-80% of the area median income (AMI); the upper limit for moderate income is \$5,500 above the low-income limit.

Rural Utilities Services (RUS)

RUS provides payments, grants, loans, and loan guarantees for the development and commercialization of utility services in rural areas.

ELECTRIC PROGRAMS

Electric programs offer direct loans, guaranteed loans, and bond and note guarantees.

Direct Loans

Direct Loans may be used to finance electric distribution, transmission, and generation systems, and for demand side management, energy efficiency and conservation programs, and renewable energy systems to serve rural areas.

Hardship Loans

Hardship Loans are available to finance electric system improvements for qualified borrowers that meet thresholds for retail rate disparity and for customer per capita and household incomes, or that has suffered a severe, unavoidable hardship, such as a natural disaster. No private financing is required.

Municipal Rate Direct Loans

Municipal rate direct loans are offered to eligible distribution borrowers for electric system improvements. Interest rates are set quarterly based on municipal bond market rates for similar maturities and determined at time of each loan advance.

Private financing of 30 percent is required for most loans.

Guaranteed Loans

Guaranteed loans are available for financing of electric distribution, transmission and generation systems (including renewable energy), headquarters facilities, and for energy efficiency, conservation and demand side management programs. No private financing is required.

Bond and Note Guarantees for Cooperative Lenders

USDA may guarantee payments on certain bonds or notes issued by qualified cooperative or other non-profit lenders. The note proceeds must be used for financing of eligible rural electrification or telephone purposes (excluding electric generation), and must be of investment grade.

Electric Generation from Renewable Energy Resources

Loans are available for facilities that generate electricity from solar, wind, hydropower, biomass, or geothermal source for resale to rural and nonrural residents.

Rural energy savings program

A new program established by the 2014 Farm Bill as an amendment to the 2002 Farm Bill. The program offers zero-interest loans to eligible borrowers for relending to qualified consumers to implement durable cost-effective energy efficiency measures.

High Energy Cost Grants

Available for energy generation, transmission, and distribution facilities, including energy efficiency and conservation programs and renewable energy systems serving rural communities with average home energy costs exceeding 275 percent of the national average.

State Bulk Fuel Revolving Fund Grants

These grants are made to state government entities to establish and support revolving funds to provide a more cost-effective means of purchasing fuel for remote communities that are not served by surface transportation year round.

WATER AND ENVIRONMENTAL PROGRAMS

Emergency Community Water Assistance Program

The program assists rural communities that have experienced a significant decline in quantity or quality of drinking water due to an emergency or in which such decline is considered imminent. The program provides grants to obtain or maintain adequate quantities of water that meets the standards set by the Safe Drinking Water Act.

Circuit Rider Program – Technical Assistance for Rural Water Systems

This program provides technical assistance to rural water systems that are experiencing day-to-day operational, financial or managerial issues. Rural water system officials may request assistance from the Rural Utilities Service, or Rural Utilities Service staff may request assistance on behalf of the system.

Emergency Community Water Assistance Grants

This program helps eligible communities prepare, or recover from, an emergency that threatens the availability of safe, reliable drinking water.

Grants for Rural and Native Alaskan Villages

This program helps remote Alaskan villages provide safe, reliable drinking water and waste disposal systems for households and businesses.

Individual Water and Wastewater Grants

This program provides funds to households in an area recognized as a Colonia before October 1, 1989. Grant funds may be used to connect service lines to a residence, pay utility hook-up fees, install plumbing and related fixtures, e.g., bathroom sink, bathtub or shower, commode, kitchen sink, water heater, outside spigot, or bathroom.

SEARCH - Special Evaluation Assistance for Rural Communities and Households

This program helps very small, financially distressed rural communities with predevelopment feasibility studies, design and technical assistance on proposed water and waste disposal projects.

Solid Waste Management Grants

This program reduces or eliminates pollution of water resources by providing funding for organizations that provide technical assistance or training to improve the planning and management of solid waste sites.

Waste and Water Disposal

Grants to Alleviate Health Risks on Tribal Lands and Colonias

This program provides low-income communities, which face significant health risks, access to safe, reliable drinking water and waste disposal facilities and services.

Loans & Grants

This program provides funding for clean and reliable drinking water systems, sanitary sewage disposal, sanitary solid waste disposal, and storm water drainage to households and businesses in eligible rural areas.

FEDERAL PROGRAMS

Revolving Fund Program (RFP)

RFP grants establish lending programs to assist rural communities with population no greater than 10,000 people with water and wastewater systems.

Technical Assistance and Training Grants

Grants are available to private non-profit organizations to provide technical assistance and training to communities and utility systems on issues relating to delivery of water and waste disposal service. For water and waste disposal facilities, eligible non-profit organizations help identify and evaluate solutions, improve the operation and maintenance of existing facilities and prepare loan and grant applications.

TELECOMMUNICATIONS PROGRAMS

Farm Bill Broadband Loans & Loan Guarantees

Furnishes loans and loan guarantees to provide funds for the costs of construction, improvement, or acquisition of facilities and equipment needed to provide service at the broadband lending speed in eligible rural areas.

Community Connect Grants

Helps to fund broadband deployment into rural communities where it is not yet economically viable for private sector providers to deliver service.

Distance Learning & Telemedicine Grants

Helps rural communities use the unique capabilities of telecommunications to connect to each other and to the world, overcoming the effects of remoteness and low population density.

Telecommunications Infrastructure Loans & Loan Guarantees

Provides financing for the construction, maintenance, improvement and expansion of telephone service and broadband in rural areas.

FARM SERVICE AGENCY (FSA)

FSA makes direct and guaranteed farm ownership and operating loans to family-size farmers and ranchers who cannot obtain commercial credit from a bank, Farm Credit System institution, or other lender. FSA loans can be used to purchase land, livestock, equipment, feed, seed, and supplies. Loans can also be used to construct buildings or make farm improvements.

Farm Operating Loans

FSA's Direct Farm Operating loans are a valuable resource to start, maintain and strengthen a farm or ranch. For new agricultural producers, FSA direct farm operating loans provide an essential gateway into agricultural production by financing the cost of operating a farm.

Microloan Programs

The focus of Microloans is on the financing needs of small, beginning farmer, niche and non-traditional farm operations, such as truck farms, farms participating in direct marketing and sales such as farmers' markets, CSA's (Community Supported Agriculture), restaurants and grocery stores, or those using hydroponics, aquaponics, organic and vertical growing methods.

Farm Ownership Loans

FSA's Direct Farm Ownership loans are used to buy a farm or ranch; enlarge an existing farm or ranch; make a down payment on a farm; purchase of easements; construct, purchase or improve farm dwellings, service buildings or other facilities and improvements essential to the farm operation; promote soil and water conservation and protection; pay loan closing costs.

Guaranteed Farm Loans

These loans help family farmers and ranchers to obtain loans from USDA-approved commercial lenders at reasonable terms to buy farmland or finance agricultural production. Financial institutions receive additional loan business as well as benefit from the safety net the FSA provides by guaranteeing farm loans up to 95 percent against possible financial loss of principal and interest.

Beginning Farmers and Ranchers Loans

There is a special focus on the particular credit needs of farmers and ranchers who are in their first 10 years of operation. Each year, FSA targets a portion of its lending by setting aside a portion of all loan funds for financing beginning farmer and rancher operations.

Minority and Women Farmers and Ranchers

by statute, FSA targets a portion of all Guaranteed loan funds, Direct Operating and Direct Farm Ownership loan funds, Microloan funding, and Youth loans, to historically underserved farmers and ranchers, which include: Women, African-Americans, Alaskan Natives, American Indians, Hispanic, Asian, Native Hawaiians and Pacific Islanders.

Youth Loans

FSA makes loans to individual rural youth to establish and operate income producing projects in connection with their participation in 4-H clubs, Future Farmers of America, or similar organizations.

Indian Tribal Land Acquisition Loan Program

Loans help Tribes become owners of additional property within the reservation to advance and increase current operations, provide financial prospects for Native American Communities, increase agricultural productivity, and save farmland for future generations.

Highly Fractionated Indian Land Loan Program

These loans help Tribes, Tribal entities, and Tribal members alleviate the problems caused by fractionated interests on tribal lands. Through land consolidation, current and new agricultural operations can improve and expand access to USDA programs, increase agricultural productivity, and save Tribal farmland for future generations.

Emergency Loans

Emergency loans help producers recover from losses due to drought, flooding, other natural disasters, or quarantine.

FOOD AND NUTRITION SERVICE (FNS)

FNS, formerly known as the Food and Consumer Service, administers the nutrition assistance programs of the USDA. FNS provides children and needy families better access to food and a healthier diet through its programs and services.

FOOD DISTRIBUTION PROGRAMS

Commodity Supplemental Food Program (CSFP)

CSFP provides food and administrative funds to States to supplement the diets of low-income pregnant and breastfeeding women, other new mothers up to one year postpartum, infants, children up to age six, and elderly people over the age of 60.

Food Distribution Program on Indian Reservations (FDPIR)

FDPIR provides commodity foods to low-income households - including the elderly, those living on Indian reservations, and to Native American families residing in designated areas near reservations.

The Emergency Food Assistance Program (TEFAP)

Through TEFAP, USDA makes commodity foods available to states. States provide the food to local agencies that they have selected, usually food banks, which in turn, distribute the food to soup kitchens and food pantries that directly serve the public.

CHILD NUTRITION PROGRAMS

Child and Adult Care Food Program (CACFP)

CACFP provides nutritious meals and snacks to low-income children in day care, to adults in nonresidential adult day care centers, to children residing in homeless shelters, and to youths participating in eligible afterschool care programs.

Fresh Fruit and Vegetable Program (FFVP)

FFVP provides free fresh fruits and vegetables in selected low-income elementary schools nationwide. The purpose of the Program is to increase children's fresh fruit and vegetable consumption and at the same time combat childhood obesity by improving children's overall diet and create healthier eating habits to impact their present and future health.

National School Lunch Program (NSLP)

School districts and independent schools that choose to take part in the lunch program get cash subsidies and donated commodities from the USDA for each meal they serve. In return, they must serve lunches that meet Federal requirements, and they must offer free or reduced price lunches to eligible children. School food authorities can also be reimbursed for snacks served to children through age 18 in afterschool educational or enrichment programs.

School Breakfast Program (SBP)

The SBP operates in the same manner as the National School Lunch Program. School districts and independent schools that choose to take part in the breakfast program receive cash subsidies from the USDA for each meal they serve. In return, they must serve breakfasts that meet Federal requirements, and they must offer free or reduced price breakfasts to eligible children.

FEDERAL PROGRAMS

Special Milk Program (SMP)

Participating schools and institutions receive reimbursement from the USDA for each half pint of milk served. They must operate their milk programs on a non-profit basis. They agree to use the Federal reimbursement to reduce the selling price of milk to all children.

Summer Food Service Program (SFSP)

SFSP is available for local sponsors who want to combine a feeding program with a summer activity program. SFSP ensures that nutritious meals are available in the summer when the National School Lunch and School Breakfast Programs are not offered.

Team Nutrition

Team Nutrition is an initiative that provides training and technical assistance for foodservice, nutrition education for children and their caregivers, and other support for healthy eating and physical activity for children.

Supplemental Nutrition Assistance Program (SNAP)

SNAP (formerly the Food Stamp Program) provides healthy food for eligible low-income individuals and households via an Electronic Benefit Transfer card used to purchase food at most grocery stores.

Special Supplemental Nutrition Program for Women, Infants and Children (WIC)

The WIC Program serves to safeguard the health of low-income women, infants, & children up to age 5 who are at nutritional risk by providing checks to purchase nutritious foods to supplement diets, information on healthy eating, and referrals to health care.

Farmers' Market Nutrition Program (FMNP)

FMNP provides fresh, unprepared, locally grown fruits and vegetables from local farmers' markets to WIC recipients.

Senior Farmers' Market Nutrition Program (SFMNP)

SFMNP awards grants to government and tribal entities to provide low-income seniors with coupons that can be exchanged for eligible foods at farmers' markets, roadside stands, and community supported agriculture programs.

Food Assistance for Disaster Relief

FNS's Food Distribution Division has the primary responsibility of supplying food to disaster relief organizations such as the Red Cross and the Salvation Army for emergency feeding operations.

U.S. DEPARTMENT OF COMMERCE (DOC)

CENSUS BUREAU

The Census Bureau conducts surveys and collects data about American households and businesses, including the decennial Census. Data from the Census is used to determine the number of Congressional seats throughout to states, make decisions about needed community services, properly allocate Federal funding, and provide information on eligibility for government programs.

American Community Survey (ACS)

The ACS is a survey that is sent to a sample population throughout the country every year. It provides current data on population and housing to help communities determine where to locate services and allocate resources. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year.

Economic Census (Every 5 years)

The Economic Census is a five-year measure that provides a detailed portrait of the United States' economy, from the national to the local level. It covers most of the U.S. economy in its basic collection of establishment statistics. Censuses of agriculture and governments are conducted at the same time. Part of the Economic Census is a census of governments, which identifies each government agency in the nation's Federal, state, and local governments.

Population and Housing Census (U.S. Census)

The U.S. Census counts every resident in the U.S. and helps determine Federal funding for hospitals, job training centers, schools, senior centers, public works, and emergency services, etc. for different communities throughout the country. Data collected every ten years by the Census helps determine the number of seats each state receives in the House of Representatives.

Other Externally-Commissioned or Compiled Data

Other data comes from the American Housing Survey, Housing Vacancy Survey, Survey of Income and Program participation, Women and Minority-Owned Business Survey, and Economic surveys of various industries, including Manufacturing, Construction, Retail, and Services.

ECONOMIC DEVELOPMENT ADMINISTRATION (EDA)

The EDA works throughout the U.S. to foster job creation, collaboration, and innovation. EDA provides grants and other financial assistance to economically distressed communities.

Public Works

EDA's Public Works program helps distressed communities revitalize, expand, and upgrade their physical infrastructure. This program enables communities to attract new industry; encourage business expansion; diversify local economies; and generate or retain long-term, private-sector jobs and investment through the acquisition or development of land and infrastructure improvements needed for the successful establishment or expansion of industrial or commercial enterprises.

Economic Adjustment Program (EAP)

The EAP program provides a wide range of technical, planning, and public works and infrastructure assistance in regions experiencing adverse economic changes that may occur suddenly or over time. These adverse economic impacts may result from a steep decline in manufacturing employment following a plant closure, changing trade patterns, catastrophic natural disaster, a military base closure, or environmental changes and regulations.

Assistance to Coal Communities (CAA)

Competitive grant to assist communities severely impacted by the declining use of coal through activities and programs that support economic diversification, job creation, capital investment, workforce development, and re-employment opportunities.

Partnership Planning

This program provides essential investment support to district organizations, Native American organizations, states, sub-state planning regions, urban counties, cities, and other eligible recipient to assist in planning. The two categories of the program are: (a) planning investments for District Organizations, Indian Tribes and other eligible entities; and (b) short-term planning investments to states, sub-state planning regions and urban areas. Eligible activities under this program include developing, maintaining, and implementing a Comprehensive Economic Development Strategy (CEDS) and related short-term planning activities.

FEDERAL PROGRAMS

Office of Innovation and Entrepreneurship (OIC) -- Regional Innovation Strategies (RIS)

EDA currently awards grants that build regional capacity to translate innovations into jobs (1) through proof-of-concept and commercialization assistance to innovators and entrepreneurs and (2) through operational support for organizations that provide essential early-stage risk capital to innovators and entrepreneurs.

The RIS Program consists of two separate competitions: the i6 Challenge and Seed Fund Support (SFS) Grants competition.

Challenge Grants

i6 Challenge: Launched in 2010 as part of the Startup America Initiative, the i6 Challenge is a national competition based on the most impactful national models for startup creation, innovation, and commercialization. In an effort to promote and support inclusion, EDA expects to award up to \$2.5 million of the total \$8 million to projects that provide services to rural areas, and applicants that create specific outreach plans to populations and communities that are underrepresented in innovation and entrepreneurship and that propose specific, quantitative metrics to measure the effectiveness of those plans will receive special consideration.

Seed Fund Support

These cluster grants provide funding for technical assistance to support feasibility, planning, formation, or launch of cluster-based seed capital funds that are offered to innovation-based, growth-oriented start-up companies in exchange for equity. Funds must include job creation in their consideration for issuing capital, and funds that reach out to underrepresented communities and populations and measure the effectiveness of that outreach will receive special consideration.

Trade Adjustment Assistance for Firms

A national network of 11 Trade Adjustment Assistance Centers to help strengthen the competitiveness of American companies that have lost domestic sales and employment because of increased imports of similar goods and services.

Local Technical Assistance and University Center Economic Development Programs

These two programs promote economic development and alleviate unemployment, underemployment, and outmigration in distressed regions.

University Centers (UC)

The UC program is specifically designed to marshal the resources located within colleges and universities to support regional economic development strategies in regions of chronic and acute economic distress. The UCs, which EDA considers long-term partners in economic development, are required to devote the majority of their funding to respond to technical assistance requests originating from organizations located in the economically distressed portions of their service regions.

Local Technical Assistance

Helps fill the knowledge and information gaps that may prevent leaders in the public and nonprofit sectors in distressed areas from making optimal decisions on local economic development issues.

Research and National Technical Assistance

This program assists in formulating and implementing new economic development tools. These tools support local governments' efforts to partner with private industry and attract private investment to revitalize regions and local communities.

Economic Development Integration

Office of Management and Budget (OMB) has designated EDA to lead the federal government's efforts to maximize the integration of economic development resources from all sources, including federal, state, local and philanthropic, to achieve more impactful and sustainable outcomes for communities across America.

MINORITY BUSINESS DEVELOPMENT AGENCY (MBDA)

The MBDA is dedicated to advancing the establishment and growth of minority-owned firms in the U.S. Through a network of minority business centers and strategic partners, MBDA works with minority entrepreneurs who wish to grow their businesses in size, scale and capacity. MBDA assists minority businesses by providing advice, technical assistance, and other helpful information online and through regional offices.

Business Centers

Minority-owned firms seeking to penetrate new markets — domestic & global — and growing in size and scale, can access business experts at a MBDA Business Center. The Centers are located in areas with the largest concentration of minority populations and the largest number of minority businesses.

Capital Pathways Program

Free, nationwide workshop series provides minority entrepreneurs with upfront credit counseling, business lending options, and technical assistance to help you grow your company. With live workshops hosted across ten cities, entrepreneurs will learn how to effectively fund, contract and, expand entrepreneurial ventures to grow into multi-million dollar enterprises.

FEDERAL PROGRAMS

U.S. DEPARTMENT OF ENERGY (DOE)

OFFICE OF ENERGY EFFICIENCY AND RENEWABLE ENERGY (EERE)

The EERE leads a community of researchers and other partners to continually develop innovative, cost-effective, energy-saving solutions.

Building Technologies Program

This program works closely with the building industry and manufacturers to conduct research and development on technologies and practices for energy efficiency. It also promotes energy and money-saving opportunities to builders and consumers and works with state and local regulatory groups to improve building codes and appliance standards.

Weatherization and Intergovernmental Programs (WIP)

The Weatherization and Intergovernmental Programs Office provides funding and assistance to partners in state and local governments, Indian tribes, and international agencies for their energy programs. It is part of DOE's EERE "all of the above" national energy strategy to create greater energy affordability, security and resiliency. WIP's mission is to enable strategic investments in energy efficiency and renewable energy technologies and innovative practices across the U.S. by a wide range of government, community and business stakeholders, in partnership with state and local organizations. WIP is made up of two programs focused on state and local governments—the Weatherization Assistance Program and the State Energy Program—and a team that develops and delivers targeted technical assistance and strategic initiatives to state and local governments.

State Energy Program

This program provides financial and technical assistance to states through formula and competitive grants to develop state strategies and goals to address their energy priorities.

Tribal Energy Program

This program offers financial and technical assistance to Indian tribes to help them create sustainable renewable energy installations on their lands. It promotes tribal energy self-sufficiency and fosters employment and economic development.

Weatherization Assistance Program (WAP)

The WAP reduces energy costs for low-income households by increasing the energy efficiency of the homes while ensuring residents' health and safety. It is the nation's single largest residential whole-house energy efficiency program.

U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA)

OFFICE OF LAND AND EMERGENCY MANAGEMENT (OLEM)

OLEM provides policy, guidance and direction for the Agency's emergency response and waste programs.

Office of Brownfields and Land Revitalization (OBLR)

This program provides grants and technical assistance to communities, states, tribes, and other stakeholders, to prevent, assess, safely clean up, and sustainably reuse formerly contaminated properties.

Assessment Grants

Assessment grants provide funding for a grant recipient to inventory, characterize, assess, and conduct planning and community involvement related to brownfield sites.

Cleanup Grants

Cleanup grants provide funding for a grant recipient to carry out cleanup activities at brownfield sites. An eligible entity may apply for up to \$200,000 per site.

Environmental Workforce Development and Job Training Grants

These grants allow nonprofit and other organizations to recruit, train, and place predominantly low-income and minority, unemployed and under-employed people living in areas affected by solid and hazardous waste. Residents learn the skills needed to secure full-time, sustainable employment in the environmental field.

Revolving Loan Fund (RLF) Grants

Revolving loan fund (RLF) grants provide funding for a grant recipient to capitalize a revolving loan fund and to provide sub-grants to carry out cleanup activities at brownfield sites.

Brownfields Area-Wide Planning Grants (BF AWP)

BF AWP is a grant program which provides funding to conduct activities that will enable the recipient to develop an area-wide plan (including plan implementation strategies) for assessing, cleaning up and reusing catalyst/high priority brownfield sites.

Targeted Brownfields Assessments (TBA)

EPA's TBA program is designed to help states, tribes, and municipalities—especially those without EPA Brownfields assessment pilots/grants—minimize the uncertainties of contamination often associated with Brownfields. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields program to promote the cleanup and redevelopment of brownfields.

Brownfields Technical Assistance and Research

This program provides technical assistance to brownfields communities and stakeholders. Technical assistance providers serve as independent resources and can provide expert technical assistance and guidance for parties interested in acquiring, assessing, cleaning up, and redeveloping brownfields properties.

Superfund

EPA's Superfund program is responsible for cleaning up some of the nation's most contaminated land and responding to environmental emergencies, oil spills, and natural disasters.

National Priorities List (NPL)

NPL is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the U.S. NPL primarily guides the EPA in determining which sites to further investigate.

Technical Assistance Programs

Technical Assistance Services for Communities (TASC) Program

This program provides services through a national EPA contract. Under the contract, a contractor provides scientists, engineers and other professionals to review and explain information to communities. TASC services are determined on a project-specific basis and provided at no cost to communities.

Technical Assistance Grant (TAG) Program

TAGs are awarded to non-profit incorporated community groups. With TAG funding, community groups can contract with independent technical advisors to interpret and help the community understand technical information about their site. The TAG recipient group is responsible for managing their grant funds and contributing a 20 percent award match. Most groups meet this requirement through in-kind contributions such as volunteer hours toward grant-related activities.

FEDERAL PROGRAMS

U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES (HHS)

ADMINISTRATION FOR CHILDREN AND FAMILIES (ACF)

ACF provides plans, manages, and coordinates the nationwide administration of comprehensive and supportive programs that promote the economic and social well-being of families, children, individuals, and communities. ACF provides assistance with funding, strategic partnerships, guidance, training, and technical assistance.

Administration for Native Americans (ANA)

ANA promotes self-sufficiency and cultural preservation by providing social and economic development opportunities through financial assistance, training, and technical assistance. ANA serves all Native Americans, including federally recognized tribes, American Indian and Alaska Native organizations, Native Hawaiian organizations and Native populations throughout the Pacific Basin (including American Samoa, Guam, and the Commonwealth of the Northern Mariana Islands).

Social and Economic Development Strategies (SEDS) for Native Americans

SEDS grants fund social and economic development projects in on- and off-reservation native communities and provide federal support for self-determination and self-governance among Native American people.

Native Languages

ANA funding provides opportunities to assess, plan, develop and implement projects to ensure the survival and continuing vitality of native languages.

Environmental Regulatory Enhancement

ANA's Environmental Regulatory Enhancement grants provide tribes with resources to develop legal, technical and organizational capacities for protecting their natural environments.

Administration on Children, Youth, and Families (ACYF)

ACYF administers programs that support social services that promote the positive growth and development of children and youth, protective services and shelter for children and youth in at-risk situations, and adoption for children with special needs.

Family and Youth Services Bureau (FYSB)

FYSB supports the organizations and communities that work every day to put an end to youth homelessness, adolescent pregnancy and domestic violence.

Runaway and Homeless Youth (RHY) Programs

Through the RHY Program, ACYF provides funding and technical assistance for programs that serve and protect youth runaways and young homeless people.

Street Outreach Program (SOP)

Through the Street Outreach Program (SOP), FYSB supports work with homeless, runaway and street youth to help them find stable housing and services.

Basic Center Program (BCP)

The Basic Center Program (BCP) helps create and strengthen community-based programs that meet the immediate needs of runaway and homeless youth under 18 years old. In addition, BCP tries to reunite young people with their families or locate appropriate alternative placements.

Transitional Living Program (TLP)

The Transitional Living Program (TLP) for Older Homeless Youth supports projects that provide long-term residential services to homeless youth. Young people must be between the ages of 16 and 22 to enter the program.

Maternity Group Homes for Pregnant and Parenting Youth (MGH) Program

The Maternity Group Homes for Pregnant and Parenting Youth (MGH) Program supports homeless pregnant and/or parenting young people, as well as their dependent children. Youth must be between the ages of 16 and 22 to enter the program.

Runaway and Homeless Youth Training and Technical Assistance Center (RHYTTAC)

The RHYTTAC is funded by HHS, Administration on Children and Families, Family and Youth Services Bureau (FYSB) as the training and technical assistance provider for all RHY grantees.

Family Violence Prevention & Services (FVPSA)

FVPSA is the primary federal funding stream dedicated to the support of emergency shelter and assistance for victims of domestic violence and dependents. Community-based domestic violence programs and crisis hotlines are also funded.

Adolescent Pregnancy Prevention

To prevent pregnancy and the spread of sexually transmitted diseases among adolescents, FYSB supports state, Tribal and community efforts to promote abstinence and contraceptive education.

Children's Bureau

The Children's Bureau partners with federal, state, tribal, and local agencies to improve the overall health and well-being of our nation's children and families.

State and Tribal Funding

The Children's Bureau provides matching funds to states, tribes, and communities to help them operate every aspect of their child welfare systems—from the prevention of child abuse and neglect to the support of permanent placements through adoption and subsidized guardianship.

Early Childhood Development

Promotes a joint approach at the federal level to improving the availability early learning and development programs.

Office of Child Care

The OCC supports low-income working families by providing access to affordable, high-quality early care and afterschool programs. OCC administers the Child Care and Development Fund (CCDF) and works with state, territory and tribal governments to provide support for children and their families.

Office of Head Start

OHS provides grants for Head Start, a national program that engages parents in their children's learning and helps them make progress toward their educational, literacy and employment goals. It promotes school readiness by enhancing the social and cognitive development of children through the provision of educational, health, nutritional, social and other services.

Office of Community Services (OCS)

OCS works in partnership with states, communities, and other agencies to provide human and economic development services and activities that address poverty and assist persons in need. OCS provides grants and technical assistance to service providers.

Community Economic Development (CED) Program

The CED Program allocates discretionary grant funds to Community Development Corporations (CDC) for well-planned, financially viable, and innovative projects to enhance job creation and business development for low-income individuals. Up to \$800,000 is available for projects that include revolving loan funds, real estate development, and business start-up and expansion. The creation of one permanent full-time job is required per \$20,000 of grant funds.

Community Services Block Grant (CSBG)

CSBGs fund state, local, and tribal government, Community Action Agencies, migrant and seasonal farmworkers or other designated organizations to alleviate the causes and conditions of poverty. Grants fund the provision of services and activities addressing employment, education, better use of available income, housing, nutrition, emergency services and/or health.

Rural Community Development (RCD) Program

RCD is a grant program that works with regional and tribal organizations to manage safe water systems in rural communities.

Low-Income Home Energy Assistance Program (LIHEAP)

LIHEAP assists low-income households to meet the cost of their immediate home energy needs. Funding is available through block grants, Leveraging Incentive Program, the Residential Energy Assistance Challenge Program, and contingency funds.

Social Services Block Grant (SSBG)

SSBGs are allocated by state for social services such daycare for children or adults, protective services for children or adults, special services to persons with disabilities, adoption, case management, health-related services, transportation, foster care for children or adults, substance abuse, housing, home-delivered meals, independent/transitional living, employment services or any other social services found necessary by the state for its population.

FEDERAL PROGRAMS

Assets for Independence (not funded as of FY2017)

Assets for Independence (AFI) is a community-based approach for giving low-income families a hand up out of poverty. Utilizing existing individual and community assets, AFI strengthens communities from within through the use of matched savings accounts called Individual Development Accounts (IDAs). Through financial education, AFI demonstrates the use and impact of IDAs to help low-income individuals move toward greater self-sufficiency.

Office of Family Assistance (OFA)

The OFA administers the Temporary Assistance for Needy Families and Child Care and Development Fund programs.

Healthy Marriage & Responsible Fatherhood (HMRF)

Healthy Marriage and Responsible Fatherhood (HMRF) programs promote strong, healthy family formation and maintenance, responsible fatherhood and parenting, and reentry opportunities for fathers returning from incarceration.

Temporary Assistance for Needy Families (TANF)

TANF disburses block grants to states to develop and implement welfare programs to assist needy families so that children can be cared for in their own homes, reduce the dependency of needy parents by promoting job preparation, work and marriage, prevent preventing out-of-wedlock pregnancies, and encourage the formation and maintenance of two-parent families.

Tribal Programs

Tribal TANF

The Division of Tribal TANF Management provides technical assistance to tribal organizations that administer TANF.

Native Employment Works (NEW) Program

The NEW program makes employment activities and supportive services - such as education, training, job search, and transportation - accessible to tribes. Allowable activities include economic development leading to job creation.

ADMINISTRATION FOR COMMUNITY LIVING (ACL)

The Administration for Community Living supports older adults and people with disabilities of all ages to live where they choose, with the people they choose, and with the ability to participate fully in their communities. The ACL advocates across the federal government for older adults, people with disabilities, and families and caregivers; funds services and supports provided by primarily by states and networks of community-based; and invests in training, education, research and innovation.

CENTERS FOR MEDICARE AND MEDICAID SERVICES (CMS)

CMS administers Medicare, Medicaid, the Children's Health Insurance Program, and the Health Insurance Marketplace.

HEALTH RESOURCES AND SERVICES ADMINISTRATION (HRSA)

HRSA improves health care to people who are geographically isolated, economically or medically vulnerable. Its programs help those in need of high quality primary health care, people living with HIV/AIDS, pregnant women and mothers. HRSA also supports the training of health professionals and oversees bone marrow, organ, and blood donation.

Bureau of Health Workforce

The Bureau of Health Workforce administers programs that are designed to strengthen the health workforce and connect skilled professionals to rural, urban, and tribal underserved communities nationwide.

Bureau of Primary Health Care

The Bureau of Primary Health Care oversees the Health Center Program, a national network of health centers that provide comprehensive primary health care services to more than 24 million people nationwide, regardless of a patients' ability to pay, and charges for services on a sliding fee scale.

Healthcare Systems Bureau

The Healthcare Systems Bureau encompasses a diverse set of programs focused on protecting the public health and improving the health of individuals, including: solid organ, bone marrow, and cord blood transplantation; poison control center services; countermeasure and vaccine injury compensation; Hansen's Disease direct patient care, provider education, and research; the Medical Claims Review Panel; and the 340B Drug Pricing Program.

HIV/AIDS Bureau

The HIV/AIDS Bureau administers the Ryan White HIV/AIDS Program, which provides a comprehensive system of care for people living with HIV. The Program works with cities, states, and local community-based organizations to provide HIV care and treatment services to more than half a million people each year.

Maternal and Child Health Bureau

The Maternal and Child Health Bureau's programs serve more than 50 million women, children and families each year, including half of all pregnant women and one-third of all infants and children in the United States.

Federal Office of Rural Health Policy

FORHP has department-wide responsibility for analyzing the possible effects of policy on the 57 million residents of rural communities and provides grant funding at the state and local levels to improve access, quality and financing for rural health care.

SUBSTANCE ABUSE AND MENTAL HEALTH SERVICES ADMINISTRATION (SAMHSA)

SAMHSA is the agency within HHS that leads public health efforts to advance the behavioral health of the nation. SAMHSA's mission is to reduce the impact of substance abuse and mental illness on America's communities.

Center for Mental Health Services (CMHS)

CMHS works to meet the mental health needs of children and families, those with HIV/AIDS and their families, and the homeless.

Community Mental Health Services (CMHS) Block Grant

This grant encourages community-based care for people with serious mental disorders and funds existing public services that support them.

Projects for Assistance in Transition from Homelessness (PATH)

The PATH Program, is a formula grant program that funds service delivery to individuals with serious mental illnesses, as well as individuals with co-occurring substance use disorders, who are homeless or at risk of becoming homeless.

Center for Substance Abuse Treatment (CSAT)

CSAT supports the quality and availability of community-based substance abuse treatment services for individuals and families. CSAT works with states and community-based groups to improve and expand existing substance abuse treatment services under the Substance Abuse Prevention and Treatment Block Grant Program. CSAT also supports SAMHSA's free treatment referral service to link people with the community-based substance abuse services they need.

Substance Abuse Prevention and Treatment Block Grant Program

The block grant is a formula grant that provides financial assistance to states to support projects for the development and implementation of prevention, treatment and rehabilitation activities directed to the diseases of alcohol and drug abuse.

FEDERAL PROGRAMS

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

CENTER FOR FAITH-BASED AND NEIGHBORHOOD PARTNERSHIPS

The Center for Faith-Based and Neighborhood Partnerships is a resource center for secular and faith-based nonprofit organizations seeking to partner with HUD to address the housing and community development needs of the neighborhoods in which they operate. The Center builds partnerships and serves as a liaison between the grassroots and Federal government, ensuring that groups have the latest information about HUD opportunities and programs as well as other Federal resources available to their communities.

OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT (CPD)

CPD seeks to develop viable communities with decent housing, a suitable living environment, and economic opportunities for low and moderate income persons. CPD primarily achieves this through partnerships among all levels of government and the private sector.

Brownfields Economic Development Initiative (BEDI)

Competitive grant program designed to assist cities with the redevelopment of abandoned and underused industrial and commercial facilities, where expansion and redevelopment is burdened by real or potential environmental contamination.

Capacity Building for Community Development and Affordable Housing

Grants to national intermediaries to develop the capacity and ability of community development corporations (CDCs) and community housing development organizations (CHDOs) to carry out community development and affordable housing activities that benefit low income families.

Community Development Block Grants (CDBG)

Provides annual grants on a formula basis to entitled communities to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, and improved community facilities and services.

Community Development Block Grants for Insular Areas

Covers four U.S. territories: American Samoa, Guam, U.S. Virgin Islands, and Commonwealth of the Northern Marianas Islands.

Community Development Block Grants (Non-Entitlement) for States and Small Cities

Covers states and units of local government in non-entitled areas.

Community Development Block Grants (Section 108 Loan Guarantee)

Section 108 is the loan guarantee provision of the CDBG program. Under this section, HUD offers communities a source of financing for certain community development activities, such as housing rehabilitation, economic development, and large-scale physical development projects.

Community Development Block Grant Disaster Recovery (CDBG-DR) Assistance

Flexible grants to help cities, counties, parishes, and states recover from presidentially declared disasters, especially in low- and moderate-income areas. NOT permanently authorized.

Continuum of Care (CoC) Program

CoC competitively awards grants for CoC planning costs, unified funding agency costs, acquisition, rehabilitation, new construction, leasing, rental assistance, supportive services, operating costs; homeless management information systems, and project administration costs.

Emergency Shelter Grants (ESG) Program

Provides grants by formula to states, metropolitan cities, urban counties and U.S. territories for eligible activities, which generally include essential services related to emergency shelter and street outreach, rehabilitation and conversion of buildings to be used as emergency shelters, operation of emergency shelters, short-term and medium-term rental assistance for individuals and families who are homeless or at risk of homelessness, housing relocation and stabilization services for individuals and families who are homeless or at risk of homelessness, and Homeless Management Information System (HMIS) participation costs.

HOME Investment Partnerships Program

The HOME Program provides grants to participating jurisdictions (PJ) - states and local governments. PJs may use HOME funds for a variety of housing activities, according to local housing needs. Eligible uses of funds include tenant-based rental assistance; housing rehabilitation; assistance to homebuyers; and new construction of housing. HOME funding may also be used for real property acquisition, site improvements, demolition, relocation, and other necessary and reasonable activities related to the development of non-luxury housing.

Housing Opportunities for Persons with HIV/AIDS (HOPWA)

Provides formula allocations to eligible and qualifying cities and competitively awards grants to states, units of general local government, and nonprofit organizations to provide housing assistance and related supportive services to meet the housing needs of low-income persons and their families living with HIV/AIDS. These resources help clients maintain housing stability, avoid homelessness, and improve access to HIV/AIDS treatment and related care.

Housing Trust Fund (HTF)

The HTF provides funding to construct, rehabilitate and preserve permanent rental and homeownership housing, primarily for extremely low-income families. At least 80 percent of the funds must be used for the production, preservation, rehabilitation, or operation of rental housing. Up to 10 percent can be used for the following homeownership activities for first-time homebuyers: production, preservation, and rehabilitation; down payment assistance, closing cost assistance, and assistance for interest rate buy-downs. NOT currently appropriated.

Rural Capacity Building for Community Development and Affordable Housing Grants Program

The Rural Capacity Building for Community Development and Affordable Housing (Rural Capacity Building) program is intended to fund applicants with demonstrated expertise in affordable housing and community development in high-need rural communities.

Rural Housing Stability Assistance Program

Competitively awarded grants for rent, mortgage, or utility assistance, security deposits, relocation assistance, short-term emergency lodging, construction of new housing units to provide transitional or permanent housing, acquisition or rehabilitation of a structure to provide non-emergency transitional or permanent housing, property leasing, rental assistance, and payment of operating costs for assisted housing units.

Self-Help Homeownership Opportunity Program (SHOP)

Under the SHOP program, HUD awards competitive grants to national and regional nonprofit organizations and consortia that have the capacity and experience in providing or facilitating self-help homeownership housing opportunities.

Surplus Property for Use to Assist the Homeless (Title V)

HUD collects information from federal agencies about their unutilized, underutilized, excess, and surplus properties and determines which are suitable for use to assist homeless persons.

FEDERAL HOUSING ADMINISTRATION (FHA)

The FHA provides mortgage insurance on loans made by FHA-approved lenders throughout the United States and its territories. FHA insures mortgages on single family and multifamily homes including manufactured homes and hospitals.

Single Family Housing Programs

Energy Efficient Mortgages (EEM) Program

The program helps homebuyers or homeowners save money on utility bills by enabling them to finance the cost of adding energy efficiency features to new or existing housing as part of their FHA insured home purchase or refinancing mortgage.

FHA-Home Affordable Modification Program (FHA-HAMP)

Enhanced loss mitigation option that combines a loan modification with a partial claim, allowing homeowners to reduce monthly mortgage payments and avoid foreclosure.

Good Neighbor Next Door

Good Neighbor Next Door provides law enforcement officers, teachers, firefighters, and emergency medical technicians with the opportunity to purchase homes located in revitalization areas at a significant discount.

Home Equity Conversion Mortgage (HECM Program) (Reverse Mortgages)

The program enables older homeowners to withdraw some of the equity in their home in the form of monthly payments for life or a fixed term, or in a lump sum, or through a line of credit. The HECM mortgage can be used to purchase a primary home when the borrower is 62 years of age or older and is able to use cash in hand to pay the difference between the reverse.

Insurance for Adjustable Rate Mortgages (ARMs) (Section 251) Federal mortgage insurance for adjustable rate mortgages (ARMs).

FEDERAL PROGRAMS

[Insured Mortgages on Hawaiian Home Lands \(Section 247\)](#)

FHA's mortgage insurance provides opportunities to low- to moderate income Native Hawaiians to purchase a home on Hawaiian Home Lands.

[Loss Mitigation](#)

FHA Loss Mitigation delegates to lenders both the authority and the responsibility to utilize certain actions and strategies to assist borrowers in default or imminent default to avoid foreclosure and, thereby, reduce losses to the insurance fund.

[Manufactured Home Loan Insurance \(Title I\) \(Home only\)](#)

This program insures mortgage loans made by private lenders to finance the purchase of a new or used manufactured home.

[Mortgage Insurance for Disaster Victims \(Section 203\(h\)\)](#)

Federal mortgage insurance for victims of a major disaster who have lost their homes and are in the process of rebuilding or buying another home.

[Section 203\(b\): Mortgage Insurance for One- to Four-Family Homes](#)

Section 203(b) insures mortgage insurance to protect lenders against the risk of default on mortgages to qualified buyers. Insured mortgages may be used to finance the purchase of new or existing one- to four-family housing, as well as to refinance debt. FHA-insured mortgages can reduce down payments to as little as 3.5%, limit lender's fees, and allows borrowers to finance approximately 96.5% of the value of their home purchase through their mortgage.

[Mortgage Insurance Programs on Indian Reservations and Other Restricted Lands \(Section 248\)](#)

FHA insures loans made to Native Americans to buy, build, or rehabilitate houses on Indian land. These loans are fundamentally the same as Section 203(b) loans except that they are only available to Native Americans on Indian land.

[Property Improvement Loan Insurance \(Title I\)](#)

FHA insures loans to finance improvements, alterations, and repairs of individual homes, apartment buildings, and nonresidential structures, as well as new construction of nonresidential buildings.

[Rehabilitation Loan Mortgage Insurance \(Section 203\(k\)\)](#)

This is HUD's primary program for the rehabilitation and repair of single family properties. A loan can be used to (1) finance rehabilitation of an existing property; (2) finance rehabilitation and refinancing of the outstanding indebtedness of a property; and (3) finance purchase and rehabilitation of a property.

[Self-Help Housing Property Disposition](#)

Makes surplus federal properties available through sale at less than fair market value to states, their subdivisions and instrumentalities, and nonprofit organizations.

[Single Family Property Disposition Program \(Section 204\(g\)\)](#)

Disposes of one- to four-family properties acquired by FHA through foreclosure of an insured or Secretary-held mortgage loan under the National Housing Act.

[Single Family Distressed Asset Sale Stabilization Program \(DASP\)](#)

DASP is a program whereby FHA accepts assignment of eligible, defaulted single family mortgage loans in exchange for claim payment and then sells the loans, servicing released and without FHA insurance, in competitive auctions.

[Multi-Family Housing Programs](#)

[Assisted-Living Conversion Program \(ALCP\)](#)

This program provides funding for the physical costs of converting some or all units in an eligible development into an assisted-living facility or service-enriched housing, including the unit configuration, common and services space, and any necessary remodeling consistent with HUD's or the state's statute or regulations (whichever is more stringent).

[Emergency Capital Repairs Program](#)

This program provides grants for substantial capital repairs to eligible multifamily projects with elderly tenants that are needed to rehabilitate, modernize, or retrofit aging structures, common areas, or individual dwelling units. The capital repair needs must relate to items that present an immediate threat to the health, safety, and quality of life of the tenants.

Mark-to-Market Program

A program designed to preserve low-income rental housing affordability while reducing the long-term costs of federal rental assistance, including project-based assistance from HUD, for certain multifamily rental projects. The projects involved are projects with (1) FHA-insured or previously FHA-insured, now Secretary held, mortgages; and (2) contracts for project-based rental assistance from HUD, primarily through the Section 8 program, for which the average rents for assisted units exceed the rent of comparable properties.

Mortgage Insurance for Cooperative Housing (Section 213)

FHA insures mortgages made by private lending institutions on cooperative housing projects of five or more dwelling units to be occupied by members of nonprofit cooperative ownership housing corporations.

Mortgage Insurance for Manufactured Home Parks (Section 207)

FHA insures mortgages made by private lending institutions to help finance construction or rehabilitation of manufactured home parks consisting of five or more spaces. The park must be located in an area approved by HUD in which market conditions show a need for such housing.

Mortgage Insurance for Purchase or Refinance of Existing Multifamily Rental Housing (Sections 207 / 223(f))

FHA insures mortgages under Section 207 of the National Housing Act pursuant to Section 223(f) of the same Act to purchase or refinance existing multifamily projects originally financed with or without federal mortgage insurance. HUD may insure mortgages on existing multifamily projects under this program that do not require substantial rehabilitation. A project must contain at least five units, and construction or substantial rehabilitation must have been completed for 3 years or more.

Mortgage Insurance for Rental Housing for the Elderly (Section 231)

To assure a supply of rental housing suited to the needs of the elderly or handicapped, FHA insures mortgages made by private lending institutions to build or rehabilitate multifamily projects consisting of five or more units.

Mortgage Insurance for Rental Housing for Urban Renewal and Concentrated Development Areas (Section 220)

FHA insures mortgages on new or rehabilitated homes or multifamily structures located in designated urban renewal areas and areas with concentrated programs of code enforcement and neighborhood development. Insured mortgages may be used to finance construction or rehabilitation of detached, semidetached, row, walk-up, or elevator-type rental housing or to finance the purchase of properties that have been rehabilitated by a local public agency.

Mortgage Insurance for Supplemental Loans for Multifamily Projects (Section 241)

FHA insures loans made by lenders to pay for improvements or additions to apartment projects, nursing homes, hospitals, or group-practice facilities that already carry FHA-insured or FHA-held mortgages.

Multifamily Housing Service Coordinators

This program provides funding for service coordinators who assist elderly individuals and persons with disabilities, living in federally assisted multifamily housing and in the surrounding area, to obtain needed supportive services from community agencies.

Multifamily Mortgage Risk-Sharing Programs (Sections 542(b) and 542(c))

Two multifamily mortgage credit programs under which Fannie Mae, Freddie Mac, and state and local housing finance agencies share the risk and the mortgage insurance premium on multifamily housing.

Multifamily Rental Housing for Moderate-Income Families (Section 221(d)(3) and (4))

FHA insures mortgages made by private lending institutions to help finance construction or substantial rehabilitation of multifamily (five or more units) rental or cooperative housing for moderate-income or displaced families.

Section 202 Supportive Housing for Elderly (No new funding as of 2017)

The Section 202 program helps expand the supply of affordable housing with supportive services for the elderly. It provides very low-income elderly with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, transportation, etc. HUD provides capital advances to finance the construction, rehabilitation or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for the projects to help make them affordable.

FEDERAL PROGRAMS

Section 811 Supportive Housing for Persons with Disabilities (No new funding as of 2017)

The Section 811 program allows persons with disabilities to live as independently as possible by increasing the supply of rental housing with available supportive services. HUD provides funding to nonprofit organizations to develop rental housing with the availability of supportive services for very low-income adults with disabilities. The program also provides rent subsidies, which cover the difference between the operating costs of the project and the tenants' rent contributions.

GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA or Ginnie Mae)

Ginnie Mae primarily offers permanent financing for government-sponsored low-income and special housing programs. Ginnie Mae increases the supply of credit available for low-income housing through mortgage-backed securities to mortgage lenders and guarantees the timely payment of principal and interest to holders of securities issued by private lenders.

PUBLIC AND INDIAN HOUSING

Public Housing Programs

Choice Neighborhoods

Choice Neighborhoods is HUD's signature place-based initiative and is a central element of the White House's Promise Zones Initiative, which builds on a federal partnership to transform high poverty neighborhoods into places of opportunity and economic growth. The Choice Neighborhoods program provides competitive Planning Grants and Implementation Grants to enable communities to revitalize struggling neighborhoods with distressed public housing or HUD-assisted housing. Local leaders, residents, and stakeholders, such as public housing authorities, cities, schools, police, business owners, nonprofits, and private developers, create a plan that revitalizes distressed HUD housing and addresses the challenges in the surrounding neighborhood.

Family Self-Sufficiency Program

Promotes the development of local strategies to coordinate public and private resources that help housing choice voucher program participants and public housing tenants obtain employment that will enable participating families to achieve economic independence.

Housing Choice Voucher Program

Provides rental subsidies for tenants who choose units in the private market.

Project-Based Voucher Program

Rental assistance for eligible families who live in specific housing developments or units.

Public Housing Capital Fund

The Capital Fund is available by formula distribution for capital and management activities, including development, financing, and modernization of public housing projects.

Public Housing Homeownership (Section 32)

The program offers public housing agencies (PHAs) a flexible way to sell public housing units to low-income families, with preference given to current residents of the unit(s) being sold. The program helps low-income families purchase homes through an arrangement that benefits both the buyer and the public housing agency that sells the unit. It gives the buyer access to an affordable homeownership opportunity and to the many tangible and intangible advantages it brings, while permitting PHAs to sell individual units and developments that may, due to their location or configuration, be more suitable for homeownership than for rental housing.

Public Housing Operating Fund

The Operating Fund is available by formula distribution to PHAs to cover Operating and management costs.

Resident Opportunity and Self-Sufficiency (ROSS) Program

Under the ROSS program, the Secretary may make grants to public housing agencies (PHAs), recipients under the Native American Housing Assistance and Self Determination Act (NAHASDA), resident management corporations (RMCs), resident councils or resident organizations, and nonprofit organizations supported by residents for the purposes of providing supportive services and resident empowerment activities to public and Indian housing residents, or to assist such residents in becoming economically self-sufficient.

Rental Assistance Demonstration (RAD)

The Rental Assistance Demonstration (RAD) is a voluntary program. RAD seeks to preserve public housing by providing Public Housing Agencies (PHAs) with access to more stable funding to make needed improvements to properties.

Indian/Native Hawaiian Housing Programs

Tribal Housing Activities Loan Guarantee Program (Title VI)

HUD guarantees loans for financing eligible affordable housing activities and related community development activities.

Indian Community Development Block Grant (ICDBG)

Offers grants on a competitive basis to eligible Indian tribes and Alaska Native Villages to improve the housing stock, provide community facilities, make infrastructure improvements, fund microenterprises, and expand job opportunities.

Indian Housing Block Grant (IBHG)

The IHBG program authorizes housing assistance under a single block grant to eligible Indian tribes or their tribally designated housing entities (TDHEs).

Native Hawaiian Housing Block Grant (NHHBG) Program

NHHBG supports affordable housing activities for Native Hawaiians.

Loan Guarantees for Indian Housing (Section 184)

Home loan guarantees for Indian families, Indian housing authorities, and Indian tribes.

Loan Guarantees for Native Hawaiian Housing (Section 184A)

Home loan guarantees for Native Hawaiians.

OFFICE OF FAIR HOUSING AND EQUAL OPPORTUNITY (FHEO)

Fair Housing Assistance Program (FHAP)

FHAP funding is allocated to state and local agencies that enforce fair housing laws that are substantially equivalent to the Fair Housing Act. Funds are for agencies' capacity building, reimbursements for housing discrimination complaints they investigate, administrative costs, special enforcement efforts, and training.

Fair Housing Initiatives Program (FHIP)

FHIP funds fair housing organizations to assist people who believe they have been victims of housing discrimination. FHIP organizations help identify government agencies that handle complaints of housing discrimination and conduct preliminary investigation of claims, including sending "testers" to properties suspected of practicing housing discrimination.

Administrative Enforcement Initiative (AEI)

AEI helps state and local governments who administer laws that include rights and remedies similar to those in the Fair Housing Act implement specialized projects that broaden an agency's range of enforcement and compliance activities.

Education and Outreach Initiative (EOI)

EOI offers a comprehensive range of support for fair housing activities, provides funding to state and local government agencies and nonprofit organizations for initiatives that explain to the public and housing providers what equal opportunity in housing means and what housing providers need to do to comply with the Fair Housing Act.

Fair Housing Organizations Initiative (FHOI)

FHOI provides funding that builds the capacity and effectiveness of nonprofit fair housing organizations in order to handle fair housing enforcement and education initiatives more effectively. FHOI also encourages the creation and growth of organizations that focus on the rights and needs of underserved groups, particularly persons with disabilities.

Private Enforcement Initiative (PEI)

PEI funds nonprofit fair housing organizations to carry out testing and enforcement activities to prevent or eliminate discriminatory housing practices.

Section 3: Economic Opportunities

Section 3 requires that recipients of certain HUD financial assistance provide job training, employment, and contract opportunities for low or very low-income residents in connection with projects and activities in their neighborhoods.

FEDERAL PROGRAMS

OFFICE OF HOUSING COUNSELING

Housing Counseling Program

HUD is authorized to provide grants to HUD-approved counseling agencies to counsel current and prospective homebuyers, homeowners, and tenants. The Housing Counseling Program enables anyone who wishes to rent or own housing—whether through a HUD program, a U.S. Department of Veterans Affairs program, other Federal programs, a state or local program, or the conventional market—to get the counseling they need to be a responsible homeowner or tenant.

U.S. DEPARTMENT OF THE INTERIOR (DOI)

BUREAU OF INDIAN AFFAIRS (BIA)

BIA is responsible for the administration and management of mineral estates held in trust by the United States for American Indian, Indian tribes, and Alaska Natives.

Office of Indian Energy and Economic Development (IEED)

IEED helps Indian nations gain self-sufficiency and self-governance through sound, economic development and business practices and helps tribes maximize their resources.

Division of Capital Investment

The division facilitates access to capital, helps optimize resources, forms strategic partnerships, provides outreach efforts, fosters entrepreneurship, and brings business opportunities to reservations.

Loan Guarantee, Insurance, and Interest Subsidy Program

This Program encourages eligible borrowers to develop viable Indian businesses through conventional lender financing.

The program reduces lenders' risks on loans they make, which in turn helps borrowers secure conventional financing that might otherwise be unavailable.

Division of Economic Development

The Division of Economic Development helps tribes foster strong reservation economies. It provides business management training, sponsors workshops, arranges training and education, provides entrepreneurial education and financial literacy training to Native high school students, and helps develop the legal infrastructure needed for economic progress.

Division of Energy and Mineral Development

The Division of Energy and Mineral Development provides technical and economic advice and services to assist Indian mineral owners explore and develop their energy and mineral resources.

Division of Workforce Development

The IEED Division of Workforce Development works with The Association of Union Contractors to provide new careers for Native Americans and Alaska Natives in the construction industry and expand work opportunities for union contractors. The Division manages a wide variety of job placement and training activities to promote and provide training for economic development opportunities.

NATIONAL PARK SERVICE (NPS)

Federal Historic Preservation Tax Credit Program

The Federal Historic Preservation Tax Incentives program encourages private sector investment in the rehabilitation and re-use of historic buildings. The program works in partnership with the IRS and State Historic Preservation Offices (SHPOs).

20% Tax Credit

A 20% income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be "certified historic structures."

10% Tax Credit

The 10% tax credit is available for the rehabilitation of non-historic buildings placed in service before 1936. The building must be rehabilitated for non-residential use.

National Register of Historic Places Program

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. The National Register of Historic Places Program coordinates and supports public and private efforts to identify, evaluate, support, and protect America's historic and archeological resources. Sites must be nominated, then approved by the State Historic Preservation Officer (SHPO), and finally reviewed and approved by NPS.

State Historic Preservation Program

State Historic Preservation Officers (SHPOs) are appointed by 50 States plus the District of Columbia and the Territories. The purposes of a SHPO include surveying and recognizing historic properties, reviewing nominations for properties to be included in the National Register of Historic Places, reviewing undertakings for the impact on the properties as well as supporting federal organizations, state and local governments, and private sector.

FEDERAL PROGRAMS

Tribal Historic Preservation Program

The program is dedicated to working with Indian tribes, Alaska Natives, Native Hawaiians, and national organizations, to preserve and protect resources and traditions that are of importance to Native Americans by strengthening their capabilities for operating sustainable preservation programs.

The State, Tribal, and Local Plans & Grants (STLPG) Division

This division manages several grant programs to assist with a variety of historic preservation and community projects focused on heritage preservation.

Historic Preservation Fund (HPF)

Annual Matching Funds based on an apportionment formula to assist in expanding and accelerating State historic preservation activities.

Tribal Historic Preservation Office Grants

The Historic Preservation Fund (HPF) provides annually-appropriated funding to Tribal Historic Preservation Offices (THPO) to protect and conserve important Tribal cultural and historic assets and sites. The grant funding assists them in executing their historic preservation programs and activities pursuant to the National Historic Preservation Act and other relevant laws.

Tribal Heritage Grants (previously Tribal Project Grants)

Competitive matching grants to Federally recognized Indian tribes for cultural and historic preservation projects.

African American Civil Rights Grants

Competitive grants for FY 2016 African American Civil Rights Grants, which will document, interpret, and preserve the sites and stories related to the African American struggle to gain equal rights as citizens in the 20th Century.

Disaster Recovery Grants

Special appropriations assist communities following natural disasters with the hope of saving the remaining historic and cultural resources

Underrepresented Community Grants

Historic Preservation Fund special appropriation to increase the number of listings in the National Register of Historic Places associated with communities currently underrepresented, including communities including African Americans, Latinos, Asian Americans and LGBT Americans.

Japanese American Confinement Sites (JACS) Grants

A competitive matching grant program to fund the preservation and interpretation of U.S. confinement sites where Japanese Americans were detained during World War II.

Historically Black Colleges and Universities (HBCUs)

The Secretary of the Interior's Historic Preservation Initiative for HBCUs was established to identify and restore historic structures on HBCU campuses considered to be the most historically significant and physically threatened. It was also established in direct response to the needs of many historically black colleges and universities, which faced critical rehabilitation needs but lacked the resources to repair these buildings.

Certified Local Government (CLG) Program

The CLG Program is jointly administered by the NPS and the State Historic Preservation Offices (SHPOs), each local community works through a certification process to become recognized as a Certified Local Government (CLG). Once certified CLGs become an active partner in the Federal Historic Preservation Program each community gains access to benefits of the program, including grants and technical assistance, and agrees to follow required Federal and State requirements.

U.S. DEPARTMENT OF LABOR (DOL)

CENTER FOR FAITH-BASED AND NEIGHBORHOOD PARTNERSHIPS (CFBNP)

The Center for Faith-based and Neighborhood Partnerships builds partnerships with faith-based groups, community organizations, and neighborhood leaders in the hopes of achieving good jobs for all and improving the lives of the most vulnerable and disadvantaged workers and job seekers. The Center serves as a portal for DOL information that relates to faith-based and community organizations.

EMPLOYMENT AND TRAINING ADMINISTRATION (ETA)

The ETA administers Federal job training and worker dislocation programs, Federal grants to states for public employment service programs, and unemployment insurance benefits.

Apprenticeship Program

The Office of Apprenticeship (OA) registers apprenticeship programs and apprentices and oversees the State Apprenticeship Agency. OA ensures the quality and equality of access of apprenticeship programs, and provides integrated employment and training information to sponsors and the local community.

Disability Employment Initiative

The Disability Employment Initiative (DEI) seeks to improve education, training, and employment opportunities and outcomes of youth and adults who are unemployed, underemployed, and/or receiving Social Security disability benefits. DEI projects improve collaboration among employment and training and asset development programs implemented at state and local levels, including the Social Security Administration's Ticket to Work Program, and build effective partnerships that leverage resources to better serve individuals with disabilities.

Job Corps

Job Corps is a free educational and vocational training program for youth between the ages of 16 and 24. Job Corps combines classroom, practical, and work-based learning experiences to prepare youth for stable, long-term, high-paying jobs.

National Farmworker Jobs Program (NFJP)

The NFJP provides funding to community-based organizations and public agencies to assist migrant and seasonal farmworkers and their dependents attain greater economic stability. Farmworkers also receive training and employment services through the nationwide network of American Job Centers, also called One-Stop Career Centers.

Rapid Response

Rapid Response quickly coordinates services and provides immediate aid to companies and their workers affected by layoffs and plant closings. Rapid Response is carried out by states and local workforce development agencies in partnership with local One-Stop Centers.

Senior Community Service Employment Program

Through a network of services providers, the Senior Community Service Employment Program provides job training and employment assistance for seniors and promotes them to businesses seeking employees.

Trade Adjustment Assistance

The program helps those who have lost their jobs as a result of increased imports or shifts in production out of the U.S. Individuals receive program benefits and services depending on what is needed to return them to employment.

Unemployment Insurance

Unemployment Insurance programs help cushion the impact of economic downturns and bring economic stability to communities, states, and the nation by providing temporary income support for laid off workers.

Work Opportunity Tax Credit Program (WOTC)

WOTC is a Federal tax credit incentive provided to private businesses for hiring individuals from twelve target groups who have consistently faced significant barriers to employment. WOTC incentivizes workplace diversity, enables employees to gradually move from economic dependency into self-sufficiency as they earn a steady income and become contributing taxpayers, and compensates participating employers by reducing their federal income tax liability.

Youth Discretionary Grants

Discretionary grants are aimed at specific populations of at-risk youth, such as young offenders, youth living in high-poverty areas, and foster youth to ensure that they have the skills and training they need to successfully make the transition to adulthood and careers.

FEDERAL PROGRAMS

Youth Formula-Funded Grant Programs

The Youth Formula-Funded Grant programs provide services to eligible youth in local communities. Funding for services are based on several unemployment statistics and the relative number of disadvantaged youth in a state.

OFFICE OF DISABILITY EMPLOYMENT POLICY (ODEP) RESOURCES FOR YOUTH

ODEP develops and influences the use of evidence-based disability employment policies and practices, builds collaborative partnerships, and delivers authoritative and credible data on employment of people with disabilities.

VETERANS' EMPLOYMENT & TRAINING SERVICE (VETS)

VETS offers employment and training services to veterans. VETS also funds the National Veteran's Training Institute.

Homeless Veterans' Reintegration Program (HVRP)

HVRP funds services and service providers that help reintegrate homeless veterans into the labor force. Services include job placement, training, career counseling, resume preparation and supportive services such as clothing, provision of or referral to temporary, transitional, and permanent housing, referral to medical and substance abuse treatment, and transportation.

Incarcerated Veterans' Transition Program (IVTP)

IVTP funds programs that assist eligible incarcerated and/or transitioning incarcerated veterans at risk of homelessness. Such programs provide referrals and career counseling, job training and placement, life skills support services, healthcare, housing, etc.

Veterans Workforce Investment Program (VWIP)

VWIP provides support for employment and training services through grants and contracts that assist eligible veterans with employment and that develop services that will address their complex employment problems.

WOMEN'S BUREAU

The Women's Bureau develops policies, programs, and standards and conducts investigations to safeguard the interests of working women, advocate for their equality and economic security for themselves and their families, and promote quality work environments. It serves as a gateway for technical assistance, news, and DOL program information relevant to women and girls.

SMALL BUSINESS ADMINISTRATION (SBA)

8(a) PROGRAM

The 8(a) Program provides business development support, such as mentoring, Federal and private procurement assistance, business counseling, training, financial assistance, surety bonding and other management and technical assistance to help small disadvantaged businesses compete in the marketplace.

SBA LOAN PROGRAMS

7(a) Loan Program

The 7(a) Loan Program is one of SBA's primary lending programs. It provides loans for working capital and assets to small businesses unable to secure conventional financing. Loan proceeds may be used to establish a new business or to assist in the acquisition, operation, or expansion of an existing business. Private-sector lenders provide loans, which are guaranteed by the SBA.

CAPLines

The CAPLines program for loans up to \$5 million is designed to help small businesses meet their short-term and cyclical working capital needs. The programs can be used to finance seasonal working capital needs; finance the direct costs of performing certain construction, service and supply contracts, subcontracts, or purchase orders; finance the direct cost associated with commercial and residential construction; or provide general working capital lines of credit that have specific requirements for repayment.

Community Advantage Loans

Community Advantage is a pilot loan program introduced by SBA to meet the credit, management, and technical assistance needs of small businesses in underserved markets. Community Advantage provides mission-based lenders access to 7(a) loan guaranties as high as 85% for loans up to \$250,000.

Special Purpose Loans

Businesses impacted by North American Free Trade Agreement, support for Employee Stock Ownership Plans and pollution control. Special Purpose Loans include: Export Loan Programs, Rural Business Loans, Advantage Loan Initiative (focus on underserved communities), Community Advantage Approved Lenders (pre-approved organizations), Express & Pilot Programs (streamlined expedited loan procedures for specific target borrowers).

Certified Development Company (CDC) 504 Loan Program

The CDC/504 Loan Program provides approved small businesses with long-term, fixed-rate financing used to acquire fixed assets for expansion or modernization. 504 loans are made available through Certified Development Companies (CDCs) which are SBA's community-based partners for providing 504 Loans. 504 Loans are typically structured with SBA providing 40% of the total project costs, a participating lender covering up to 50% of the total project costs, and the borrower contributing 10% of the project costs. In special circumstances, a borrower may be required to contribute up to 20% of the total project costs.

Microloan Program

The program provides small loans averaging \$13,000 to start-up, newly established, or growing small business concerns. SBA makes funds available to nonprofit community based lenders or intermediaries that make loans to local borrowers. Loans can be used for working capital or the purchase of inventory, supplies, fixtures, machinery and/or equipment and are capped at \$50,000.

Disaster Loans

SBA provides low-interest disaster loans to businesses of all sizes, private non-profit organizations, homeowners, and renters. SBA disaster loans can be used to repair or replace the following items damaged or destroyed in a declared disaster: real estate, personal property, machinery and equipment, and inventory and business assets.

OFFICE OF CAPITAL ACCESS (OCA)

Program for Investment in Micro-entrepreneurs (PRIME)

PRIME provides technical assistance, capacity building, research and development, and discretionary grants to organizations that help low-income micro-entrepreneurs who lack sufficient training and education to gain access to capital to establish and expand their small businesses. Grants up to \$250,000 can be awarded to microenterprise development organizations (MDOs) to fund direct assistance to microenterprises or to build the MDO's own resources or capabilities.

FEDERAL PROGRAMS

OFFICE OF INVESTMENT AND INNOVATION

Small Business Investment Company (SBIC) Program

In 1958, Congress created the Small Business Investment Company (SBIC) program to facilitate the flow of long term capital to America's small businesses. SBA does not provide capital directly to businesses. Instead, SBA partners with private investors to capitalize professionally-managed investment funds (known as "SBICs") that finance small businesses.

Small Business Innovation Research (SBIR) Program

The SBIR program is a highly competitive program that encourages domestic small businesses to engage in Federal Research/Research and Development that has the potential for commercialization. Through a competitive awards-based program, SBIR enables small businesses to explore their technological potential and provides incentive to profit from its commercialization.

Small Business Technology Transfer (STTR)

STTR is another program that expands funding opportunities in the federal innovation research and development arena. Central to the program is expansion of the public/private sector partnership to include the joint venture opportunities for small businesses and nonprofit research institutions. The unique feature of the STTR program is the requirement for the small business to formally collaborate with a research institution.

OFFICE OF ENTREPRENEURIAL DEVELOPMENT (OED)

The OED oversees a network of programs and services that support the training and counseling needs of small business. It is SBA's technical assistance arm with resource partners located throughout the country. OED is also responsible for much of the content within SBA's website, especially as it relates to starting and growing a business, online training and information resources.

The Office of Entrepreneurship Education (OEE)

The Office of Entrepreneurship Education's mission is to provide entrepreneurial information and education, resources and tools to help small businesses succeed. The office is an integral component of Entrepreneurial Development's network of training and counseling services.

Emerging Leaders Initiative

The SBA Emerging Leaders Initiative is a federal training initiative that specifically focuses on executives of businesses poised for growth in historically challenged communities. The initiative provides these executives with the organizational framework, resource network, and motivation required to build sustainable businesses and promote the economic development within urban communities.

Office of Small Business Development Centers

The Mission of the Office of Small Business Development Centers is to promote entrepreneurship, small business growth and the US economy by providing the critical funding, oversight and support needed by the nationwide network of Small Business Development Centers.

Small Business Development Center (SBDC)

SBDCs are part of a service delivery network that provides management assistance to current and prospective small business owners. SBDCs offer one-stop assistance to individuals and small businesses by providing a wide variety of information and guidance in central and easily accessible branch locations.

Office of Women's Business Ownership

The Office of Women's Business Ownership's mission is to enable and empower women entrepreneurs through advocacy, outreach, education and support. Through the management and technical assistance provided by the WBCs, entrepreneurs, especially women who are economically or socially disadvantaged, are offered comprehensive training and counseling on a vast array of topics in many languages to help them start and grow their own businesses.

Women's Business Center (WBC)

WBCs promote the growth of women-owned businesses through programs that address business training and technical assistance, and provide access to credit and capital, Federal contracts, and international trade opportunities. WBCs focus especially on female entrepreneurs who are economically or socially disadvantaged.

SCORE: Counselors to America's Small Business

SCORE is a nonprofit association that provides entrepreneurs with free, confidential face-to-face and email business counseling and workshops through local service delivery locations.

OFFICE OF NATIVE AMERICAN AFFAIRS

This office ensures that American Indians, Native Alaskans and Native Hawaiians seeking to create, develop, and expand small businesses have full access to business development and expansion tools available through SBA.

OFFICE OF VETERANS BUSINESS DEVELOPMENT

This Office is the liaison between the SBA and the Veterans business community. It maximizes small business programs for Veterans, Service-Disabled Veterans, Reserve Component Members, and their Dependents or Survivors.

SURETY BOND GUARANTEE (SBG) PROGRAM

Through the SBG Program, the SBA guarantees bonds up to \$5 million issued by surety companies for construction, service and supply contracts and reimburses the sureties a percentage of the losses sustained if the contractor defaults.

U.S. DEPARTMENT OF THE TREASURY

COMMUNITY DEVELOPMENT FINANCIAL INSTITUTIONS (CDFI) FUND

The CDFI fund promotes economic revitalization and community development in underserved communities through investment in and assistance to community development financial institutions (CDFIs).

[Community Development Entity \(CDE\) Certification](#)

A CDE is a domestic corporation or partnership that is an intermediary vehicle for the provision of loans, investments, or financial counseling in low-income communities. Certification allows the CDE to apply to the CDFI Fund to receive a NMTC allocation and to receive loans or investments from other CDEs that have received NMTC allocations.

[Community Development Financial Institution Certification](#)

A CDFI is a specialized financial institution that works in areas that are underserved by traditional financial institutions. Certification is required for accessing financial and technical award assistance from the CDFI Program, NACA Programs, and certain BEA Program benefits.

[New Markets Tax Credit \(NMTC\) Program](#)

The program permits taxpayers to receive NMTCs for making equity investments in designated Community Development Entities (CDEs). CDEs then use the equity to provide investments in businesses in designated low-income communities. The NMTC Program attracts investment capital to low-income communities by permitting individual and corporate investors to receive a tax credit against their Federal income tax return. This is in exchange for making equity investments in businesses and commercial projects that creates jobs in low income communities.

[Bank Enterprise Award \(BEA\) Program](#)

BEA provides formula-based grants and monetary awards to incentivize FDIC-insured financial institutions to increase lending, investment, and services in economically distressed areas.

[Capital Magnet Fund \(CMF\)](#)

CMF provides competitively awarded grants to CDFIs and qualified nonprofit housing organizations. CMF awards can be used to finance affordable housing activities as well as related economic development activities and community service facilities. Awardees will be able to utilize financing tools such as loan loss reserves, loan funds, risk-sharing loans, and loan guarantees to produce eligible activities whose aggregate costs are at least ten times the size of the award amount.

[Community Development Financial Institutions \(CDFI\) Bond Guarantee Program](#)

Through the CDFI Bond Guarantee Program, the Secretary of the Treasury makes debt available to CDFIs from the Federal Financing Bank. The loans provide long-term capital not previously available to CDFIs, and inject new and substantial investment into our nation's most distressed communities.

[Community Development Financial Institutions \(CDFI\) Program](#)

The CDFI Program uses Federal resources to invest in and build the capacity of CDFIs that serve low-income people and communities that lack adequate access to affordable financial products and services.

[Financial Assistance \(FA\)](#)

This program provides financial incentives to institutions to expand investments in CDFIs and to increase lending, investment, and service activities within economically distressed communities over a specific time period. FA awards are made in the form of equity investments, loans, deposits, or grants to certified CDFIs and must be matched, dollar for dollar with funds of the same type from non-Federal sources.

[Technical Assistance \(TA\)](#)

Grants allow certified CDFIs and established entities seeking CDE certification to build their capacity to provide affordable financial products and services to low-income communities and families. Grants may be used for a wide range of purposes including equipment, materials, or supplies; for consulting or contracting services; to pay the salaries and benefits Community Development Loan Funds of certain personnel; and/or to train staff or board members. The CDFI Fund makes awards of up to \$100,000

Financial Education and Counseling (FEC) Pilot Program

The FEC Pilot Program provides grants to organizations to enable them to provide financial education and counseling services to prospective homebuyers. The program will identify models for organizations to carry out effective financial education and counseling services.

Native Initiatives

The Native Initiatives provides support in two ways: through Financial Assistance and Technical Assistance awards provided by the Native American CDFI Assistance Program (NACA Program), and through trainings, technical assistance, and other resources provided by the Capacity Building Initiative.

Native American CDFI Assistance (NACA) Program

The NACA Program funds community development capacity building of Certified Native CDFIs, Emerging Native CDFIs, and entities becoming Certified Native CDFIs. Funding is offered in the forms of Financial Assistance and Technical Assistance awards.

INTERNAL REVENUE SERVICE (IRS)

The IRS help taxpayers understand and meet their tax responsibilities through the collection of taxes and enforcement of tax laws.

Tax-Exempt and Government Entities Division

The division assists tax exempt organizations, including those exempt under Internal Revenue Code 501(c), by issuing their exempt statuses and by helping them understand and comply with applicable tax laws.

Tax Credits

Often in partnership with other government agencies and programs, the IRS administrates tax credits to individuals, businesses, and other entities.

Volunteer Income Tax Assistance and Tax Counseling for the Elderly (VITA/TCE) program

Volunteer Income Tax Assistance (VITA) Program

This program offers free tax help to people who generally make \$54,000 or less, persons with disabilities and limited English speaking taxpayers who need assistance in preparing their own tax returns. IRS-certified volunteers provide free basic income tax return preparation with electronic filing to qualified individuals.

Tax Counseling for the Elderly (VITA/TCE) Program

This program offers free tax help for all taxpayers, particularly those who are 60 years of age and older, specializing in questions about pensions and retirement-related issues unique to seniors. The IRS-certified volunteers who provide tax counseling are often retired individuals associated with non-profit organizations that receive grants from the IRS.

OFFICE OF THE COMPTROLLER OF THE CURRENCY (OCC)

The OCC charters, regulates, and supervises all national banks. It also supervises the Federal branches and agencies of foreign banks. One aspect of banking regulation is assessing bank's adherence to the Community Reinvestment Act.

OFFICE OF THRIFT SUPERVISION (OTS)

The OTS supervises Federally and state-chartered savings associations as well as Federally chartered savings banks, which primarily provide home mortgage financing services.

FEDERAL REGULATORY AGENCIES

Consumer Financial Protection Bureau (CFPB)

The Consumer Financial Protection Bureau (CFPB) is an agency of the United States government established by The Dodd–Frank Wall Street Reform and Consumer Protection Act in response to the 2007 financial crisis. The CFPB is responsible for consumer protection in the financial sector. CFPB jurisdiction includes banks, credit unions, securities firms, payday lenders, mortgage-servicing operations, foreclosure relief services, debt collectors and other financial companies operating in the United States.

Farm Credit Administration (FCA)

The Farm Credit Administration regulates and examines the banks, associations, and related entities of the Farm Credit System (FCS), including the Federal Agricultural Mortgage Corporation (Farmer Mac). The FCS is a network of lending institutions (Six Farm Credit Banks and one Agricultural Credit Bank) owned by their borrowers that provides credit and other services to agricultural producers and farmer-owned cooperatives. Farmer Mac is a secondary market for first mortgage agricultural real estate loans, and it provides a steady supply of mortgage credit to lenders and rural borrowers.

Federal Reserve System (FRS)

The Federal Reserve System, which serves as the nation's central bank, was created by an act of Congress in 1913 to provide the nation with a safer, more flexible, and more stable monetary and financial system. The System consists of a seven-member Board of Governors with headquarters in Washington, D.C., and twelve Reserve Banks located in major cities throughout the United States. Today the Federal Reserve's duties fall into four general areas: (1) conducting the nation's monetary policy, (2) supervising and regulating banking institutions and protecting the credit rights of consumers, (3) maintaining the stability of the financial system and (4) providing certain financial services to the U.S. government, the public, financial institutions and foreign official institutions.

Federal Reserve Bank (FRB or the Fed)

Federal Reserve System

The Federal Reserve Bank System is the central banking system of the U.S that sets monetary policy. The Federal Reserve Bank is one of 12 banks created by and operating under the Federal Reserve System. The Federal Bank System holds the cash reserves of depository institutions and makes loans to them. It moves currency and coin into and out of circulation, and collects and processes checks. It provides checking accounts for the Treasury, issues and redeems government securities, and acts in other ways as fiscal agent for the U.S. government. It supervises and examines member banks for safety and soundness.

Federal Reserve Board

The primary responsibility of the Board members is the formulation of monetary policy. The seven Board members constitute a majority of the 12-member Federal Open Market Committee (FOMC), the group that makes the key decisions affecting the cost and availability of money and credit in the economy. The Board sets reserve requirements and shares the responsibility with the Reserve Banks for discount rate policy. These two functions plus open market operations constitute the monetary policy tools of the Federal Reserve System. In addition to monetary policy responsibilities, the Federal Reserve Board has regulatory and supervisory responsibilities over banks that are members of the System, bank holding companies, international banking facilities in the United States, Edge Act and agreement corporations, foreign activities of member banks, and the U.S. activities of foreign-owned banks. The Board also sets margin requirements, which limit the use of credit for purchasing or carrying securities. In addition, the Board plays a key role in assuring the smooth functioning and continued development of the nation's vast payments system. Another area of Board responsibility is the development and administration of regulations that implement major Federal laws governing consumer credit such as the Truth in Lending Act, the Equal Credit Opportunity Act, the Home Mortgage Disclosure Act and the Truth in Savings Act.

Federal Reserve Deposit Insurance Corporation (FDIC)

The Federal Deposit Insurance Corporation maintains the stability of and public confidence in the nation's financial system. Established in 1933, the FDIC insures deposits up to \$250,000 until December 31, 2013 and \$100,000 thereafter of all banks entitled to the benefits of insurance under the Federal Reserve Act. All national and state banks that are members of the Federal Reserve System are required by law to be members of the FDIC, promoting the safety and soundness of these institutions by identifying, monitoring and addressing risks to which they are exposed.

Federal Financial Institutions Examination Council (FFIEC)

The Federal Financial Institutions Examination Council is a formal interagency body that enforces uniform Federal principles, standards, and report forms for financial institutions, including the Community Reinvestment Act. The FFIEC consists of and enforces financial institutions regulated by the Federal Reserve System, the Federal Deposit Insurance Corporation, the National Credit Union Administration, the Office of the Comptroller of the Currency, and the Office of Thrift Supervision.

Federal Financing Bank (FFB)

The Federal Financing Bank is a government corporation, created by Congress in 1973, under the general supervision of the Secretary of the Treasury. The FFB has statutory authority to purchase any obligation issued, sold, or guaranteed by a Federal agency to ensure that fully guaranteed obligations are financed efficiently.

Federal Housing Finance Agency (FHFA)

FHFA was created in 2008 by the Housing and Economic Recovery Act of 2008. FHFA is a regulator with all of the authorities necessary to oversee vital components of the U.S.'s secondary mortgage markets - Fannie Mae, Freddie Mac, and the Federal Home Loan Banks.

FEDERAL PROGRAMS

GOVERNMENT SPONSORED ENTERPRISES (GSEs)

Federal Home Loan Bank System (FHLBank System)

Created by Congress, the Federal Home Loan Banks are twelve regional cooperative banks that lending institutions use to finance housing and economic development in local communities. The FHLBs providing funding for mortgage lending, provides grants through its Affordable Housing Program, and offers below-market-rate loans to members for long-term financing for housing and economic development that benefits low- and moderate-income families and neighborhoods through its Community Investment Program.

Federal Home Loan Mortgage Corporation (FHLMC or Freddie Mac)

Freddie Mac is a shareholder-owned company that operates under a congressional charter to help ensure a reliable and affordable supply of funding for mortgages and affordable rental housing. Freddie Mac works with mortgage lenders through its Single-Family Credit Guarantee for home loans and Multifamily programs for apartment financing.

Federal National Mortgage Association (FNMA or Fannie Mae)

Fannie Mae is a shareholder-owned company that operates under a congressional charter to help the Federal government provide liquidity, stability and affordability to the U.S. housing and mortgage markets. Fannie Mae works with mortgage bankers, brokers, and other primary mortgage market partners to provide funds to lend to home buyers at affordable rates. Fannie Mae funds these mortgage investments primarily by issuing debt securities in the domestic and international capital markets.

Federal Farm Credit Banks

Farm Credit is a nationwide network of 77 customer-owned lending institutions that all share a critical mission. These independent, cooperatively-owned institutions lend to farmers, ranchers, farmer-owned cooperatives and other agribusinesses, rural homebuyers and infrastructure providers throughout rural America.

Federal Agricultural Mortgage Corporation (Farmer Mac)

The Federal Agricultural Mortgage Corporation (Farmer Mac) is a Government-sponsored enterprise with the mission of providing a secondary market for agricultural real estate mortgage loans, rural housing mortgage loans, and rural utility cooperative loans.

Congress & Legislation

FIND YOUR MEMBER OF CONGRESS

Senate: https://www.senate.gov/general/contact_information/senators_cfm.cfm

House: <https://www.house.gov/representatives/find/>

APPRIORIATIONS AND THE FEDERAL BUDGET

Each year, Congress is tasked with producing a budget resolution and twelve appropriations bills for each federal fiscal year, which begins on October 1st. In early February, Congress receives the President's budget request, which initiates the budgeting process. The Appropriations Committees in each chamber work in twelve Subcommittees to develop budgets for the agencies and programs they oversee. The Transportation, Housing, and Urban Development Subcommittees, for example, oversee funding requests for the Department of Housing and Urban Development. Subcommittees hash out most of the details, then move the bill to the full Appropriations Committee and finally, the floor for vote.

In developing the federal budget, subcommittees are generally the first opportunity for advocacy. Subcommittees will hold hearings and debate spending levels for specific programs. This is a critical time for advocacy related to federal funding and programs. The following section outlines the structure of Appropriations Committees in the Senate and House, as well as Subcommittees relevant to Community Economic Development.

More detail on the federal appropriations process can be found here:

<https://www.senate.gov/CRSPubs/8013e37d-4a09-46f0-b1e2-c14915d498a6.pdf>

SENATE APPROPRIATIONS COMMITTEE

Room S-128, The Capitol

Washington, DC 20510

tel (202) 224-7257

The Senate Appropriations Committee is the largest committee in the U.S. Senate. Its role is defined by the U.S. Constitution, which requires "appropriations made by law" prior to the expenditure of any money from the Federal treasury. The Committee writes the legislation that allocates federal funds to the numerous government agencies, departments, and organizations on an annual basis. Appropriations are generally limited to the levels set by a Budget Resolution drafted by the Senate Budget Committee.

SENATE APPROPRIATIONS SUBCOMMITTEES + JURISDICTION

Subcommittees are tasked with drafting legislation to allocate funds to government agencies within their jurisdictions. These subcommittees are responsible for reviewing the President's budget request, hearing testimony from government officials and other witnesses, and drafting the spending plans for the coming fiscal year. Their work is passed on to the full Senate Appropriations Committee, which may review and modify the bills and approve them for consideration by the full Senate.

- **Agriculture, Rural Development, Food and Drug Administration, and Related Agencies**
 - Department of Agriculture
- **Commerce, Justice, Science, and Related Agencies**
 - Department of Commerce
 - Department of Justice
- **Energy and Water Development**
 - Department of Energy

CONGRESS & LEGISLATION

- Financial Services and General Government
 - Department of the Treasury
 - Small Business Administration
- Interior, Environment, and Related Agencies
 - Department of the Interior
 - Environmental Protection Agency
- Labor, Health and Human Services, Education, and Related Agencies
 - Department of Labor
 - Department of Health and Human Services
 - Department of Education
- Transportation, Housing and Urban Development, and Related Agencies
 - Department of Housing and Urban Development

HOUSE APPROPRIATIONS COMMITTEE

Room H-305, The Capitol

Washington, DC 20515

tel (202) 225-2771

The House Appropriations Committee, organized into 12 subcommittees, is responsible for writing the laws that fund the federal government's myriad responsibilities.

HOUSE APPROPRIATIONS SUBCOMMITTEES + JURISDICTION

- Agriculture, Rural Development, Food and Drug Administration, and Related Agencies
 - Department of Agriculture
- Commerce, Justice, Science, and Related Agencies
 - Department of Commerce
 - Department of Justice
- Energy and Water Development, and Related Agencies
 - Department of Energy
- Financial Services and General Government
 - Department of the Treasury
 - Small Business Administration
- Interior, Environment, and Related Agencies
 - Department of the Interior
 - Environmental Protection Agency
- Labor, Health and Human Services, Education, and Related Agencies
 - Department of Education
 - Department of Health and Human Services
 - Department of Labor
- Transportation, Housing and Urban Development, and Related Agencies
 - Department of Housing and Urban Development

COMMITTEES OF THE UNITED STATES SENATE

AGRICULTURE, NUTRITION, & FORESTRY

328A Russell Senate Office Building

Washington, DC, 20510

tel (202) 224-2035 - fax (202) 228-2125

The Senate Committee on Agriculture, Nutrition, and Forestry's areas of jurisdiction include, but are not limited to agricultural economics and research; agricultural commodities; farm credit and farm security; food stamp programs; forestry; human nutrition; inspection of livestock, meat, and agricultural products; plant industry, soils, and agricultural engineering; rural development, rural electrification, and watersheds; and school nutrition programs.

Subcommittees

- Commodities, Risk Management, and Trade
- Rural Development and Energy
- Conservation, Forestry, and Natural Resources
- Nutrition, Agricultural Research, and Specialty Crops
- Livestock, Marketing, and Agriculture Security

BANKING, HOUSING, AND URBAN AFFAIRS

534 Dirksen Senate Office Building

Washington, DC 20510

tel (202) 224-7391 - fax (202) 224-5137

The Senate Committee on Banking, Housing, and Urban Affairs plays an integral role in managing legislation that affects the lives of many Americans. These areas of jurisdiction include, but are not limited to: banking, insurance, financial markets, securities, housing, urban development and mass transit, international trade and finance, and economic policy.

Subcommittees

- Economic Policy
 - Economic growth, employment and price stability; Monetary policy, including monetary policy functions of the Federal Reserve System; Financial Stability Oversight Counsel; Office of Financial Research; Council of Economic Advisors; Money and credit, including currency, coinage and notes; Control of prices of commodities, rents and services; Economic stabilization; Financial aid to commerce and industry; Loan guarantees; Flood insurance; Disaster assistance; Small Business Lending
- Housing, Transportation, and Community Development
 - Urban mass transit, urban affairs and development, Federal Transit Administration, HUD, Affordable Housing, Foreclosure Mitigation, Mortgage Servicing, HAMP, FHA, Senior Housing, Nursing home construction, Rural Housing Service, and Indian Housing
- Financial Institutions and Consumer Protection
 - Banks, savings associations, credit unions, and other financial institutions; Deposit Insurance; Federal Home Loan Bank System; Regulatory activities of the Federal Reserve System; OCC, FDIC, NCUA; E-commerce; Consumer Financial Protection Bureau.

CONGRESS & LEGISLATION

- National Security and International Trade and Finance
 - Export and foreign trade promotion; Export controls; Export financing; International economic policy; International financial and development institutions; Export-Import Bank; International Trade Administration; Bureau of Export Administration; Defense Production Act.
- Securities, Insurance, and Investment
 - Securities, annuities, and other financial investments; SEC: SIPC: CFTC (single stock futures and other financial instruments within CFTC jurisdiction); Government securities; Fannie Mae; Freddie Mac; Financial exchanges and markets; Financial derivatives; Accounting standards; Insurance.

COMMERCE, SCIENCE, AND TRANSPORTATION

512 Dirksen Senate Office Building

Washington, DC 20510

tel (majority) (202) 224-1251 - tel (minority) (202) 228-2125

The Senate Committee on Commerce, Science, and Transportation is composed of six subcommittees, which together oversee for the vast range of issues under its jurisdiction. These issues range from communications, highways, aviation, rail, shipping, transportation security, merchant marine, the Coast Guard, oceans, fisheries, weather, disasters, science, space, interstate commerce, tourism, consumer issues, economic development, technology, competitiveness, product safety, and insurance.

Subcommittees

- Aviation Operations, Safety, and Security
 - The Subcommittee on Aviation Operations, Safety, and Security has jurisdiction over civil aviation safety and security, with specific oversight responsibility for the Federal Aviation Administration (FAA) and the Transportation Security Administration's (TSA) aviation security initiatives.
- Communications, Technology, Innovation and the Internet
 - The Subcommittee on Communications, Technology, Innovation, and the Internet has jurisdiction over legislation, Congressional action, and other matters relating to communications.
- Consumer Protection, Product Safety, Insurance and Data Security
 - The Subcommittee on Consumer Protection, Product Safety, Insurance, and Data Security is primarily focused on protecting consumers. The Subcommittee works to protect the fairness of consumer transactions, seeks to prevent scams and fraud, and promotes the safety of products people buy.
- Oceans, Atmosphere, Fisheries, and Coast Guard
 - The Subcommittee on Oceans, Atmosphere, Fisheries, and Coast Guard is responsible for legislation and oversight of matters that impact our oceans and coasts including: coastal zone management; marine fisheries and marine mammals; oceans, weather and atmospheric activities; marine and ocean navigation; ocean policy and NOAA.
- Space, Science, and Competitiveness
 - The Subcommittee on Space, Science and Competitiveness has responsibility for science, technology, engineering, and math research and development and policy; standards and measurement; and civil space policy.
- Surface Transportation and Merchant Marine Infrastructure, Safety and Security
 - The Subcommittee on Surface Transportation and Merchant Marine Infrastructure, Safety and Security has jurisdiction over interstate transportation policy issues.

ENERGY AND NATURAL RESOURCES

304 Dirksen Senate Office Building

Washington, DC 20510

tel (202) 224-4971 - fax (202) 224-6163

The Senate Committee on Energy and Natural Resources works on: energy resources and development, including regulation, conservation, strategic petroleum reserves and appliance standards; nuclear energy; Indian affairs; public lands and their renewable resources; surface mining, Federal coal, oil, and gas, other mineral leasing; territories and insular possessions; and water resources.

Subcommittees

- Energy
- National Parks
- Public Lands, Forests, and Mining
- Water and Power

ENVIRONMENT AND PUBLIC WORKS

410 Dirksen Senate Office Building

Washington, DC 20510

tel (202) 224-6176

Minority Office

456 Dirksen Senate Office Building

Washington, DC 20510

tel (202) 224-8832

The Senate Committee on Environment and Public Works works in the following areas: Air pollution; Construction and maintenance of highways; Environmental aspects of Outer Continental Shelf lands; Environmental effects of toxic substances, other than pesticides; Environmental policy; Research and development; Fisheries and wildlife; Flood control and improvements of rivers and harbors; Noise pollution; Nonmilitary environmental regulation and control of nuclear energy; Ocean dumping; Public buildings and improved grounds of the United States generally, including Federal buildings in the District of Columbia; Public works, bridges, and dams; Regional economic development; Solid waste disposal and recycling; Water pollution; Water resources.

Subcommittees

- Clean Air and Nuclear Safety
- Fisheries, Water, and Wildlife
- Superfund, Waste Management, and Regulatory Oversight
- Transportation and Infrastructure

CONGRESS & LEGISLATION

FINANCE

219 Dirksen Senate Office Building

Washington, DC 20510

The Senate Finance Committee concerns itself with matters relating to: taxation and other revenue measures generally, and those relating to the insular possessions; bonded debt of the United States; customs, collection districts, and ports of entry and delivery; reciprocal trade agreements; tariff and import quotas, and related matters thereto; the transportation of dutiable goods; deposit of public moneys; general revenue sharing; health programs under the Social Security Act, including Medicare, Medicaid, the Children's Health Insurance Program (CHIP), Temporary Assistance to Needy Families (TANF) and other health and human services programs financed by a specific tax or trust fund; and national social security.

Subcommittees

- International Trade, Customs, and Global Competitiveness
- Taxation and IRS Oversight
- Health Care
- Energy, Natural Resources, and Infrastructure
- Fiscal Responsibility and Economic Growth
- Social Security, Pensions, and Family Policy

HEALTH, EDUCATION, LABOR, AND PENSIONS

428 Dirksen Senate Office Building

Washington, DC 20510

tel (202) 224-5375

The Committee on Health, Education, Labor and Pensions covers matters related to the following: Education, labor, health, and public welfare; Aging; Agricultural colleges; Arts and humanities; Biomedical research and development; Child labor; Convict labor and the entry of goods made by convicts into interstate commerce; Domestic activities of the American National Red Cross; Equal employment opportunity; Gallaudet University, Howard University, and Saint Elizabeth hospital; Individuals with disabilities; Labor standards and labor statistics; Mediation and arbitration of labor disputes; Occupational safety and health, including the welfare of miners; Private pension plans; Public health; Railway labor and retirement; Regulation of foreign laborers; Student loans; Wages and hours of labor. Such committee shall also study and review, on a comprehensive basis, matters relating to health, education and training, and public welfare, and report thereon from time to time.

Subcommittees

- Subcommittee on Children and Families
 - Has jurisdiction over a wide range of issues including Head Start, child care and child support such as the Child Care & Development Block Grant, the Family Medical Leave Act, National Service, women and children's healthcare, and other issues involving children, youth, and families.
- Subcommittee on Employment and Workplace Safety
 - Has jurisdiction over a variety of employment issues including workforce education and training, worker health and safety, wage and hour laws, and workplace flexibility.
- Subcommittee on Primary Health and Retirement Security

SMALL BUSINESS AND ENTREPRENEURSHIP

428A Russell Senate Office Building

Washington, D.C. 20510

tel (202) 224-5175 - fax (202) 224-5619

The Committee on Small Business and Entrepreneurship is directed under the standing rules of the United States Senate to be referred all proposed legislation, messages, petitions, memorials, and other matters relating to the Small Business Administration (SBA). The Committee also considers legislation related functions of the SBA. The Committee also studies and surveys by means of research and investigation all problems of American small business enterprises, and report thereon from time to time.

AGRICULTURE

1301 Longworth House Office Building

Washington, DC 20515

tel (202) 225-2171

The House Committee on Agriculture's jurisdiction includes: Agriculture generally; Agricultural and industrial chemistry; Agricultural colleges and experiment stations; economics and research; education extension services; production and marketing and stabilization of prices of agricultural products, and commodities (not including distribution outside US); Animal industry; Commodity exchanges; Crop insurance and soil conservation; Dairy industry; Entomology and plant quarantine; Extension of farm credit and farm security; Inspection of livestock, poultry, meat, and seafood products; Forestry in general, and forest reserves other than those created from the public domain; Human nutrition and home economics; Plant industry, soils, and agricultural engineering; Rural electrification; Rural development; Water conservation related to activities of the Department of Agriculture.

Subcommittees

- Commodity Exchanges, Energy, and Credit
 - Policies, statutes, and markets relating to commodity exchanges; agricultural credit; rural development; energy; rural electrification.
- Conservation and Forestry
 - Policies and statutes relating to resource conservation, forestry, and all forests under the jurisdiction of the Committee on Agriculture.
- Nutrition
 - Policies and statutes relating to nutrition, including the Supplemental Nutrition Assistance Program and domestic commodity distribution and consumer initiatives.
- General Farm Commodities and Risk Management
 - Policies, statutes, and markets relating to commodities including barley, cotton, cottonseed, corn, grain sorghum, honey, mohair, oats, other oilseeds, peanuts, pulse crops, rice, soybeans, sugar, wheat, and wool; the Commodity Credit Corporation; risk management policies and statutes, including Federal Crop Insurance; producer data and privacy issues.
- Biotechnology, Horticulture, and Research
 - Policies, statutes, and markets relating to horticulture, including fruits, vegetables, nuts, and ornamentals; bees; and organic agriculture; policies and statutes relating to marketing and promotion orders; pest and disease management; bioterrorism; adulteration and quarantine matters; research, education, and extension; and biotechnology.
- Livestock and Foreign Agriculture
 - Policies, statutes, and markets relating to all livestock, poultry, dairy, and seafood, including all products thereof; the inspection, marketing, and promotion of such commodities and products; aquaculture; animal welfare; grazing; foreign agricultural assistance and trade promotion.

COMMITTEE ON EDUCATION AND THE WORKFORCE

2176 Rayburn House Office Building
 Washington, DC 20515
 tel (202) 225-4527 - fax (202) 225-9571

The House Committee on Education and the Workforce has basic jurisdiction over education and workforce matters generally.

Subcommittees

- Early Childhood, Elementary, and Secondary Education
- Higher Education and Workforce Development
- Workforce Protections
- Health, Employment, Labor, and Pensions

ENERGY AND COMMERCE

2125 Rayburn House Office Building
 Washington, DC 20515
 tel (202) 225-2927 - fax (202) 226-4972

The House Committee on Energy and Commerce, the oldest standing legislative committee in the U.S. House of Representatives, is vested with the broadest jurisdiction of any congressional authorizing committee. Today it has responsibility for the nation's telecommunications, consumer protection, food and drug safety, public health research, environmental quality, energy policy, and interstate and foreign commerce. It oversees multiple cabinet-level Departments and independent agencies, including the Departments of Energy, Health and Human Services, Commerce, and Transportation, as well as the Environmental Protection Agency, the Federal Trade Commission, the Food and Drug Administration, and the Federal Communications Commission.

FINANCIAL SERVICES

2129 Rayburn House Office Building
 Washington, DC 20515
 tel (202) 225-7502

The House Financial Services Committee has jurisdiction over issues pertaining to the economy, the banking system, housing, insurance, and securities and exchanges. Additionally, the Committee also has jurisdiction over monetary policy, international finance, international monetary organizations, and efforts to combat terrorist financing.

Subcommittees

- Capital Markets, Securities, and Investment
- Financial Institutions and Consumer Credit
- Housing and Insurance
- Monetary Policy and Trade
- Oversight and Investigation
- Terrorism and Illicit Finance

CONGRESS & LEGISLATION

NATURAL RESOURCES

1324 Longworth House Office Building

Washington, D.C. 20515

tel (202) 225-2761 - fax (202) 225-5929

The House Committee on Natural Resources considers legislation about American energy production, mineral lands and mining, fisheries and wildlife, public lands, oceans, Native Americans, irrigation and reclamation.

Subcommittees

- Energy and Mineral Resources
 - Responsible for issues of mineral resources on public land, geothermal resources, mining interests and most of the U.S. Geological survey.
- Federal Lands
 - Responsible for all matters related to the National Park System, U.S. Forests, public lands, and national Monuments.
- Indian, Insular and Alaska Native Affairs
 - Responsible for all matters regarding Native Americans, including the 565 federally recognized tribes and Alaska Native Corporations, and nearly 1.9 million American Indians.
- Oversight and Investigations
 - Responsible for oversight of federal agencies, programs, and policies within the Committee's jurisdiction, including Department of the Interior, Department of Agriculture, and Department of Commerce.
- Water, Power and Oceans
 - Responsible for matters concerning America's water resources, federal irrigation projects, generation of electric power from federal water projects, interstate water issues and fisheries management.

TRANSPORTATION AND INFRASTRUCTURE

2165 Rayburn House Office Building

Washington, DC 20515

tel (202) 225-9446 - fax (202) 225-6782

The House Transportation and Infrastructure Committee has jurisdiction over all modes of transportation: aviation, maritime and waterborne transportation, highways, bridges, mass transit, and railroads. The Committee has jurisdiction over other aspects of our national infrastructure, such as clean water and waste water management, the transport of resources by pipeline, flood damage reduction, management of federally owned real estate and public buildings, the development of economically depressed rural and urban areas, disaster preparedness and response, and hazardous materials transportation. The Committee's broad oversight portfolio includes many federal agencies, including the Department of Transportation, the U.S. Coast Guard, Amtrak, the Environmental Protection Agency, the Federal Emergency Management Agency, the General Services Administration, the Army Corps of Engineers, and others.

Subcommittees

- Aviation
 - Jurisdiction over all aspects of civil aviation, including safety, infrastructure, labor, commerce, and international issues. All programs of the Federal Aviation Administration (FAA), except for research activities, are within the purview of the Subcommittee.
- Coast Guard and Maritime Transportation
 - Conducts oversight of the United States Coast Guard, the Service responsible for enforcing the Nation's laws on waters under U.S. jurisdiction and on the high seas. The Coast Guard's many missions include search and rescue, illegal drug and migrant interdiction, oil spill prevention and response, maritime safety and security, maintaining aids to navigation, icebreaking, and enforcement of U.S. fisheries and marine pollution laws.
- Economic Development, Public Buildings and Emergency Management
 - Conducts oversight of programs addressing the federal management of emergencies and natural disasters, including the Federal Emergency Management Agency and the Department of Homeland Security's other disaster management responsibilities; the Robert T. Stafford Disaster Relief and Assistance Act and its mitigation, preparedness, response and recovery programs; the Post-Katrina Emergency Management Reform Act; the Sandy Recovery Improvement Act; and several first responder programs. The Subcommittee also has jurisdiction over agencies and programs promoting economic development in communities suffering economic distress, such as the Economic Development Administration, the Appalachian Regional Commission, the Denali Commission, and several other commissions.
- Highways and Transit
 - The Subcommittee on Highways and Transit has responsibility for the development of national surface transportation policy, including policies related to the construction and improvement of highway and transit facilities, of safety and research programs, and regulation of commercial motor vehicle operations. Within this scope of responsibilities, the Subcommittee has jurisdiction over many U.S. Department of Transportation programs and modal administrations.
- Railroads, Pipelines, and Hazardous Materials
 - The Subcommittee on Railroads, Pipelines, and Hazardous Materials has jurisdiction over the economic and safety regulation of railroads, the transportation of hazardous materials, and the issue of pipeline safety.
- Water Resources and Environment
 - The jurisdiction of the Subcommittee on Water Resources and Environment consists generally of matters relating to water resources development, conservation and management, water pollution control and water infrastructure, and hazardous waste cleanup. A number of agencies administer programs that address one or more of these issues; two agencies in particular, the U.S. Army Corps of Engineers (Corps) and the Environmental Protection Agency (EPA), oversee the larger programs of concern to the Subcommittee.

WAYS AND MEANS

1102 Longworth House Office Building

Washington, DC 20515

tel (202) 225-3625 - fax (202) 225-2610

The House Committee on Ways and Means is the oldest committee of the United States Congress, and is the chief tax-writing committee in the House of Representatives. The Committee derives a large share of its jurisdiction from the Constitution, which declares, "All Bills for raising Revenue shall originate in the House of Representatives."

Subcommittees

- Health
 - Jurisdiction includes bills and matters that relate to programs providing payments (from any source) for health care, health delivery systems, or health research. More specifically, jurisdiction includes bills and matters that relate to the health care programs of the Social Security Act and tax credit and deduction provisions of the tax code dealing with health insurance premiums and health care costs.
- Human Resources
 - Jurisdiction includes bills and matters that relate to the public assistance provisions of the Social Security Act, including temporary assistance for needy families (TANF), child care, child and family services, child support, foster care, adoption, supplemental security income, social services, eligibility of welfare recipients for food stamps, and low-income energy assistance. Jurisdiction includes bills and matters that relate to the Federal-State system of unemployment compensation, and the financing thereof, including the programs for extended and emergency benefits.
- Social Security
 - Jurisdiction includes bills and matters that relate to the Federal Old Age, Survivors' and Disability Insurance System, the Railroad Retirement System, and employment taxes and trust fund operations relating to those systems.
- Trade
 - Jurisdiction includes bills and matters that relate to customs and customs administration; commodity agreements and reciprocal trade agreements; international rules, organizations and institutional aspects of international trade agreements; budget authorizations for the customs revenue functions of the Department of Homeland Security, the U.S. International Trade Commission, and the U.S. Trade Representative; and special trade-related problems.
- Oversight
 - Jurisdiction of the Subcommittee on Oversight shall include all matters within the scope of the full Committee's jurisdiction.
- Tax Policy

Legislation & Regulations

Laws and Regulations Affecting Community Economic Development

American Housing Act of 1949

The Act expanded the Federal role in mortgage insurance and issuance and the construction of public housing. The Act provides Federal financing for slum clearance for urban renewal, increases authorization for FHA mortgage insurance, extends Federal financing to build public housing units, and permits the FHA to provide financing for rural homeowners.

American Recovery and Reinvestment Act (ARRA) of 2009

Following the economic crisis of 2008, Congress passed the American Recovery and Reinvestment Act of 2009 as an economic stimulus package to preserve and create jobs, spur economic activity, and invest in long-term growth. Focusing on jobs and infrastructure, ARRA makes supplemental appropriations totaling \$787 billion for infrastructure investment, energy efficiency and science, assistance to the unemployed, and State and local fiscal stabilization through the vehicles of entitlements, tax cuts and Federal contracts, loans and grants. The bill invests in the science and health fields, transportation, environmental protection and other infrastructures that will provide long-term economic benefits and create employment. Community economic development appropriations include the second round of the Neighborhood Stabilization Program (NSP 2), energy tax credits, Head Start, Section 8, and Workforce Investment Act employment training.

Americans with Disabilities Act (ADA) of 1990

The Americans with Disabilities Act of 1990 is a federal statute designed to prevent discrimination and promote equal opportunities for persons with disabilities. The ADA provides protection against discrimination for persons who have physical, sensory or mental disabilities that substantially limit one or more daily life functions, giving legal recourse for persons with disabilities to address discrimination based on their disability. The Act provides civil rights protection in the areas of employment, access to public services, access to public and private transportation, and telecommunication services.

Banking Act of 1933

Glass-Steagall Act (GSA)

The Glass-Steagall Act established the Federal Deposit Insurance Corporation as well as other reforms to separate commercial banking from speculation and investment banking. Repealed in 1999, the GSA no longer separates commercial and investment banking, which exacerbated the economic recession of 2008.

Budget Control Act of 2011

The BCA resolved the debt ceiling crisis of 2011 but also required a process by which a bipartisan group of legislators would systematically reduce the budget or risk “sequestration”, a broad, across-the-board cut to both defense and non-defense discretionary budgets. Legislators were unable to find compromise, and sequestration was set into motion. Sequestration went into effect on March 1, 2013 and will last until 2021. Sequestration lowers spending by approximately \$1.1 trillion from 2013-2021.

Clean Air Act 1970

Clean Air Act 1990 (CAA)

The Clean Air Act was passed in order to help protect and improve the nation’s air quality and the stratospheric ozone layer. The Environmental Protection Agency is the main Federal agency that oversees the mandates of the CAA. Congress enacted major amendments to the Clean Air Act in 1990. Amendments includes provisions for emissions trading, addressing acid rain, ozone depletion, toxic air pollution, and establishing a national permits program for regulating air pollution.

CONGRESS & LEGISLATION

Community Development Financial Initiative (CDFI) of 1993

The Community Development Financial Initiative authorizes the capitalization of a CDFI Fund that offers financial assistance on a matching basis to existing and new community development corporations, community development businesses and financial institutions. The CDFI's intent is to help build community-based financial intermediaries that have the special underwriting expertise and will to identify and provide technical assistance to businesses and residents of low- and moderate-income communities.

Community Reinvestment Act (CRA) of 1977

Under the Community Reinvestment Act, federally regulated banks and savings and loans have a continuing and affirmative obligation to help meet the credit needs of their entire geographic service area, including low- and moderate-income communities, consistent with safe and sound lending practices. CRA requires that the banking regulatory agencies regulate these financial institutions by regularly assessing their CRA performance and taking performance in this area into account when deciding whether to allow institutions to expand their businesses. The Act applies to federally-insured commercial banks, savings banks and savings associations that provide retail or wholesale credit to the public.

Community Renewal Tax Relief Act of 2000

This major community development investment package, part of a massive budget bill approved by Congress, designates 40 "renewal communities" across the U.S. based on their poverty rate, unemployment rate and median income. Businesses located in renewal communities are entitled to tax breaks. The Act also authorizes the creation of additional "empowerment zones," which provide incentives for businesses. Finally, the act establishes the New Markets Tax Credit (NMTC) for investment in community development entities (CDEs)

Cranston-Gonzalez National Affordable Housing Act (NAHA) of 1990

NAHA establishes many of the Clinton Administration's key housing programs carried out through HUD. Among these programs is the Homeownership Made Easier (HOME) program, which was signed into law as Title II (the HOME Investment Partnerships Act).

Credit Card Accountability Responsibility and Disclosure Act (Credit CARD Act) of 2009

The Credit CARD Act amends the Truth in Lending Act (TILA) of 1968 to establish more transparent business practices and eliminate predatory fee structures that harm consumers. This Act aims to stop credit card companies' unfair rate hikes, fee traps and hidden fees. Credit card companies are required to use plain language and be more accountable to the public and regulators.

Davis-Bacon Act of 1931

A federal law passed on March 3, 1931 which establishes the requirement for paying prevailing wages on public works projects. All federal government construction contracts, and most contracts for federally assisted construction over \$2,000, must include provisions for paying workers on-site no less than the locally prevailing wages and benefits paid on similar projects.

Depository Institutions Disaster Relief Act (DIDRA) of 1992

DIDRA reduces the regulatory restriction of capital flows during disasters and grants regulatory relief to financial institutions that are affected by disasters. Section 6 of DIDRA permits State member banks and national banks to invest in the stock of community development corporations without prior approval.

Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010

Dodd-Frank is a significant financial reform legislation, signed into federal law by President Barack Obama in 2010 as a direct response to the financial crisis of 2007–2008. The bill introduces widespread regulatory reform of the financial services sector to address shortcomings that led to the financial crisis, including "stress tests" for major banking institutions (\$50B+ in assets) to ensure their ability to survive another crisis and establishment of the Consumer Financial Protection Bureau, among many other financial sector regulations.

Equal Credit Opportunity Act (ECOA)

The Equal Credit Opportunity Act makes discrimination unlawful with respect to any aspect of a credit application on the basis of race, color, religion, national origin, sex, marital status, age or because all or part of the applicant's income derives from any public assistance program.

Economic Dislocation and Worker Adjustment Assistance Act (EDWAA) of 1991

EDWAA amends Section 3 of the Job Training Partnership Act. EDWAA provides funding for retraining, placement, and support services for unemployed workers. EDWAA services are delivered through JTPA delivery centers. EDWAA provides services, such as occupational training, placement assistance, job search, and relocation allowances. In addition, EDWAA provides job counseling, remedial education, and support services such as transportation and child care.

Emergency Economic Stabilization Act of 2008

Enacted on October 3, 2008, it is commonly referred to as the "bailout" of the financial system in response to the subprime mortgage crisis. This act authorized the creation of the Troubled Assets Relief Program (TARP) by the U.S. Treasury. The objective of TARP was to spend \$700 billion to purchase distressed assets, especially mortgage-backed securities, and assist private banks from falling into bankruptcy and was, hence, the largest component of the government's measures in 2008 to address the economic crisis.

Equal Employment Opportunity Act of 1972

Equal Employment Opportunity Act of 1995

The Equal Employment Opportunity Act of 1972 establishes the U.S. Equal Employment Opportunity Commission (EEOC), an independent federal agency that enforces laws against workplace discrimination. The EEOC investigates discrimination complaints based on an individual's race, color, national origin, religion, sex, age, disability and retaliation for reporting and/or opposing a discriminatory practice. It is empowered to file discrimination suits against employers on behalf of alleged victims and to adjudicate claims of discrimination brought against federal agencies. The Equal Employment Opportunity Act of 1995 adds an additional 14 grounds on which employers cannot discriminate.

Fair Housing Act (FHA) of 1968

The Fair Housing Act declares a national policy of fair housing throughout the United States. The law makes illegal any discrimination in the sale, lease or rental of housing, or making housing otherwise unavailable, because of race, color, religion, sex, handicap, familial status or national origin.

Affirmatively Furthering Fair Housing (AFFH)

The Affirmatively Furthering Fair Housing (AFFH) rule, issued in 2015 under President Barack Obama, is a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. This has been in the Fair Housing Act since 1968. The rule requires program participants to take meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. 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.

CONGRESS & LEGISLATION

Fair Labor Standards Act of 1938

The Fair Labor Standards Act sets minimum wages, overtime rates, recordkeeping, and youth employment standards across the nation. It affects employees in the private sector and in the Federal, state, and local governments.

Farm Security and Rural Investment Act of 2002

The Farm Security and Rural Investment Act, also known as the 2002 Farm Bill, addressed a great variety of issues related to agriculture, ecology, energy, trade, and nutrition. The act directed funding toward agricultural subsidies each year that had a dramatic effect on the production of grains, oilseeds, and upland cotton. The 2002 Farm Bill is superseded by the Food, Conservation, and Energy Act of 2008 and the Agricultural Act of 2014, which authorizes nutrition and agriculture programs in the United States for the years of 2014-2018.

Federal Insurance Contributions Act (FICA) of 1939

The Social Security Trust Fund, established in 1939, is responsible for collecting the money that is raised through employer/employee contributions required by FICA. The Department of the Treasury is responsible for managing these funds and charged with investing this money in securities backed by the U.S. government. The government is in effect loaning the money to itself, and then using it to finance other projects. The money is repaid when the bonds come due.

Financial Institutions Reform, Recovery and Enforcement Act (FIRREA) of 1989

Passed in response to the savings and loan crisis of the 1980s, FIRREA reformed real estate and banking transactions and imposed appraisal regulations on many real estate transactions. The Act also required Federal banking regulatory agencies to prepare Community Reinvestment Act (CRA) performance evaluations of each institution examined under the CRA and to make these available to the public. FIRREA established the Affordable Housing Program (AHP) and the Community Investment Funds (CIF) Loan program, administered through the Federal Housing Finance Agency.

Food, Conservation, and Energy Act of 2008

Known also as the 2008 U.S. Farm Bill, the Act was a \$288 billion, five-year agricultural policy bill that was passed into law by the United States Congress on June 18, 2008. The bill was a continuation of the 2002 Farm Bill. It continues the United States' long history of agricultural subsidy as well as pursuing areas such as energy, conservation, nutrition, and rural development. Some specific initiatives in the bill include increases in Food Stamp benefits, increased support for the production of cellulosic ethanol, and money for the research of pests, diseases and other agricultural problems.

Fraud Enforcement and Recovery Act (FERA) of 2009

FERA improves enforcement of mortgage fraud, securities and commodities fraud, financial institution fraud, and other frauds related to Federal assistance and relief programs. The increased regulation of these sectors benefits consumers by stopping unrealistic loans with predatory interest rates. The Act also improves the recovery of funds lost to these frauds.

Freedom of Information Act (FOIA)

A federal law passed on September 6, 1966 to give the American public greater access to the Federal Government's records. The act explicitly applies only to executive branch government agencies. These agencies are under several mandates to comply with public solicitation of information. Along with making public and accessible all bureaucratic and technical procedures for applying for documents from that agency, agencies are also subject to penalties for hindering the process of a petition for information. The Electronic Freedom of Information Act Amendments of 1996 expanded the scope of the FOIA to encompass electronic records and require the creation of "electronic reading rooms" to make records more easily and widely available to the public.

Health Care and Education Reconciliation Act of 2010

The bill makes a number of health-related financing and revenue changes to the Patient Protection and Affordable Care Act (PPACA) and modifies higher education assistance provisions. The Act, along with PPACA, constitutes the health care reform of the Obama administration.

Helping Families Save Their Homes Act of 2009

The Act establishes mortgage foreclosure prevention measures, facilitates foreclosure mitigation and credit availability, establishes a mortgage fraud task force, establishes foreclosure moratorium provisions, restructures farm loans, establishes protections for tenants at foreclosure and establishes additional controls for the audit industry. These provisions are meant to reduce the number of evicted families and to establish a more realistic loan repayment plan. The Act amends HUD's Hope for Homeowners Program. The Act also reauthorizes HUD's Homeless Assistance programs through the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act.

Hiring Incentives to Restore Employment Act of 2010

Hiring Incentives to Restore Employment Act of 2010 provides financial incentives and tax benefits to employers that hire new employees. The benefits include payroll tax forgiveness for hiring unemployed workers, business credits for retention of certain newly hired individuals, and refundable credits for certain qualified tax credit bonds. These incentives were meant to combat the rising unemployment as a result of the 2008 economic crisis.

Home Mortgage Disclosure Act (HMDA) of 1975

The Home Mortgage Disclosure Act, implemented by the Federal Reserve Board's Regulation C, applies to certain financial institutions, including banks, savings associations, credit unions, and other mortgage lending institutions. HMDA provides the public with loan data that can be used to assist in determining whether financial institutions are serving the housing needs of their communities as well as in identifying possible discriminatory lending patterns. The Act also assists public officials in distributing public sector investments to attract private investment to areas where it is needed.

Housing Act of 1937

Wagner-Steagall Act

The Wagner-Steagall Act created the public housing program for low-income families, which provides subsidies for construction of public housing.

Housing and Community Development Act (HCDA) of 1974

The Housing and Community Development Act created the Community Development Block Grant (CDBG) program administered by HUD, with the objective of improving affordable housing and economic opportunities for people of low and moderate incomes.

Housing and Economic Recovery Act (HERA) of 2008

Hera was enacted July 30, 2008 in response to the subprime mortgage crisis. It authorizes the Federal Housing Administration to guarantee up to \$300 billion in new 30-year fixed rate mortgages for subprime borrowers if lenders write-down principal loan balances to 90% of current appraisal value. It is intended to restore confidence in Fannie Mae and Freddie Mac by strengthening regulations and injecting capital into the two largest suppliers of mortgage funding. States are authorized to refinance subprime loans using mortgage revenue bonds. This act also established the Federal Housing Finance Agency (FHFA) to oversee Fannie Mae and Freddie Mac.

CONGRESS & LEGISLATION

Housing Assistance Tax Act of 2008

This act provides first-time homebuyers a refundable tax credit for purchases on or after April 9, 2008 and before July 1, 2009 equal to 10% of the purchase price of a principal residence, up to \$7,500. It also phases out the credit for taxpayers with incomes over \$75,000 and requires taxpayers receiving the credit to repay it over 15 years in equal installments by imposing a surcharge on the taxpayers' annual income tax. Lastly, the Act provides emergency assistance for the redevelopment of abandoned and foreclosed homes.

HOPE for Homeowners Act of 2008

HOPE authorizes the Federal Housing Authority to insure up to \$300 billion in 30-year fixed rate refinance loans up to 90% of appraised value for distressed borrowers. It covers mortgages made on or before Jan 1, 2008 and requires existing mortgage holders to accept the proceeds of the insured loan as payment in full for all pre-existing indebtedness. This program is voluntary for lenders.

Job Training Partnership Act (JTPA) of 1982

This law was enacted to establish federal assistance programs to prepare youth and unskilled adults for entry into the labor force and to provide job training to economically disadvantaged people and to other individuals facing serious barriers to employment. JTPA was amended in 1991 through the Economic Dislocation and Worker Adjustment Assistance Act and later repealed by the Workforce Investment Act of 1998.

Jumpstart Our Business Startups Act (JOBS Act) of 2014

The JOBS Act is designed to encourage small business and startup funding by easing federal regulations and allowing individuals to become investors. Title III of the Act established crowdfunding provisions that allow early-stage businesses to offer and sell securities.

McKinney-Vento Homeless Assistance Act of 1987

The McKinney Act originally consisted of 15 programs providing a range of services to homeless people, including HUD's Continuum of Care Programs. Now with a wide range of programs administered among a number of federal agencies, the Act also authorizes many of the homeless programs of HHS, the Department of Education and DOL.

Multifamily Assisted Housing Reform and Affordability (MAHRA) Act of 1997

The MAHRA Act established the HUD's Office of Multifamily Housing Assistance Restructuring (OMHAR) to administer the Mark-to-Market program. OMHAR was mandated to sunset September 30, 2001 but was extended for three years to September 30, 2004. Following the sunset of OMHAR, the Mark-to-Market program continues under the Office of Affordable Housing Preservation.

National Environmental Policy Act (NEPA) of 1969

NEPA is the basic national charter for the protection of the environment. It establishes policy, sets goals and provides the means for carrying out the policy. The purposes of this Act are to: (1) declare a national policy which will encourage productive and enjoyable harmony between man and his environment; (2) promote efforts which will prevent or eliminate damage to the environment and biosphere and stimulate the health and welfare of man; (3) enrich the understanding of the ecological systems and natural resources important to the nation; and (4) establish a Council on Environmental Quality. NEPA is invoked when real estate development projects, such as affordable housing, are proposed.

National Historic Preservation Act (NHPA) of 1966

The NHPA establishes the Advisory Council on Historic Preservation, National Register of Historic Places, the National Historic Landmarks list, and State Historic Preservation Offices to preserve historic sites in the U.S. The NHPA also establishes the Section 106 review process for Federally-funded real estate projects that impact places of historic value.

National Housing Act of 1934

This Act created the Federal Housing Administration (FHA) and laid the groundwork for the establishment of HUD in 1965.

Native American Housing Assistance and Self-Determination Act (NAHASDA) of 1996

NAHASDA provides federal assistance for Native American tribes through a process that recognizes the right of tribal self-governance. NAHASDA reorganizes the previous system of federal housing assistance to Native Americans by eliminating several separate programs of assistance and replacing them with a single Indian Housing Block Grant (IHBG) program.

Patient Protection and Affordable Care Act (PPACA) of 2010

The Act includes a large number of health-related provisions to take effect over four years, including expanding Medicaid eligibility, subsidizing insurance premiums, providing incentives for businesses to provide health care benefits, prohibiting denial of coverage/claims based on pre-existing conditions, establishing health insurance exchanges, and support for medical research. This law will make health care more affordable for those who could not afford it previously and increases the accessibility of health insurance for certain populations. The Act, along with the Health Care and Education Reconciliation Act, constitutes the health care reform of the Obama administration.

Personal Responsibility and Work Opportunity Reconciliation Act (PRWORA) of 1996

A federal law considered to be a fundamental shift in both the method and goal of federal cash assistance to the poor. It created the Temporary Assistance for Needy Families (TANF), which became effective July 1, 1997 and replaced the Aid to Families with Dependent Children (AFDC) Program as well as the Job Opportunities and Basic Skills Training (JOBS) program of 1988.

Public Works and Economic Development Act (PWEDA) of 1965

The PWEDA provides grants for public works and development facilities, other financial assistance and the planning and coordination needed to alleviate conditions of substantial and persistent unemployment and underemployment in economically distressed areas and regions. It is administered by the U.S. Department of Commerce's Economic Development Agency's Public Works and Development Facilities Program, among others.

Real Estate Settlement Procedures Act (RESPA) of 1974

RESPA is a consumer protection statute, first passed in 1974, to help consumers become better shoppers for settlement services and to eliminate kickbacks and referral fees that unnecessarily increase the costs of certain settlement services. RESPA requires that borrowers receive disclosures spelling out the costs associated with the settlement, outlining lender servicing and escrow account practices and describing business relationships between settlement service providers. HUD is responsible for enforcing the Act.

Resources Conservation Recovery Act (RCRA) of 1976

Resources Conservation Recovery Act (RCRA) of 1986

The RCRA allows the Environmental Protection Agency to control hazardous waste beginning from the prevention to the disposal of waste. This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also provides guidelines for the management of non-hazardous solid wastes. The 1986 amendments addressed environmental problems resulting from underground storage tanks containing petroleum and other hazardous substances.

Riegle Community Development and Regulatory Improvement Act of 1994

The Riegle Community Development and Regulatory Improvement Act created the CDFI Fund. It requires the Federal Bank and thrift regulatory agencies to conduct a systematic review of their written policies and regulations in order to increase efficiency, reduce unnecessary expenditures, and streamline requirements.

CONGRESS & LEGISLATION

Secure and Fair Enforcement for Mortgage Licensing Act of 2008 (SAFE Act)

The SAFE Act is part of the Housing and Economic Recovery Act of 2008. It requires all states to have a loan originator licensing and registration system in place by August 1, 2009. The SAFE Act is intended to provide uniform licensing standards nationwide and is designed to create a comprehensive licensing database so that all loan originators will be known and presumably, bad actors can be kept out of the industry.

Small Business Act

The Small Business Act established the Small Business Administration to aid, counsel, assist, and protect interests of small businesses.

Small Business Investment Act of 1958

The Small Business Investment Act of 1958 grants the Small Business Association the ability to license private Small Business Investment Companies that help finance and manage small entrepreneurial businesses.

Small Business Jobs Act of 2010

The Small Business Jobs Act of 2010 is a federal law passed by the 111th United States Congress and signed into law by President Barack Obama on September 27, 2010. The law authorizes the creation of the Small Business Lending Fund Program administered by the Treasury Department to make capital investments in eligible institutions, to increase the availability of credit for small businesses.

Social Security Act of 1935

The Social Security Act of 1935 and subsequent amending legislation establishes Social Security in the United States, including Old-Age, Survivors, and Disability Insurance (OASDI) program, unemployment benefits, Temporary Assistance for Needy Families (TANF), Medicaid, and Supplemental Security Income (SSI). The Social Security Act of 1935 created the Social Security Board, which is now the Social Security Administration.

Tax Reform Act of 1986

This act created the Low-income Housing Tax Credit, which provides more than \$8 billion in annual subsidies for low-income multifamily rental housing, serving as a catalyst for private sector investment. The credit can be used for up to 50% (sometimes more) of the cost of building affordable housing. Each state receives an allocation to develop projects through a designated state office.

Trade Act of 1974

Trade and Globalization Adjustment Assistance Act of 2009

The Trade Act establishes the Trade Adjustment Assistance (TAA) program, which is administered by the DOL. TAA assists workers who become unemployed or lose hours of work due to foreign trade by providing services such as occupational training, placement assistance, job search, and relocation allowances. TAA services are delivered through state employment security agencies. The Trade and Globalization Adjustment Assistance Act of 2009, part of ARRA, increases the Health Coverage Tax Credit (HCTC).

Truth in Lending Act (TILA) of 1968 (aka Consumer Credit Protection Act)

A federal law designed to protect credit consumers by requiring clear key terms of the lending arrangement and all costs. The sole purpose of TILA is to promote the informed use of consumer credit by requiring disclosures about its terms, cost to standardize the manner in which costs associated with borrowing are calculated and disclosed. TILA also gives consumers the right to cancel certain credit transactions that involve a lien on a consumer's principal dwelling, regulates certain credit card practices, and provides a means for fair and timely resolution of credit billing disputes. With the exception of certain high-cost mortgage loans, TILA does not regulate the charges that may be imposed for consumer credit. Rather, it requires uniform or standardized disclosure of costs and charges so that consumers can shop. The regulation prohibits certain acts or practices in connection with credit secured by a consumer's principal dwelling.

Transportation Equity Act for the 21st Century (TEA-21), 1998

The TEA 21 Restoration Act, 1998

Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU), 2005

TEA-21 provided funding for the Federal surface transportation programs for highways, highway safety, and transit for 1998-2003. The TEA 21 Restoration Act added technical corrections to TEA-21. Though TEA-21 continued past 2003, it eventually lapsed. SAFETEA-LU provided additional funding and authorization for Federal surface transportation investments. SAFETEA-LU added additional programs, such as Safe Routes to School and Real-Time System Management Information. SAFETEA-LU ended in 2009, although Congress will likely continue to create similar funding bills for surface transportation in the future.

Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970

This legislation, also known as the Uniform Act, establishes policies and requirements to ensure the fair and equitable treatment of persons displaced by a federally-assisted project. It also addresses just compensation for owners of properties acquired by federal programs for a project.

The Worker Adjustment and Retraining Notification Act of 1988 (WARN)

WARN offers protection to workers, their families and communities by requiring employers to provide notice 60 days in advance of covered plant closings and covered mass layoffs. This notice must be provided to either affected workers or their representatives (e.g. a labor union); to the State dislocated worker unit; and to the appropriate unit of local government. This allows workers to prepare for their impending job loss.

Workforce Innovation and Opportunity Act (WIOA)

WIOA supersedes the Workforce Investment Act of 1998 and amends the Adult Education and Family Literacy Act, the Wagner-Peyser Act, and the Rehabilitation Act of 1973. WIOA is designed to help job seekers access employment, education, training, and support services to succeed in the labor market and to match employers with the skilled workers they need to compete in the global economy.

WIOA brings together, in strategic coordination, the core programs of Federal investment in skill development:

- employment and training services for adults, dislocated workers, and youth and Wagner-Peyser employment services administered by the Department of Labor (DOL) through formula grants to states; and
- adult education and literacy programs and Vocational Rehabilitation state grant programs that assist individuals with disabilities in obtaining employment administered by the Department of Education (DoED).

WIOA also authorizes programs for specific vulnerable populations, including the Job Corps, YouthBuild, Indian and Native Americans, and Migrant and Seasonal Farmworker programs as well as evaluation and multistate projects administered by DOL. In addition, WIOA authorizes other programs administered by DoED and the Department of Health and Human Services.

Common Acronyms

NOTE: For federal program acronyms, see parentheses for the lead federal agency.

501(c)(3) - IRS designation of a nonprofit agency

AB - Assembly Bill

ABE - Adult Basic Education

ACF - Administration for Children and Families (HHS)

ACS - American Community Survey (DOC-Census)

ACYF - Administration on Children, Youth and Families (HHS-ACF)

ADA - Americans with Disabilities Act of 1990

ADR - Alternative Dispute Resolution

ADU - Accessory Dwelling Unit

AEI - Administrative Enforcement Initiative (HUD-FHEO)

AFDC - Aid to Families with Dependent Children Program (HHS-expired)

AFI - Assets for Independence (HHS-OCS)

AFL-CIO - American Federation of Labor and Congress of Industrial Organizations

AHA - American Housing Act

AHP - Affordable Housing Program (FHLB)

AHS - American Housing Survey

AI - Adjusted income

AIA - American Institute of Architects

AIDS - Acquired Immune Deficiency Syndrome

ALCP - Assisted-Living Conversion Program (HUD-OH)

ALF – Assisted-Living Facility

ALTA - American Land Title Association

ANA - Administration for Native Americans (HHS-ACF)

AO - HUD area office

AOA - Administration on Aging (HHS)

AOC - American Opportunity Tax Credit

APR - Annual percentage rate

AR - Adaptive reuse

ARM - Adjustable rate mortgage

ARRA - American Recovery and Reinvestment Act

AU - Accessory use

B&I - Business and Industry Guaranteed Loan Program (USDA-RD)

BCA - Budget Control Act

BEA - Band Enterprise Award Program (Treasury)

BEA - Bureau of Economic Analysis (Commerce)

BEDI - Brownfields Economic Development Initiative (HUD-CPD)

BIA - Bureau of Indian Affairs (DOI)

BIC - Business Information Center (SBA)

BID - Business improvement district

BIP - Broadband Initiatives Program (USDA-RD)

BMIR - Below market interest rate

BP - Business Program (USDA-RD)

BPA - Blank Purchase Agreement

BPHC - Bureau of Primary Health Care (HHS-HRSA)

BR - Bedroom

BRI - Brownfields Redevelopment Initiative

CAA - Community action agency

CAA - Clean Air Act

CAC - Citizens advisory committee

CACFP - Child and Adult Care Food Program (USDA-FSA)

CAIP - Community Adjustment and Investment Program (SBA)

CBA - Collective bargaining agreement

CBA - Community benefits agreement

CBD - Central business district

CBDO - Community-based development organization

CBMC - Community-Based Mediation Center

CBNRM - Community based natural resource management

CBO - Community-based organization

CBO - Congressional Budget Office

CC&R - Covenants, conditions and restrictions

CCC - Commodity Credit Corporation (USDA-NRCS)

CCDF - Child Care and Development Fund (HHS-OFA)

CCF - Compassion Capital Fund (HHS-OCS)

CD - Certificate of deposit

CD - Community development

CDB - Community development bank

CDBG - Community Development Block Grant (HUD-CPD)

CDC - Centers for Disease Control and Prevention (HHS)

CDC - Community development corporation

CDC - Certified Development Company Program (SBA)

CDCU - Community development credit union

CDD - Community Development Division (GSE)

CDE - Community development entity

CDFI - Community Development Financial Initiative of 1993	CPE - Continuing professional education
CDFI - Community development financial institution	CPGL - Conservation of Private Grazing Land Initiative (USDA-NRCS)
CDLF - Community development loan fund	CPI - Consumer Price Index
CDRLF - Community development revolving loan fund	CRA - Community Reinvestment Act of 1977
CEA - Collective employment agreement	Credit CARD Act - Credit Card Accountability Responsibility and Disclosure Act
CED - Community economic development	CREP - Conservation Reserve Enhancement Program (USDA- NRCS)
CED - Community Economic Development Program (HHS- OCS)	CRP - Conservation Reserve Program (USDA-NRCS)
CED - Office of Community and Economic Development (USDA-RD)	CSA - Community supported agriculture
CEO - Chief Executive Officer	CSAT - Center for Substance Abuse Treatment (HHS- SAMHSA)
CFA - Cognizant federal agency	CSBG - Community Service Block Grant Program (HHS-OCS)
CFC - Carbon-fluorine compound	CSFP - Commodity Supplemental Food Program (USDA-FSA)
CFO - Chief Financial Officer	CSHP - Congregate Housing Services Program (HUD-OH)
CFPB - Consumer Financial Protection Bureau	CTA - Conservation Technical Assistance (USDA-NRCS)
CFR - Code of Federal Regulations	CTE - Career and technical education
CHA - Community health advisors	DA - Dining area
CHDO - Community and housing development organization	DACA - Deferred Action for Childhood Arrivals
Chodo - Community and housing development organization	DBE - Disadvantaged business enterprise
CID - Common interest development	DCR - Debt coverage ratio
CIF - Community Investment Fund (FIRREA)	DDA - Demand deposit accounting
CIF - Community Investment Fund (FHFB)	DDA - Design and development agreement
CJS - Commerce, Justice, Science and Related Agencies Subcommittee (Senate Appropriations)	DHHL - Hawaii State Department of Hawaiian Home Lands
CLC - Central labor council	DHS - U.S. Department of Homeland Security
CLT - Community land trust	DIDRA - Depository Institutions Disaster Relief Act of 1992
CM - Construction manager	DK - Dining-kitchen combination
CMAQ - Congestion Mitigation and Air Quality Improvement Program (DOT)	DOC - U.S. Department of Commerce
CMF - Capital Magnet Fund	DOE - U.S. Department of Energy
CMHS - Center for Mental Health Services (HHS-SAMHSA)	DOI - U.S. Department of the Interior
CMHS - Community Mental Health Services Block Grant	DOJ - U.S. Department of Justice
CMS - Centers for Medicare and Medicaid Services (HHS)	DOL - U.S. Department of Labor
CO - Community organizer	DOT - U.S. Department of Transportation
CO - Contracting Officer	DR - Dining room
CoC - Continuum of Care (HUD)	DS - Debt service
Code - Internal Revenue Code	DSS - Decent, Safe, and Sanitary
COG - Council of governments	DU/A - Dwelling units per acre
COLA - Cost of Living Adjustment	EA - Environmental assessment
Condo - Condominium	EAP - Employee assistance programs
Co-op - Cooperative	EC - Enterprise Community
COSDCO - Council of State Community Development Organizations	EOCA - Equal Credit Opportunity Act
CPA - Certified Public Accountant	ECRP - Emergency Capital Repair Program (HUD-OH)
CPD - Office of Community Planning and Development (HUD)	EDA - Economic Development Administration (DOC)
CPD - Continuing professional development	EDI - Economic Development Initiative (HUD)
	EDS - Employment development services

ACRONYMS

EDWAA - Economic Dislocation and Worker Adjustment Assistance Act	FFB - Federal Financing Bank (GSE- Treasury)
EECBG - Energy Efficiency and Conservation Block Grant Program (DOE-EERE)	FFIEC - Federal Financial Institutions Examination Council (GSE)
EEM - Energy Efficient Mortgages Program (HUD-FHA)	FHA - Fair Housing Act of 1968
EEM - Energy-efficient mortgage	FHA - Federal Housing Administration (HUD)
EEO - Equal employment opportunity	FHAP - Fair Housing Assistance Program (HUD-FHEO)
EEO - Equal Employment Opportunity Act	FHB - Federal Home Bank (GSE)
EEOC - Equal Employment Opportunity Commission	FHEO - Office of Fair Housing and Equal Opportunity (HUD)
EERE - Office of Energy Efficiency and Renewable Energy (DOE)	FHFA - Federal Housing Finance Agency (formerly FHFA)
EI - Erodibility index	FHFB - Federal Housing Finance Board
EIR - Environmental impact report	FHIP - Fair Housing Initiatives Program (HUD-FHEO)
EIR - Equivalent Interest Rate	FHLBank - Federal Home Loan Bank (GSE)
EIS - Environmental impact statement	FHLBB - Federal Home Loan Bank Board (now defunct)
EITC - Earned income tax credit	FHLBC - Federal Home Loan Bank Corporation (GSE)
EMS - Environmental management systems	FHLMC - Federal Home Loan Mortgage Corporation, Freddie Mac (GSE)
ENO - Expanding Native Opportunities Initiative (Treasury)	FHOI - Fair Housing Organizations Initiative (HUD-FHEO)
EO - Equal opportunity	FICA - Federal Insurance Contributions Act
EOI - Education and Outreach Initiative (HUD-FHEO)	FIRREA - Financial Institutions Reform, Recovery and Enforcement Act of 1989
EPA - U.S. Environmental Protection Agency	FLBS - Federal Loan Bank System (GSE)
ESA - Educational savings accounts	FLSA - Fair Labor Standards Act
ESG - Emergency Shelter Grant Program (HUD)	FMC - Federal Management Circular
ESOP - Employee Stock Ownership Plan	FMHCSS - Federal Manufactured Home Construction and Safety Standards
ETA - Employment and Training Administration (DOL)	FMNP - WIC Farmers' Market Nutrition Program (USDA-FSA)
ETI - Economically targeted investment	FMR - Fair market rent
EWCP - Export Working Capital Program (SBA)	FMV - Fair market value
EZ - Empowerment Zone	FNMA/Fannie Mae - Federal National Mortgage Association
EZ/EC - Empowerment Zone/Enterprise Community	FNS - Food and Nutrition Service (USDA)
FA - Financial Assistance (Treasury)	FO - Farm ownership (USDA-FSA)
Fannie Mae - Federal National Mortgage Association, FNMA	FOIA - Freedom of Information Act
FAR - Floor area ratio	FOMC - Federal Open Market Committee
Farmer Mac - Federal Agricultural Mortgage Corporation	FONSI - Finding of no significant impact
FBCO - Faith-based and community organizations	FRB - Federal Reserve Bank (GSE), the Fed
FBO - Faith-Based Organization	Freddie Mac - Federal Home Loan Mortgage Corporation, FHLMC
FCA - Farm Credit Association (GSE)	FRS - Federal Reserve System (GSE)
FDA - Food and Drug Administration (HHS)	FSA - Federal Savings Association (GSE)
FDA - Food and Drug Administration	FSA - Farm Service Agency (USDA)
FDIC - Federal Deposit Insurance Corporation (GSE)	FSS - Family self-sufficiency program (HUD-PIH)
FDPIR - Food Distribution Program on Indian Reservations (USDA-FSA)	FTA - Federal Transit Administration (DOT)
FEC - Financial Education and Counseling Pilot Program (Treasury)	FTE - Full time equivalent or full time employee
The Fed - Federal Reserve Bank (GSE), FRB	FVPSA - Family Violence Prevention and Services (HHS-ACYF)
FEMA - Federal Emergency Management Agency	FY - Fiscal year
FERA - Fraud Enforcement and Recovery Act	GAAP - Generally accepted accounting principles

GAO - General Accounting Office	HOME - HOME Investment Partnerships Program (HUD)
GC - General contractor	HOME - Home Ownership Made Easier (HUD)
GC - Government contracting (SBA)	HOPE I - Home Ownership for People Everywhere (HUD)
GCCMIF - Global Climate Change Mitigation Incentive Fund (DOC-EDA)	HOPE VI - Revitalization of Severely Distressed Public Housing (HUD)
GED - General education development	HOPWA - Housing Opportunities for Persons with HIV/AIDS (HUD-CPD-OED)
GED - General Equivalency Diploma	HOZ - Homeownership Zone Program (HUD)
GEM - Growing equity mortgage	HPG - Housing Preservation Grant (USDA-RD)
Ginnie Mae - Government National Mortgage Association, GNMA	HPS - Heritage Preservation Services (NPS)
GIS - Geographical Information Systems	HQ - Headquarters
GLCI - Grazing Lands Conservation Initiative (USDA-NRCS)	HR - House Resolution
GMP - Guaranteed maximum price	HR - Human resources
GNMA - Government National Mortgage Association, Ginnie Mae	HRSA - Health Resources and Services Administration (HHS)
GNP - Gross national product	HS/HT - High School/High Tech Implementation and Development Grants program (DOL-ODEP)
GO bond - General obligation bond	HTC - Historic Preservation Tax Credit
GPM - Graduated payment mortgage	HUBZone - HUBZone Empowerment Contracting Program (SBA)
GSE - Government Sponsored Enterprises	HUBZones - Historically Underutilized Business Zones (SBA)
H4H - Hope for Homeowners (HUD)	HUD - U.S. Department of Housing and Urban Development
HA - Housing authority	HUDVet - Veteran Resource Center (HUD)
HA - Homeowners' association, HOA	HVAC - heating, ventilation and air conditioning system
HAB - HIV/AIDS Bureau (HHS-HRSA)	HVRP - Homeless Veterans' Reintegration Program (DOL- VETS)
HAP - Housing assistance payments	IBC - International Building Code, I-codes
HAS - Health Savings Account	ICDBG - Indian Community Development Block Grant Program (HUD-PIH)
HB - House Bill	ICE - Immigration and Customs Enforcement (DHS)
HCD - Housing and Community Development Act of 1974	I-codes - International Building Code, IBC
HCFP - Housing and Community Facilities Programs (USDA- RD)	IDA - Individual development account
HCTC - Health Coverage Tax Credit	IEED - Office of Indian Energy and Economic Development
HEARTH - Homeless Emergency Assistance and Rapid Transition to Housing Act	IHA - Indian housing authority
HECM - Home equity conversion mortgage program (HUD- OH)	IHBG - Indian Housing Block Grant Program (HUD-PIH)
HELOC - Home Equity Line of Credit	IHP - Indian Housing Plan (HUD)
HERA - Housing and Economic Recovery Act	INS - U.S. Immigration and Naturalization Service
HFA - Housing Finance Agency	IRA - Individual retirement account
HHD - Healthy Homes Demonstration Program (HUD- OHHLHC)	IRP - Intermediary Relending Program (USDA-RD)
HHS - U.S. Department of Health and Human Services	IRR - Internal rate of return
HHTS - Healthy Homes Technical Studies Program (HUD- OHHLHC)	IRS - U.S. Internal Revenue Service (Treasury)
HIRE - Hiring Incentives to Restore Employment Act	IS - Information services
HIV - Human immunodeficiency virus	IT - Information technology
HMDA - Home Mortgage Disclosure Act of 1975	ITA - Individual training account
HOA - Homeowners Association, HA	IVTP - Incarcerated Veterans' Transition Program (DOL- VETS)

ACRONYMS

JOBTS - Job Opportunities and Basic Skills Training program (DOL)	MMC - Money market certificate
JOLI - Job Opportunities for Low-income Individuals (HHS-OCS)	MMF - Money market fund
JTPA - Job Training Partnership Act	MOE funds - Maintenance of effort funds
JVSG - Jobs for Veteran's State Grant Program (DOL-VETS)	MR - Market rate
LAO - Legislative Analyst's Office (California)	MRB - Mortgage revenue bond
LBDO - Local business development organization	MRHC - Market-rate housing cooperatives
LDC - Local development corporation	MSA - Metropolitan Statistical Area
LEAP - Operation Lead Elimination Action Program (HUD-OHHLHC)	MTW - Moving to Work Demonstration (HUD-PIH)
LEDS - Labor Exchange Delivery System	NACA - Native American CDFI Assistance Program (Treasury)
LEHC - Limited equity housing cooperative	NAHA - Cranston-Gonzalez National Affordable Housing Act of 1990
LHA - Local housing authority	NAHASDA - Native American Housing Assistance and Self-Determination Act of 1996
LHC - Lead-based Paint Hazard Control Program (HUD-OHHLHC)	NAICS - North American Industry Classification System
LHRD - Lead Hazard Reduction Demonstration Program (HUD-OHHLHC)	NBO - Neighborhood-based organization
LIBOR - London interbank offer rate	NCFI - Native Communities Financing Initiative (Treasury)
LIHEAP - Low-income Home Energy Assistance Program (HHS-OCS)	NDO - Neighborhood development organization
LIHTC - Low-income Housing Tax Credit	NEED - Native Entrepreneur and Enterprise Development Initiative (Treasury)
LiLAs - Lifelong learning accounts	NEGs - National Emergency Grants Program (DOL-ETA)
LOC - Letter of credit	NEPA - National Environmental Policy Act
LOR - Lead Outreach Program (HUD-OHHLHC)	NEW - Native Employment Works Program (HHS-OFA)
LOV - Letter of value	NFJP - National Farmworker Jobs Program (DOL-ETA)
LPA - Local public agency	NFSI - Native Financial Skills Initiative (Treasury)
LTS - Lead Technical Studies Program (HUD-OHHLHC)	NGO - Nongovernmental organization
LTV - Loan-to-value ratio	NHHBG - Native Hawaiian Housing Block Grant (HUD-PIH)
LUI - Land use intensity	NIDAI - Native Individual Development Account Initiative (Treasury)
LUIR - Land use intensity rating	NIMBY - Not in my back yard
LUST - Leaking underground storage tanks	NMTC - New Markets Tax Credit
M2M - Mark to Mark Program (HUD-CPD)	NMVC - New Market Venture Capital Program (SBA)
MAHRA - Multifamily Assisted Housing Reform and Affordability Act of 1997	NN - Neighborhood Networks Program (HUD-OH)
MBDA - Minority Business Development Agency (DOC-EDA)	NOFA - Notice of Funding Availability
MBE - Minority-owned business enterprise	NOI - Net operating income
MBS - Mortgage-backed securities (GNMA)	NPHO - Nonprofit housing organization
MCC - Mortgage Credit Certificates	NPL - National Priorities List (EPA)
MCH - Maternal and Child Health Block Grant	NPO - Nonprofit organization
MCH - Mortgage credit certificates	NPS - U.S. National Park Service
MCHB - Maternal and Child Health Bureau (HHS-HRSA)	NPV - Net present value
MHI - Median household income	NRCS - National Resources Conservation Service (USDA)
MIP - Mortgage insurance premium	NRDP - National Rural Development Partnership (USDA-RD)
MIS - Management Information Services	NSDI - National Spatial Data Infrastructure (USGS)
MLS - Multiple Listing Service	NSP - Neighborhood Stabilization Program (HUD)
	NWA - NeighborWorks America
	O*NET - Occupational Information Network database
	O&M - Operations and maintenance

OA - Office of Apprenticeship (DOL-ETA)	PHHS - Preventive Health and Health Services Block Grant -
OAHP - Office of Affordable Housing Preservation (HUD-CPD)	PI - Principal and Interest
OASDI - Old-Age, Survivors, and Disability Insurance Program	PIC - Private Industry Council
OBLR - Office of Brownfields and Land Revitalization (EPA)	PIG - Public interest group
OCC - Office of the Comptroller of Currency (GSE-Treasury)	PIH - Office of Public and Indian Housing (HUD)
OCD - Office of Community Development (HUD)	PILOT - Payment in lieu of taxes
OCS - Office of Community Services (HHS-ACF)	PITI - Principal, interest, taxes and insurance
ODA - Office of Disaster Assistance (SBA)	PJs - Participating jurisdictions (HUD)
ODEP - Office of Disability Employment Policy (DOL)	PMI - Private mortgage insurance
OED - Office of Economic Development (HUD)	POS - Public offering statement
OED - Office of Entrepreneurial Development (SBA)	PPACA - Patient Protection and Affordable Care Act
OEDP - Overall economic development plan	PPP - Public-private partnership
OEE - Office of Entrepreneurship Education (SBA)	PRIME - Program for Investment in Micro-entrepreneurs (SBA)
OFA - Office of Family Assistance (HHS-ACF)	Project GATE - Growing America through Entrepreneurship (DOL-ETA)
OFHEO - Office of Fair Housing and Equal Opportunity (HUD)	PRWORA - Personal Responsibility and Work Opportunity Reconciliation Act
OHHLHC - Office of Healthy Homes and Lead Hazard Control (HUD)	PSC - Program Support Center (HHS)
OHS - Office of Head Start (HHS-ACF)	PUD - Planned unit development
OJT - On-the-job training	PV - present value
OL - Operating loans (USDA-FSA)	PWEDA - Public Works and Economic Development Act of 1965
OLR - Office of Labor Relations (HUD)	PZ - Promise Zone (HUD)
OMB - U.S. Office of Management and Budget	QALICB - Qualified active low-income community business
ONAA - Office of Native American Affairs (SBA)	QCT - Qualified census tract
ONAP - Office of Native American Programs (HUD-PIH)	QEI - Qualified equity investment
OPIH - Office of Public and Indian Housing (HUD)	QLICI - Qualified low-income community investments
ORAMH - Office of Regulatory Affairs and Manufactured Housing (HUD)	QM - Qualified Mortgage
ORHP - Office of Rural Health Policy (HHS-HRHS)	QPE - Qualified Participating Entity
OS - Office of the Secretary of Health and Human Services (HHS)	QRM - Qualified Residential Mortgage
OSCS - One-Stop Capital Shops (SBA)	QZAB - Qualified Zone Academy Bond
OSDBU - Office of Small and Disadvantaged Business Utilization (DOL)	RA - Rural Rental Assistance program (USDA-RD)
OSHC - Office of Sustainable Housing and Communities (HUD)	RAM - Reverse annuity mortgage
OST - Occupational skills training	RAP - Relocation adjustment payments
OTC - Over the counter	RBC - Regulatory Barriers Clearinghouse
OTS - Office of Thrift Supervision (GSE-Treasury)	RBEG - Rural Business Enterprise Grant (USDA-RD)
OWBO - Office of Women's Business Ownership	RBIP - Rural Business Investment Program (SBA)
P&P - Bond performance and payment bond	RBOG - Rural Business Opportunity Grants (USDA-RD)
PAC - Project area committee	RC - Renewal Community (HUD)
PATH - Projects for Assistance in Transition from Homelessness (HHS-SAMHSA)	RC - Resident council
PEI - Private Enforcement Initiative (HUD-FHEO)	RC/EZ/EC - Renewal Communities/Empowerment Zones/Enterprise Communities (HUD-CPD)
PHA - Public housing authority	RC&D - Resource Conservation and Development Program (USDA-NRCS)

ACRONYMS

RCDG - Rural Cooperative Development Grant Program (USDA-RD)	SAFE - Secure and Fair Enforcement for Mortgage Licensing Act
RCDI - Rural Community Development Initiative (USDA-RD)	SAFE - Secure and Fair Enforcement for mortgage licensing program (HUD-OH)
RCRA - Resources Conservation and Recovery Act	SAFETEA-LU - Safe, Accountable, Flexible, Efficient Transportation Equity Act - A Legacy for Users
RD - USDA Rural Development Service	SAMA - Site appraisal and market analysis (HUD)
REAC - Real estate assessment center	SAMHSA - Substance Abuse and Mental Health Services Administration (HHS)
REAP/EA/REDA - Rural Energy for America Program Grants/Energy Audit and Renewable Energy Development Assistance (USDA-RD)	SB - Senate Bill
REAP/RES/EEI - Rural Energy for America Program Grants/Renewable Energy Systems/Energy Efficiency Improvement Program (USDA-RD)	SBA - U.S. Small Business Administration
RED - Rural economic development	SBDC - Small Business Development Center (SBA)
REDLG - Rural Economic Development Loan Grant (USDA-RD)	SBG - Surety Bond Guarantee Program (SBA)
REGS - Federal Registers	SBIC - Small Business Investment Company (SBA)
REIT - Real estate investment trust	SBTN - Small Business Training Network (SBA-OED)
REPI - Renewable Energy Production Incentive (DOE-EERE)	SCF - Strengthening Communities Fund (HHS-OCS)
RESPA - Real Estate Settlement Procedures Act	SCORE - Service Corps of Retired Executives (SBA)
RF - Rural Communities Facilities Program (HHS-OCS)	SCSEP - Senior Community Service Employment Program (DOL)
RFP - Request for proposals	SDP - Service Delivery Point
RFP - Revolving Fund Program (USDA-RD)	SEDS - Social and Economic Development Strategies for Native Americans (HHS-ACF-ANA)
RFO - Request for qualifications	SEP - Simplified employee pension
RH - Rural Housing	SF - Square footage
RHED - Rural Housing and Economic Development (HUD-OED)	SFH - Single Family Housing
RHIIP - Rental Housing Integrity Improvement Project (HUD-PIH)	SFMNP - Senior Farmers' Market Nutrition Program (USDA-FSA)
RHS - Rural Housing Service (USDA)	SFSP - Summer Food Service Program (USDA-FSA)
RHY - Runaway and Homeless Youth Programs (HHS-ACYF)	SGA - Solicitation for grant applications
RLA - Small/Rural Lender Advantage Program (SBA)	SHOP - Self-Help Homeownership Opportunity Program (HUD)
RLF - Revolving loan fund	SHP - Supportive Housing Program (HUD)
RMAP - Rural Microentrepreneur Assistance Program (USDA-RD)	SHPO - State Historic Preservation Office (NPS)
RMCR - Residential Mortgage Credit Report	SIC Codes Standard Industrial Classifications Codes
ROI - Return on investment	SIMPLE - Savings-incentive match plans for employees
ROSS - Resident Opportunities and Self Sufficiency Program (HUD-PIH)	SME - Small and medium sized enterprises
RRM - Renegotiable rate mortgage	SMSA - Standard Metropolitan Statistical Area
RSA - Retirement Savings Account	SNAP - Safe Neighborhood Action Plan (FHA)
RSDI - Retirement, Survivors, Disability Insurance	SNAP - Supplemental Nutrition Assistance Program (USDA-FSA)
RTC - Rehabilitation tax credit	SOA - Solicitation of Application (EDA)
RUS - Rural Utilities Services (USDA-RD)	SOW - Statement of Work
S&L - Savings and loan association	SPM - Servicing and Property Management
S&P - Survey and Planning Application (HUD)	SRO - Single room occupancy housing
S+C - Shelter Plus Care (HUD)	SSA - U.S. Social Security Administration
	SSBG - Social Services Block Grants (HHS-OCS)

SSDI - Social Security Disability Insurance (SSA)	TVM - Time value of money
SSDPG - Small Socially-Disadvantaged Producer Grant (USDA-RD)	UBC - Uniform Building Code
SSED - Sudden and Severe Economic Deterioration (EDA)	UCC - Uniform Commercial Code
SSI - Supplemental Security Income (SSA)	UDAG - Urban development action grant
SSI - Self-sufficiency Index	UI - Unemployment insurance
STP - Surface Transportation Program (DOT)	UNIFORM - Uniform Relocation Assistance and Real Property Acquisition Policies Act
SUI - State Unemployment Insurance	URA - Uniform Relocation Assistance and Real Property Acquisition Policies Act
TA - Technical assistance	USA - Universal Savings Account
TAA - Community Trade Adjustment Assistance Program (DOC-EDA)	USDA - U.S. Department of Agriculture
TAA - Trade Adjustment Assistance (DOL-ETA)	USGS - U.S. Geological Survey
TAAF - Trade Adjustment Assistance for Firms Programs (DOC-EDA)	UST - Underground storage tanks
TANF - Temporary Assistance to Needy Families (HUD-OFA)	UTF - Unemployment Trust Fund
TAP - Transition Assistance Program (DOL-VETS)	VA - U.S. Department of Veterans Affairs
TARP - Troubled Asset Relief Program (Treasury)	VAPG - Value-Added Producer Grants (USDA-RD)
TAY - Transition-aged youth	VC - Venture capital
TBA - Targeted Brownfields Assessment Program (EPA)	VETS - Veterans' Employment and Training Service (DOL)
TBIC - Tribal Business Information Center (SBA)	VISTA - Volunteers in Service to America (now part of AMERICORP)
TD - Total Debt	VITA - Volunteer Income Tax Assistance
TDC - Total development costs	VOC - Volatile organic compound
TDD - Telecommunication Device for the Deaf	VRM - Variable rate mortgage
TDHE - Tribally designated housing entity (HUD)	VWIP - Veterans Workforce Investment Program (DOL-VETS)
TDR - Transfer of development rights	WAP - Weatherization Assistance Program (DOE)
TEA-21 - Transportation Equity Act for the 21st Century (and later Restoration Act)	WARN - The Worker Adjustment and Retraining Notification Act
TEFAP - The Emergency Food Assistance Program (USDA- FSA)	WBCs - Women's Business Centers (SBA)
TGAAA - Trade and Globalization Adjustment Assistance Act	WBE - Women-owned business enterprise
THUD - Transportation, Housing and Urban Development Subcommittee (Senate Appropriations)	WDA - Workforce development agencies
TIF - Tax increment financing	WIA - Workforce Investment Act of 1998
TIL - Truth-in-lending	WIB - Workforce investment board
TILA - Truth in Lending Act /Consumer Credit Protection Act	WIC - Women, Infants and Children (USDA-FSA)
TIN - Taxpayer identification number	WIRED - Workforce Innovation in Regional Economic Development (DOL-ETA)
TOD - Transit-oriented development	WMS - Waste management strategy
TPE - Total planned expenditures	WOTC - Work Opportunity Tax Credit
TPS - Technical Preservation Services (NPS)	WUI - The Wildland-Urban Interface
TRA - Tax Reform Act	WWD - Water and Waste Disposal
TSP - Thrift Savings Plans	YCC - Youth Conservation Corps (NPS)
	ZEHC - Zero equity housing cooperative

National Nonprofit Community Development Organizations

(Partial List)

1Sky

6930 Carroll Avenue, Suite 1000

Takoma Park, MD 20912

tel (301) 270-4550 - fax (301) 270-4588

www.1sky.org - info@1sky.org

1Sky's goal is to build a diverse, society-wide mobilization that will convince the Federal government to take bold action in order shift the nation away from climate change and toward the prosperity of a green economy. 1Sky is engaged in a collaborative effort involving hundreds of national environmental groups, state and local organizations, business, religious, health, social justice and military leaders, scientists, economists, elected officials, donors, celebrities and citizens nationwide to create a coherent and coordinated movement. 1Sky has engaged a network of leading scientists and economists to create the 1Sky Solutions, which include creating 5 million new green jobs, freezing and cutting climate pollution, and investing in renewable energy.

African American Environmentalist Association

1629 K Street NW, Suite 300

Washington, DC 20036

tel (443) 569-5102

www.aaenvironment.com

The African American Environmentalist Association (AAEA) is a national nonprofit environmental organization dedicated to protecting the environment, enhancing human, animal and plant ecologies, promoting the efficient use of natural resources and increasing African American participation in the environmental movement. AAEA delivers environmental information and services directly into communities and works to clean up neighborhoods by implementing toxics education, energy, water, and clean air programs. AAEA includes an African American point of view in environmental policy decision-making and resolves environmental racism and injustice issues through the application of practical environmental solutions. AAEA welcomes all races interested in working for improvements in the African American community.

American Council on Renewable Energy

1600 K Street NW, Suite 700

Washington, DC 20006

tel (202)393-0001 - fax (202)393-0606

www.acore.org - info@acore.org

The American Council on Renewable Energy (ACORE) is a national non-profit organization dedicated to advancing the renewable energy sector through market development, policy changes, and financial innovation. ACORE has experience promoting renewable energy and hundreds of member companies, non-profits, and other organizations from across the spectrum of renewable energy technologies, consumers, and investors. ACORE promotes policies and financial structures essential to renewable energy growth. The organization's annual conferences provide venues for key leaders to meet, discuss recent developments, and hear the latest from government officials and experts. ACORE's membership spans all constituencies in the renewable energy sector, including developers, manufacturers, providers of smart grid technologies, financial institutions, corporate end-users, professional service providers, educators, and allied non-profit groups. ACORE accomplishes much of its work by convening leaders in each of these constituencies, publishing research and analysis, advocating for key policies, facilitating communications among members, and media outreach.

American Farmland Trust

Main Office

1150 Connecticut Avenue NW, Suite 600

Washington, DC 20036

tel (800) 431-1499

Farmland Information Center

1 Short Street, Suite 2

Northampton, MA 01060

tel (413) 586-4593

www.farmland.org - info@farmland.org

American Farmland Trust is a national organization dedicated to saving America's farm and ranch land, promoting healthy farming practices, and supporting farms and farmers. Since its founding in 1980 by a group of farmers and citizens concerned about the rapid loss of farmland to development, it has helped save millions of acres of farmland from development and led the way for establishing sound environmental practices. Linking farmers, conservationists, and policy-makers, it is focused on ensuring the availability of fresh food, a healthy environment and strong local economies across the nation.

American Public Human Services Association

1133 19th Street NW, Suite 400

Washington, DC 20036

tel (202) 682-0100 - (202) 289-6555

www.aphsa.org

The American Public Human Services Association (APHSA), founded in 1930, is a nonprofit, bipartisan organization of state and local human service agencies and individuals who work in or are interested in public human service programs. Its mission is to develop and promote policies and practices that improve the health and well-being of families, children, and adults. APHSA educates Congress, the media, and the public on social policies and helps state and local public human service agencies achieve their desired outcomes in Temporary Assistance for Needy Families, child care, child support, Medicaid, Supplemental Nutrition Assistance Program, child welfare, and other program areas and issues that affect families, the elderly, and people who are economically disadvantaged.

NATIONAL NONPROFITS

American Planning Association

Chicago Office

205 N. Michigan Ave., Suite 1200

Chicago, IL 60601

tel (312) 431-9100 - fax (312) 786-6700

Washington, DC Office

1030 15th Street NW Suite 750 West

Washington, DC 20005-1503

tel (202) 872-0611 - fax (202) 872-0643

www.planning.org - customerservice@planning.org

The American Planning Association (APA) is an independent, nonprofit educational organization that provides leadership in the development of vital communities by advocating excellence in community planning, promoting education and citizen empowerment, and providing the tools and support necessary to meet the challenges of growth and change. APA advocates for planning at the national level, promotes good planning through vigorous public information and education programs, provides a forum to share employment opportunities, and engages in relevant research in the field. APA helps ensure excellence in the field by supporting the efforts of the Planning Accreditation Board, emphasizing the importance of continuing education and training as well as AICP certification for practicing planners.

American Society for Training & Development

1640 King Street, Box 1443

Alexandria, VA 22313

tel (703) 683-8100 - fax (703) 683-8103

www.astd.org - customercare@astd.org

The American Society for Training & Development (ASTD) is an association dedicated to workplace learning and performance professionals. ASTD's members work in thousands of organizations of all sizes, in government, as independent consultants, and suppliers. ASTD's work includes: research, analysis, benchmarking, online information, and publications for professionals, educators, and students; conferences and workshops; professional development opportunities such as a Job Bank and Career Center, the Certified Professional in Learning and Performance; and public policy advocacy.

Asian Pacific American Community Development Data Center (APACDDC)

UCLA Asian American Studies Center

PO Box 951546

Los Angeles, CA

tel (310) 267-2474 - fax (310) 206-9844

www.aasc.ucla.edu/cic/

The Asian Pacific American Community Development Data Center (APACDDC) a partnership between the National Coalition of Asian Pacific American Community Development (CAPACD) and the UCLA Asian American Studies Center (AASC), was designated as a Census Information Center (CIC), a cooperative program between the U.S. Census Bureau and 57 national, regional, and local non-profit organizations. The CIC program is designed to increase access to census data for community-based groups with the CICs serving as a clearinghouse of census data, updates and reports.

Asset Building Policy Network (ABPN)

assetbuildingpolicynetwork.org - info@assetbuildingpolicynetwork.org

The Asset Building Policy Network is a coalition of national civil rights and advocacy organizations committed to expanding economic opportunities for low-income members of communities of color. The ABPN engages in policy and advocacy, as well as research to advance its mission to: increase and incentivize access to responsible and appropriate financial products and services to enable savings, investment and wealth-building; promote financial capability and basic protections for consumers; and strengthen small businesses with better access to credit, capital, and technical assistance resources.

Association for Enterprise Opportunity

1310 L Street NW, Suite 830

Washington, DC 20005

tel (202) 650-5580

www.aeoworks.org

The Association for Enterprise Opportunity (AEO) is a national membership organization and voice of microenterprise development. AEO strives to increase capacity of the field to support underserved entrepreneurs in starting, stabilizing and establishing businesses and to foster greater understanding of the importance of strong and effective microenterprise initiatives to the U.S. economy. AEO also represents the public policy interests of its hundreds of members and, through its growing network of partners, facilitates interactions among small entrepreneurs and the organizations that seek to help them succeed.

Blue Green Alliance

Main Office

1300 Godward St NE, Suite 2625

Minneapolis, MN 55413

tel (612) 466-4479

Washington DC Office

1020 19th Street NW, Suite 600

Washington, DC 20036

tel (202) 706-6900

San Francisco Office

369 Pine Street, Suite 700

San Francisco, CA 94104

tel (415) 371-1700

www.bluegreenalliance.org

The Blue Green Alliance is a national partnership of labor unions and environmental organizations dedicated to expanding the number and quality of jobs in the green economy. In pursuit of a clean environment and a green economy, the Blue Green Alliance's work includes designing public policies, performing research, and running public education and advocacy campaigns to advocate for practical solutions; facilitating dialogue between environmentalists, union members and other stakeholders; and educating America's labor union members and environmentalists about the economic and environmental impacts of climate change and the job-creating opportunities of environmental protections. The Blue Green Alliance's objectives include clean jobs, clean infrastructure, and fair trade.

NATIONAL NONPROFITS

Business Alliance for Local Living Economies

2323 Broadway
Oakland, CA 94612
tel (510) 587-9417
info@bealocalist.org

The Business Alliance for Local Living Economies (BALLE) is a network of socially responsible businesses, comprised of community networks and independent business members across the U.S. and Canada with the goal of creating local economies that work for all. BALLE brings together independent business leaders, economic development professionals, government officials, social innovators, and community leaders to build local living economies. BALLE provides information relevant to the local movement, current research in support of the movement, fellowships, conferences, trainings, and connections to others working towards similar goals.

Center for American Progress

1333 H Street NW, 10th Floor
Washington DC, 20005
tel (202) 682-1611 - fax (202) 682-1867
www.americanprogress.org

The Center for American Progress is an independent nonpartisan policy institute that addresses current challenges in criminal justice, poverty, civil rights, economic growth and opportunity, immigration, education, and health care. The Center for American Progress was created in 2003 as a progressive think tank that develops new policy ideas and challenges the media to cover certain issues.

Center for Budget and Policy Priorities

820 1st Street, Suite 510
Washington, DC 20002
tel (202) 408-1080 - fax (202) 408-1056
www.cbpp.org - center@cbpp.org

The Center for Budget and Policy Priorities (CBPP) is a policy organization working at the Federal and state levels on fiscal policy and public programs that affect low and moderate income families and individuals. CBPP conducts research and analysis to help shape public debates over proposed budget and tax policies and to help ensure that policymakers consider the needs of low-income families and individuals in these debates. CBPP also develops policy options to alleviate poverty.

Center for Community Change

1536 U Street NW
Washington, DC 20009
tel (202) 339-9300 - fax (202) 387-4892
www.communitychange.org - info@communitychange.org

The Center for Community Change (CCC) builds the power and capacity of low-income people, especially low-income people of color, to change their communities and public policies for the better. CCC strengthens, connects, and mobilizes grassroots groups to enhance their leadership, voice and power. CCC develops innovative projects and campaigns in coordination with grassroots organizations across the United States to achieve policy change and build the next generation of social movements. CCC's focus areas include jobs and wages, immigration, retirement security, affordable housing, racial justice and barriers to employment for formerly incarcerated individuals.

Center for Community Progress

111 E. Court Street, Suite 2C-1
Flint, Michigan 48502
tel (877) 542-4842 - fax (810) 233-7381

1001 Connecticut Avenue NW, Suite 1235
Washington, DC 20036
tel (877) 542-4842 - fax (202) 223-2120
www.communityprogress.net

The Center for Community Progress is the only national nonprofit organization solely dedicated to building a future in which entrenched, systemic blight no longer exists in America's communities. As a national leader on solutions for vacant, abandoned, and problem properties, Community Progress serves as the leading resource for local, state, and federal policies and best practices that address the full cycle of property revitalization, from blight prevention, through the acquisition and maintenance of problem properties, to their productive reuse.

Center for Creative Land Recycling

200 Frank H. Ogawa Plaza, 5th Floor
Oakland, CA 94612
tel (415) 398 1080 - fax (415) 398 5738
www.cclr.org

The Center for Creative Land Recycling (CCLR) is a nonprofit organization focused on creating sustainable and equitable communities by encouraging responsible patterns of land use and development. Its mission is to enable communities to develop sustainably and equitably by restoring underutilized properties to productive use. CCLR facilitates land recycling and brownfield redevelopment through education and creative public, private, and nonprofit partnerships. CCLR also provides training and technical assistance for communities working to turn around vacant or contaminated properties.

Center for Leadership Innovation

7500 Greenway Center Drive, Suite 400
Greenbelt, MD 20770
tel (301) 686-8561 - fax (301) 273-1033
www.centerforleadershipinnovation.org - info@centerforleadershipinnovation.org

The Center for Leadership Innovation (TCLI) serves communities through society's most valuable asset: its leaders. Through workshops, networks, and funding opportunities, TCLI helps diverse leaders to reach their potential and leverage their ability to bring about innovative change. TCLI provides exposure to best practices, peer coaching and intensive leadership development programs that inspire current leaders and prepare the next generation to implement ideas that will revitalize communities and reinvent organizations.

NATIONAL NONPROFITS

Center for Neighborhood Technology

Main Office

2125 West North Avenue

Chicago, Illinois 60647

tel (773) 278-4800 - fax (773) 278-3840

www.cnt.org - info@cnt.org

Center for Neighborhood Technology (CNT) promotes urban sustainability—the more effective use of existing resources and community assets to improve the health of natural systems and the wealth of people, today and in the future. As a nonprofit research and advocacy organization committed to improving urban economies and environments across the United States, CNT works across disciplines and issues, including transportation and community development, energy, natural resources, and climate change. CNT helps communities by providing comprehensive research and analysis to build knowledge and tools that change how residents, policymakers, and market actors respond to issues such as efficient use of resources, strategies for reducing pollution, or ways to improve public transportation.

Center for Third World Organizing

900 Alice Street, Suite 300

Oakland, CA 94607

tel (510) 201-0080 - fax (510) 433-0908

www.ctwo.org

The Center for Third World Organizing (CTWO, pronounced "C-2") is a racial-justice organization dedicated to building a social justice movement led by people of color. CTWO was established in 1980 as a training and resource center that promotes and sustains direct-action organizing in communities of color in the United States. CTWO provides organizer training programs, including the model Movement Activist Apprenticeship Program and builds an active network of organizations and activists of color to achieve racial justice in its fullest dimensions. Additionally, CTWO also provides consultation and customized training.

Center on Wisconsin Strategy

University of Wisconsin

7122 Social Science Building

1180 Observatory Drive

Madison, WI 53706

tel (608) 263-3889 - fax (608) 262-9046

www.cows.org - info@cows.org

Center on Wisconsin Strategy (COWS) is a “think-and-do tank” based at the University of Wisconsin-Madison. It is a nonpartisan, educational, and charitable national policy center and field laboratory for “high-road” economic development - a competitive market economy of shared prosperity, environmental sustainability, and capable democratic government. COWS works primarily in the areas of work organization and human capital systems, clean energy, transportation, and government performance. COWS propagates high-road innovations through technical assistance, outreach, and the policy learning networks for state and local government executives.

Child Welfare League of America

727 15th Street, NW, 12th Floor

Washington, DC 20005

tel (202) 688-4200 - fax (202) 833-1689

www.cwla.org - cwla@cwla.org

The Child Welfare League of America (CWLA) is the nation's oldest and largest membership-based child welfare organization. CWLA reshapes priorities by bringing people together around common goals, sharing ideas that have been shown to work, and facilitating collaboration across sectors and systems to make children and youth a national priority.

Coalition of Community Development Financial Institutions

1331 G Street NW, 10th Floor

Washington, DC 20005

tel (202) 393-5225 - fax (202) 393-3034

www.cdfi.org - info@cdfi.org

The Coalition of Community Development Financial Institutions (CDFI Coalition) is the unified national voice of community development financial institutions (CDFIs). The CDFI Coalition's mission is to encourage fair access to financial resources for America's underserved people and communities. CDFIs serve economically distressed communities by providing credit, capital and financial services that are often unavailable from mainstream financial institutions. The CDFI Coalition advocates on behalf of the CDFI industry and educates the public about community development finance. The CDFI Coalition is a primary source of information and knowledge about the CDFI field for the public, the media, public officials, private sector lenders, as well as CDFIs.

Community Action Partnership

1020 19th Street NW, Suite 700

Washington, DC 20036

tel (202) 265-7546 - fax (202) 265-5048

www.communityactionpartnership.com

Community Action Partnership (CAP) is a national, 501(c)3 nonprofit membership organization that provides technical assistance, training and other resources to Community Action Agencies, nonprofit and public groups funded by the Community Services Block Grant (CSBG), which allocates funding to states to combat poverty across the country. Resources provided to Community Action Agencies across the country by Community Action Partnership allow them to stay up-to-date on the latest best practices to fight poverty and empower low-income individuals and families to achieve self-sufficiency. Agencies offer services from Head Start and other child development programs to Weatherization Assistance, job training and education support and elder care programs, among many others.

NATIONAL NONPROFITS

Community Action Program Legal Services, Inc.

178 Tremont Street, 10th Floor

Boston, MA 02111

tel (617) 357 -6915 - fax (617) 350-7899

www.caplaws.org

CAPLAW is a nonprofit membership organization dedicated to providing the legal resources necessary to sustain and strengthen the national Community Action Agency (CAA) network. Through its in-house legal staff and a network of private attorneys, CAPLAW provides legal consultation, training, and publications on a wide variety of legal and management topics. This assistance enables CAAs to operate legally sound organizations and to promote the effective participation of low-income people in the planning and delivery of CAA programs and services, thereby enhancing CAAs' ability to provide the nation's poor with opportunities to improve their quality of life and achieve their full potential.

Community Development Society

229 Gentry Hall

Columbia, MO 65211

tel (614) 432 - 0254

www.comm-dev.org - cds@assnoffice.com

The Community Development Society provides leadership to professionals and citizens across the spectrum of community development. Members have multiple opportunities to learn what's new in the profession, to exchange ideas, to obtain the most current research, and reference information available and to share professional expertise. CDS's annual conference, publications, and listservs offer professional development, networks, information on initiatives and job opportunities, recognition for outstanding contributions and achievements, and opportunities for discussion and debate. CDS members represent a variety of fields: education, health care, social services, government, utilities, economic development practitioners, citizen groups, and more. Over eighty percent of members practice in the United States with the remaining members coming from nearly 32 different countries around the globe.

Community Reinvestment Fund, USA

801 Nicollet Mall, Suite 1700 West

Minneapolis, MN 55402

tel (800) 475-3050 - fax (612) 338-3236

www.crfusa.com

Community Reinvestment Fund (CRF) helps change the lives of people living in economically distressed communities across the country and aims to transform the community development finance system. CRF accesses capital markets on behalf of local development lenders to enable them to increase their impact on the lives of people and their communities. CRF supplies capital to local community development lenders so they can meet goals like growing small businesses, increasing affordable housing, creating and preserving jobs, building child care centers, developing community facilities, and more.

Community Transportation Association of America

1341 G Street NW, 10th Floor
 Washington, DC 20005
 tel (800) 891-0590 - fax (202) 737-9197
www.ctaa.org

The Community Transportation Assistance Program (CTAP) was created through a cooperative agreement with the United States Department of Health and Human Services. CTAP is intended to provide human service organizations, planners, funders, and individuals with expertise, training, and support. The mission of the Community Transportation Association in administering the Community Transportation Assistance Program is to build a strong network of transportation professionals and allies to support and advance community transportation and to make human services accessible through safe and affordable transportation services.

Congress for the New Urbanism

1720 N Street NW
 Washington, DC 20036
 tel (312) 551-7300
www.cnu.org - cnuinfo@cnu.org

Congress for the New Urbanism (CNU) works at multiple scales to get great places built, targeting issues like health, equity, and transportation reform, from policy to design to community advocacy. CNU helps incubate and amplify our members' innovative work into major national projects, and develops education and training programs geared specifically to professionals, advocates, and local governments to maximize their efforts in creating more walkable and prosperous places. The annual Congress, now in its twenty-sixth year, is the premiere national event on building better places. CNU works to address and elevate the policy, regulatory, and code obstacles to building better places.

The Consortium for Citizens with Disabilities

1660 L Street NW, Suite 700
 Washington, DC 20036
 tel (202) 783-2229 - fax (202) 783-8250
www.c-c-d.org - info@c-c-d.org

The Consortium for Citizens with Disabilities is a coalition of approximately 100 national disability organizations working together to advocate for national public policy that ensures the self-determination, independence, empowerment, integration and inclusion of children and adults with disabilities in all aspects of society.

The Corps Network

1275 K Street NW, Suite 1050
 Washington, DC 20005
 tel (202) 737-6272 - fax (202) 737-6277
www.corpsnetwork.org

The Corps Network (TCN) leads and supports over 130 of America's Service and Conservation Corps. Corps are comprehensive youth development programs that engage participants in service projects, job training and academic programming. The Corps Network supports Corps by advocating on their behalf, providing access to funding and project opportunities, and by offering expertise in Corps operations and programming. In the network, Corps take on a variety of projects, including improving and preserving our public lands and national parks, providing critical energy conservation services including weatherization, restoring natural habitats and creating

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urban parks and gardens, providing disaster preparation and recovery to under-resourced communities, and raising the quality of life in low-income communities by renovating deteriorating housing and providing support to in-school and after school education programs.

[Ella Baker Center for Human Rights](#)

1970 Broadway, Suite 1125
Oakland, CA 94612
tel (510) 428-3939
www.ellabakercenter.org

The Ella Baker Center works locally, statewide, and nationally to end mass incarceration and criminalization. Ella Baker Center focuses on advocacy, organizing, and neighborhood safety programs. They aim to reinvest in communities, change policy, and redefine safety in underserved Bay Area communities.

[Enterprise Community Partners, Inc.](#)

70 Corporate Center
11000 Broken Land Parkway, Suite 700
Columbia, MD 21044
tel (800) 624-4298
www.enterprisecommunity.org

Enterprise's mission is to create opportunity for low- and moderate-income people through affordable housing in diverse, thriving communities. Enterprise is working to end housing insecurity in the U.S. within a generation, starting with creating, improving and preserving homes that are affordable to low-income families, available in markets where the supply gap is growing, healthy, well-designed and sustainable, and are connected to good schools, jobs, transit and health care. Enterprise provides asset management services, development and consulting work, capital, grants, loan funds, training events, a wide array of informational resources, and policy solutions to support affordable housing and community development.

[Environmental Defense Fund](#)

257 Park Avenue South
New York, NY 10010
tel (800) 684-3322
www.edf.org

The Environmental Defense Fund (EDF) is a national nonprofit organization that links science, economics and law to create innovative, equitable and cost-effective solutions to society's most urgent environmental problems. EDF is dedicated to protecting the environmental rights of all people, including future generations. Among these rights are: access to clean air and water, healthy and nourishing food, and flourishing ecosystems. Guided by science, the Environmental Defense Fund evaluates environmental problems and works to create and advocate solutions that are nonpartisan, cost-efficient and fair.

Environmental Working Group

Main Office

1436 U Street NW, Suite 100
Washington, DC 20009
tel (202) 667-6982

California Office

500 Washington Street, Suite 400
San Francisco, CA 94111
tel (415) 963-0750
www.ewg.org

Environmental Working Group (EWG) uses the power of public information to protect public health and the environment. EWG advocates for a healthier, greener world; activates consumers to stand up for better policies and markets; and advances sound science in environmental health. EWG's work continues to focus on six program areas: toxics, food, agriculture, children's health, energy, and water. EWG advocates for health-protective and subsidy-shifting policies and specializes in providing useful resources to consumers.

Farmland Information Center

(800) 370-4879
www.farmlandinfo.org

The Farmland Information Center (FIC) is a clearinghouse for information about farmland protection and stewardship. It is a partnership between the USDA Natural Resources Conservation Service and American Farmland Trust. The FIC provides an online collection of laws, literature, and technical resources on farmland protection and stewardship. In addition, information specialists provide reference materials and basic technical assistance by phone, fax, and email free of charge. Extended research services are available for a fee. In addition to responding to requests, FIC staff monitor and report on farmland protection activities, and identify, acquire, and develop materials for the FIC.

Federation of Southern Cooperatives Land Assistance Fund

Administrative Office

2769 Church Street
East Point, GA 30344
tel (404) 765-0991 - fax (404) 765-9178

The Federation of Southern Cooperatives Land Assistance Fund (FSC) strives toward the development of self-supporting communities with programs that increase income and enhance other opportunities. FSC assists in land retention and development, especially for African Americans, but essentially for all family farmers. This is achieved through active and democratic involvement in poor areas across the South, through education and outreach strategies which support low-income people in molding their communities to become more humane and livable. FSC also assists in the development of cooperatives and credit unions as a strategy to create economic self-sufficiency, and works with handicraft producers, fishermen, consumers, people who need housing and other rural residents interested in developing self-help cooperatives as a solution to their problems.

NATIONAL NONPROFITS

Food First/Institute for Food and Development Policy

398 60th Street

Oakland, CA 94618

tel (510) 654-4400

www.foodfirst.org - info@foodfirst.org

The purpose of the Institute for Food and Development Policy - Food First - is to eliminate the injustices that cause hunger, poverty and environmental degradation throughout the world. Food First conducts research, analysis, advocacy and education for informed citizen engagement with the institutions and policies that control production, distribution and access to food. Its work informs and amplifies the voices of social movements fighting for food sovereignty: people's right to healthy and culturally appropriate food produced through ecologically sound and sustainable methods, and their right to define their own food and agriculture systems. Food First's activities are a mix of research, publication, training and organizing.

Global Green

1617 Broadway, 2nd Floor

Santa Monica, CA 90404

tel (310) 581-2700

www.globalgreen.org - social@globalgreen.org

Global Green USA is the American affiliate of Green Cross International, an international organization founded to foster a global value shift toward a sustainable and secure future. For 20 years, Global Green USA has been a national leader in advancing smart solutions to climate change that improve lives and protect our planet. Global Green creates transformative model projects and advances new policies that build sustainable and resilient communities and affordable housing. Global Green also helps local governments, schools, and public agencies integrate sustainable design, clean energy, and water reduction measures, and helps people reduce waste, live better, and act more sustainably today and in the future.

Good Jobs First

1616 P Street NW, Suite 210

Washington, DC 20036

tel (202) 232-1616

www.goodjobsfirst.org

Good Jobs First is a national policy resource center for grassroots groups and public officials, promoting corporate and government accountability in economic development and smart growth for working families. The organization provides timely, accurate information on best practices in state and local job subsidies, and on the many ties between smart growth and good jobs. Good Jobs First works with a very broad spectrum of organizations, providing research, training, communications, and consulting assistance.

Green For All

1611 Telegraph Avenue, Suite 600
Oakland, California 94612
tel (510) 663-6500
www.greenforall.org

Green For All is a national organization working to build an inclusive green economy strong enough to lift people out of poverty. It is dedicated to improving the lives of all Americans through a clean energy economy that closes the gaps in income, opportunity, security and health across the country. Green For All collaborates with the business, government, labor, and grassroots communities to create and implement programs that increase quality jobs and opportunities in green industry. Green For All works to innovate policy, develop capacity, build a movement by pulling together workforce development agencies, train young community leaders to be world-class spokespersons for the clean-energy economy, develop business tools for small green enterprises, and advocate on Capitol Hill for green job training for vulnerable communities.

Grounded Solutions Network

PO Box 42255
Portland, OR 97242
tel (503) 493-1000
www.groundedsolutions.org - info@groundedsolutions.org

Founded as a merger of the National Community Land Trust Network and Cornerstone Partnership, Grounded Solutions provides capacity building resources, policy and advocacy, and research for communities around the country.

Growing Power

5500 W. Silver Spring Drive
Milwaukee, WI 53218
tel (414) 527-1546 - fax (414) 527-1908

Growing Power is a national nonprofit organization and land trust supporting people from diverse backgrounds, and the environments in which they live, by helping to provide equal access to healthy, high-quality, safe and affordable food for people in all communities. Growing Power provides hands-on training, on-the-ground demonstration, outreach and technical assistance through the development of Community Food Systems that help people grow, process, market and distribute food in a sustainable manner.

Housing Assistance Council

1025 Vermont Avenue NW, Suite 606
Washington, DC 20005
tel (202) 842- 8600 - fax (202) 347-3441
www.ruralhome.org - hac@ruralhome.org

The Housing Assistance Council (HAC) assists in development of both single- and multi-family homes and promotes homeownership for working low-income rural families through a self-help, "sweat equity" construction method by emphasizing local solutions, empowerment of people in poverty, reduced dependence, and self-help strategies. HAC offers services to public, nonprofit, and private organizations throughout the rural U.S. and maintains a special focus on high-need groups and regions, such as: Indian country, the Mississippi Delta, farmworkers, the Southwest border colonias, and Appalachia. HAC is a nonprofit corporation located in Washington, DC with regional offices in Atlanta, Kansas City, Albuquerque, and Sacramento. HAC offers low-interest loans, technical assistance, trainings, information, and rural policy research to public, nonprofit, and private organizations throughout the rural United States.

NATIONAL NONPROFITS

ICLEI-Local Governments for Sustainability USA

1536 Wynkoop Street, Suite 901

Denver, CO 80202

tel (510) 844-0699 - fax (510) 844-0698

www.icleiusa.org

ICLEI is a global membership association of local governments dedicated to dedicated to sustainability, resilience, and climate action, with more than 1,000 cities, towns, and counties around the globe. ICLEI provides technical assistance and training for local governments around the world.

InBIA

6555 Sanger Rd.

Orlando, FL 32827

tel (407) 965-5653

www.inbia.org - info@inbia.org

InBIA is a global nonprofit organization that has welcomed and supported entrepreneurial organizations for over 30 years. Serving a diverse group of entrepreneurship centers, program managers, directors, and policymakers, InBIA helps guide, mentor and develop sustainable entrepreneur support programs in every industry and demographic around the globe. InBIA's goal is to enrich the entire ecosystem by providing industry resources, education, events and global programming to help members better serve the needs of their unique communities and regions.

Initiative for a Competitive Inner City

56 Warren Street, Suite 300

Roxbury, MA 02119

tel (617) 238-1740 - fax (617) 238-3001

www.icic.org - sdesmond@icic.org

The Initiative for a Competitive Inner City (ICIC) is a non-profit research and strategy organization and the leading authority on U.S. inner city economies and the businesses that thrive there. Founded in 1994 by Harvard Business School Professor Michael Porter, ICIC expands inner city economies by providing businesses, governments and investors with the most comprehensive and actionable information in the field about urban market opportunities. ICIC's unique knowledge and expertise about inner city success factors and thriving companies is developed from specialized urban networks and path-breaking research.

Insight Center for Community Economic Development

Oakland Office

360 14th Street, Suite 500A

Oakland, CA 94612

tel (510) 251-2600 - fax (510) 251-0600

www.insightcced.org - info@insightcced.org

The Insight Center for Community Economic Development is a national research, consulting, and legal organization dedicated to building economic health in vulnerable communities. Insight CCED focuses on various strategies for community economic development, including workforce development, asset building, and legal services.

Institute for Agriculture and Trade Policy

2105 First Avenue South
Minneapolis, MN 55404
tel (612) 870-0453 - fax (612) 870-4846
www.iatp.org

The Institute for Agriculture and Trade Policy (IATP) provides innovative strategies, working models, and timely information to support environmentally sound and equitable community development. ILSR works with citizens, activists, policymakers and entrepreneurs to design systems, policies, and enterprises that meet local or regional needs; to maximize human, material, natural and financial resources; and to ensure that the benefits of these systems and resources accrue to all local citizens.

Institute for Local Self-Reliance

1710 Connecticut Avenue NW, 4th Floor
Washington, DC 20009
tel 202-898-1610
www.ilsr.org

The Institute for Local Self-Reliance's (ILSR) mission is to provide innovative strategies, working models and timely information to support environmentally sound and equitable community development. To this end, ILSR works with citizens, activists, policymakers and entrepreneurs to design systems, policies and enterprises that meet local or regional needs; to maximize human, material, natural and financial resources; and to ensure that the benefits of these systems and resources accrue to all local citizens. Since 1974, ILSR has been working to enable communities with tools to increase economic effectiveness, reduce wastes, decrease environmental impacts and provide for local ownership of the infrastructure and resources essential for community well-being.

Institute for Sustainable Communities

535 Stone Cutters Way
Montpelier, Vermont 05602
tel (802) 229-2900 - fax (802) 229-2919
www.iscvt.org - isc@iscvt.org

The Institute for Sustainable Communities' (ISC) mission is to help communities around the world address environmental, economic, and social challenges to build a better future shaped and shared by all. ISC combines technical expertise and leadership training with strategic investments in local organizations to achieve sustainable communities, which ISC defines as: "a community that is economically, environmentally, and socially healthy and resilient. It meets challenges through integrated solutions rather than through fragmented approaches that meet one of those goals at the expense of the others. And it takes a long-term perspective – one that's focused on both the present and future, well beyond the next budget or election cycle."

NATIONAL NONPROFITS

International Economic Development Council

734 15th Street NW, Suite 900

Washington, DC 20005

tel (202) 223-7800 - fax (202) 223-4745

www.iedconline.org

The International Economic Development Council (IEDC)'s mission is to provide leadership and excellence in economic development for our communities, members, and partners. IEDC is a membership organization dedicated to serving economic developers. With more than 5,000 members, IEDC is the largest organization of its kind. From public to private, rural to urban and local to international, IEDC's members are engaged in the full range of economic development experience. Given the breadth of economic development work, members are employed in a wide variety of settings including local, state, provincial and federal governments, public-private partnerships, chambers of commerce, universities and a variety of other institutions. Programs and services include professional development training, networking opportunities, conferences, advisory services, and policy monitoring.

The Land Trust Alliance

1250 H Street NW, Suite 600

Washington, DC 20005

tel (202) 638-4725

www.landtrustalliance.org - info@lta.org

Founded in 1982, the Land Trust Alliance is a national land conservation organization that works to save the places people need and love by strengthening land conservation across America. The Alliance represents more than 1,000 member land trusts supported by more than five million members nationwide. The Alliance is based in Washington, D.C., and operates several regional offices.

Local Initiatives Support Corporation

501 Seventh Avenue

New York, NY, 10018

tel (212) 455-9800

www.lisc.org - info@lisc.org

The Local Initiatives Support Corporation (LISC) is dedicated to helping community residents transform distressed neighborhoods into healthy and sustainable communities of choice and opportunity — good places to work, do business and raise children. LISC mobilizes corporate, government and philanthropic support to provide local community development organizations with: (1) loans, grants and equity investments, (2) local, statewide and national policy support, and (3) technical and management assistance. LISC is a national organization with a community focus. Program staff are based in every city and many of the rural areas where LISC-supported community development takes shape.

National Alliance of Community Economic Development Association

1660 L Street NW Suite 306
 Washington, DC 20036
 tel (202) 518-2660
www.naceda.org

The National Alliance of Community Economic Development Association (NACEDA) is an alliance of 45 state and regional community development associations in 28 states and the District of Columbia. NACEDA's members are champions, stewards and thought leaders for community development at the state and local level. Through its members, NACEDA connects with almost 4,000 community development nonprofit organizations throughout the United States. NACEDA advances community prosperity through four primary activities: (1) Building capacity of our member associations acting at the state and regional levels. (2) Advocating for public policies and resources aimed at improving the lives of those living in low and moderate-income places. (3) Convening organizations within the community economic development sector to share resources, solve challenges, and support each others' strengths. (4) Partnering with other sectors of the economy such as the arts and healthcare that have an interest in utilizing community development strategies for improving the lives and low and moderate-income people and places.

National Alliance to End Homelessness

1518 K Street NW, Second Floor
 Washington, DC 20005
 tel (202) 638-1526 - fax (202) 638-4664
www.endhomelessness.org

The National Alliance to End Homelessness is a nonpartisan, nonprofit organization whose sole purpose is to end homelessness in the United States. The Alliance uses research and data to find solutions to homelessness; works with federal and local partners to create a solid base of policy and resources that support those solutions; and then helps communities implement them.

National Association of Development Companies

1725 Desales St. NW, Suite 504
 Washington, DC 20036
 tel (202) 349-0070
www.nadco.org

The National Association of Development Companies (NADCO) is the trade association of SBA Certified Development Companies (CDCs) and other lenders delivering SBA loans and financing for small businesses. NADCO provides information for small businesses that want to learn more about the SBA 504 loan program as well as information for lending partners, attorneys, commercial real estate brokers, CPAs, and any other entities involved with the SBA 504 industry.

National Association of Development Organizations

400 North Capitol St NW, Suite 388
 Washington, DC 20001
 tel (202) 624-7806 - fax (202) 624-8813
www.nado.org - info@nado.org

Since 1967, the National Association of Development Organizations (NADO) has advocated for the nation's network of more than 500 regional development organizations (RDOs) on Capitol Hill and across federal agencies. NADO also provides education, research, and

NATIONAL NONPROFITS

training for its network of RDOs. The association and its members promote regional strategies, partnerships, and solutions to strengthen the economic competitiveness and quality of life across America's local communities.

National Association of Housing and Redevelopment Officials

630 Eye Street NW

Washington, DC 20001

tel (202) 289-3500 - fax (202) 289-8181

www.nahro.org - nahro@nahro.org

The National Association of Housing and Redevelopment Officials (NAHRO) is a professional membership organization comprised of housing and community development agencies and officials throughout the United States who administer a variety of affordable housing and community development programs at the local level. NAHRO's mission is to inspire and engage professionals in housing, community development, finance, government, and social services in collaboration with residents to create attainable and sustainable housing and communities for vulnerable families and individuals.

National Association for Latino Community Asset Builders

5404 Wurzbach Rd.

San Antonio, TX 78238

www.nalcab.org

The National Association for Latino Community Asset Builders (NALCAB) represents and serves a geographically and ethnically diverse group of more than 100 non-profit community development and asset-building organizations that are anchor institutions in our nation's Latino communities. They include affordable housing developers, microlenders, economic development corporations and consumer counseling agencies. NALCAB's mission is to build assets for Latino families, communities and organizations. NALCAB's work advances economic mobility for low and moderate income people. NALCAB pursues this mission by supporting members with grants and other investments as well as by providing technical assistance in three program areas: equitable neighborhood development, small business investment and family financial capability. In close alignment with its core programmatic activities, NALCAB operates a fellowship to invest in next-generation leadership within its Network, hosts a national conference and implements a training institute focused on providing culturally and linguistically relevant asset building services.

National Association of Regional Councils

660 North Capitol Street NW, Suite 440

Washington, DC 20001

tel (202) 986-1032

www.narc.org

The National Association of Regional Councils (NARC) serves as the national voice for regionalism by advocating for regional cooperation as the most effective way to address a variety of community planning and development opportunities and issues. NARC's member organizations are composed of multiple local governments that work together to serve American communities - large and small, urban and rural. NARC advocates with Congress, Federal officials and other related agencies and interest groups. NARC's agenda includes, but is not limited to, transportation, community and economic development, the environment, homeland security and regional preparedness, and a variety of community issues undertaken by its member organizations. NARC provides its members valuable information and research on key national policy issues, federal policy developments, and best practices, and conducts training, conferences, workshops, and satellite telecasts.

National Association for State Community Services Programs

111 K Street NE, Suite 300
 Washington, DC 20002
 tel (202) 624-5866
www.nascsp.org

The National Association for State Community Services Programs (NASCSP) is the national association charged with advocating and enhancing the leadership role of states in preventing and reducing poverty. NASCSP's vision encompasses the empowerment of low-income families to reach self-sufficiency in its broadest context, through helping states attain full utilization of their resources and implement an extensive array of services to these families, including weatherization, energy assistance, child care, nutrition, employment, state energy programs, job training, and housing in urban, suburban and rural communities. NASCSP members are state administrators of the U.S. Department of Health and Human Services Community Services Block Grant (CSBG) and the U.S. Department of Energy's Weatherization Assistance Program (DOE/WAP). NASCSP keeps its members, the Federal government, and other interested parties informed about issues related to CSBG and DOE/WAP through its publications and training.

National Center for Appropriate Technology

3040 Continental Drive
 Butte, MT 59701
 tel (406) 494-4572 - fax (406) 494-2905
www.ncat.org - 4info@ncat.org

The National Center for Appropriate Technology (NCAT) helps people by championing small-scale, local and sustainable solutions that reduce poverty, promote healthy communities, and protect natural resources. NCAT helps family farmers, government agencies, small businesses, other nonprofits, and low-income organizations by providing information and access to appropriate technologies that can help improve lives. NCAT provides resources on sustainable energy, sustainable agriculture, and sustainable community development.

National Coalition for Asian Pacific American Community Development

Washington, DC Office
 1628 16th Street NW, 4th Floor
 Washington, DC 20009
 tel (202) 223-2442 - fax (202) 223-4144

West Coast Office
 1825 San Pablo Avenue, Suite 2
 Oakland, CA 94612
 tel (510) 452-4800
www.nationalcapacd.org

The National Coalition for Asian Pacific American Community Development (National CAPACD) is the national advocacy organization dedicated to addressing the housing, community and economic development needs of Asian Americans, Pacific Islanders, Native Hawaiians, refugees and immigrants nationwide. National CAPACD is a membership-based network of more than 100 organizations and individuals that serve CAPACD's members who use innovative affordable housing, community development, organizing and planning strategies to improve the well-being of low-income Asian American and Pacific Islander communities. They promote peer-to-peer learning, linking organizations and resources, and pooling together the talent and leadership of its members. National CAPACD is also the only Asian American and Pacific Islander serving HUD Housing Counseling Intermediary.

NATIONAL NONPROFITS

National Coalition for the Homeless

2201 P Street NW

Washington, DC 20037

tel (202) 462-4822

www.nationalhomeless.org - info@nationalhomeless.org

The National Coalition for the Homeless (NCH) is a national network of people who are currently experiencing or who have experienced homelessness, activists and advocates, community-based and faith-based service providers, and others committed to ending homelessness. NCH is committed to creating the systemic and attitudinal changes necessary to prevent and end homelessness. At the same time, NCH works to meet the immediate needs of people who are currently experiencing homelessness or who are at risk of doing so. NCH engages in public education, policy advocacy, and grassroots organizing. NCH focuses its work in the following 4 areas: housing justice, economic justice, health care justice, and civil rights.

National Community Action Foundation

P.O. Box 78214

Washington, DC 20013

tel (202) 842-2092 - fax (202) 842-2095

www.ncaf.org - info@ncaf.org

The National Community Action Foundation (NCAF) formulates and promotes federal legislative and program initiatives to strengthen the ability of Community Action Agencies (CAAs) to serve low-income clients and communities. NCAF works with policymakers to maintain funding and support for CAA programs and initiatives. NCAF conducts research on national and state legislative and policy proposals affecting the poor as well as the impact of existing programs and policies. NCAF provides training seminars and information to Federal, state and local officials, and other policy makers on CAA program operations and on the needs that CAAs have identified in their low-income communities. NCAF serves as a liaison and coalition builder with allied national organizations, coordinates the legal defense necessary to defend the interests of CAAs, and convenes an annual legislative conference for CAAs as well as other issue-specific conferences. NCAF also sponsors a political action committee to support the interests of CAAs, the Community Action Political Action Committee (CAP-PAC) and participates actively, on a bipartisan basis, in the Congressional political arena.

National Community Reinvestment Coalition

740 15th Street NW, Suite 400

Washington, DC 20005

tel (202) 628-8866 - fax (202) 628-9800

www.ncrc.org

The National Community Reinvestment Coalition (NCRC) was formed in 1990 by national, regional, and local organizations to develop and harness the collective energies of community reinvestment organizations from across the country so as to increase the flow of private capital into traditionally underserved communities. NCRC has grown to an association of more than 600 community-based organizations that promote access to basic banking services, including credit and savings, to create and sustain affordable housing, job development and vibrant communities for America's working families. NCRC pursues its work through a variety of partnerships and programs that offer counseling on housing issues, training and technical assistance, financial advisory services, research, and policy advocacy at the national level. Members include community reinvestment organizations; community development corporations; local and state government agencies; faith-based institutions; community organizing and civil rights groups; minority and women-owned business associations, as well as local and social service providers from across the nation.

National Cooperative Bank

Operations Center

2011 Crystal Drive, Suite 800

Arlington, VA 22202

tel (800) 955-9622 - fax (703) 647-3460

Washington, DC Office

1901 Pennsylvania Avenue NW, Suite 300

Washington, DC 20006

tel (202) 349-7444 - fax (202) 349-7443

New York Office

250 Park Avenue, Suite 900

New York, NY 10177

tel (212) 808-0880 - fax (212) 808-4396

Ohio Office

139 South High Street

Hillsboro, OH 45133

tel (800) 322-1251 - fax (937) 393-5711

Alaska Office

583 East 36th Street

Suite 222

Anchorage, AK 99503

tel (907) 561-5744 - fax (907) 561-5777

www.ncb.coop

National Cooperative Bank (NCB) provides comprehensive banking products and services to cooperatives and other member-owned organizations throughout the country. What makes NCB unique is that the bank was created to address the financial needs of an underserved market niche- people who join together cooperatively to meet personal, social or business needs, especially in low-income communities. NCB's customers are cooperatives, such as grocery wholesaler co-ops, food co-ops, purchasing co-ops, credit unions or housing co-ops.

National Council of State Housing Agencies

444 North Capitol Street NW, Suite 438

Washington, DC 20001

www.ncsha.org

The National Council of State Housing Agencies (NCSHA) is a nonprofit, nonpartisan organization created by the nation's state Housing Finance Agencies (HFAs) more than 40 years ago to coordinate and leverage their federal advocacy efforts for affordable housing. NCSHA represents its members in Washington before Congress, the Administration, and the several federal agencies concerned with housing, including the Department of Housing and Urban Development, the Department of Agriculture, and the Treasury, and with other advocates for affordable housing. NCSHA is the principal advocate in Washington for both Housing Bonds and the Housing Credit and the principal state advocate for HOME.

NATIONAL NONPROFITS

National Development Council

One Battery Park Plaza, 24 Whitehall Street Suite 710
New York, NY 10004
tel 212-682-1106
www.ndconline.org

The National Development Council (NDC) works to increase the flow of capital for investment in low-income communities. NDC directs capital to support the development and preservation of affordable housing, the creation of jobs through training and small business lending, and the advancement of livable communities through investment in social infrastructure. NDC offers technical assistance on various community development projects and programs, advocacy for critical community development programs, and a training program (NDC Academy) for community development professionals.

National Head Start Association

1651 Prince Street
Alexandria, VA 22314
tel (703) 739-0875
www.nhsa.org

The National Head Start Association (NHSA) provides a unified national voice which serves as a catalyst to influence Federal legislation and policies that impact Head Start children and families. NHSA is an advocate for access to the Head Start model by the most vulnerable children. In addition to effective advocacy efforts, NHSA offers a large portfolio of professional development services and programs for the entire early childhood community. These include the annual National Head Start Conference, the largest national event devoted to promoting quality in the Early Head Start and Head Start community, and the National Parent Conference, the only national event devoted to Head Start parents and families.

National Human Services Assembly

1101 14th Street NW, Suite 600
Washington, DC 20005
tel (202) 347-2080
www.nassembly.org

The National Human Services Assembly is an association of national nonprofits in the fields of health, human and community development, and human services. In aggregate, members and their affiliates and local service networks collectively touch, or are touched by, nearly every household in America—as consumers, donors, or volunteers. The organization's goals are to: provide collective leadership to shape national human service strategies; serve as a catalyst for sharing of resources for the purposes of individual/professional development and organizational efficiency and effectiveness; and increase awareness of the importance of and trust in the nonprofit human service sector.

National Housing Conference

1900 M Street NW, Suite 200
Washington, DC 20036
tel (202) 466-2121 - fax (202) 466-2122
www.nhc.org - info@nhc.org

The nonprofit National Housing Conference (NHC) is dedicated to helping ensure safe, decent, and affordable housing for all in America. Through nonpartisan advocacy, research, and communications for the continuum of housing, NHC develops ideas, resources and policy solutions to move housing forward. NHC works as a convener, resource and thought leader in three areas: policy, research and communications, and partners with a diverse membership to impact policy, discover promising practices, and pressing issues in the field and provide communications and networking resources to increase the capacity of the community.

National Housing Law Project

703 Market Street, Suite 2000
San Francisco, CA 94103
tel (415) 546-7000 - fax (415) 546-7007
www.nhlp.org

The National Housing Law Project (NHLP) is a national nonprofit housing and legal advocacy center. NHLP's mission is to advance housing justice for poor people by increasing and preserving the supply of decent, affordable housing; improving existing housing conditions, including physical conditions and management practices; expanding and enforcing low-income tenants' and homeowners' rights; and increasing housing opportunities for racial and ethnic minorities. NHLP works to achieve its mission through public policy advocacy and by providing legal and technical assistance, training, publications, and resources to a broad audience of housing attorneys and affordable housing advocacy organizations.

The National Housing Trust

1101 30th Street NW, Suite 100A
Washington, DC 20007
tel (202) 333-8931
www.nationalhousingtrust.org

The National Housing Trust (NHT) is a national nonprofit engaged in housing preservation through policy engagement, real estate development, lending, and energy solutions. NHT works to preserve, improve, and maintain affordable housing – ensuring that privately owned rental housing remains in our affordable housing stock and is sustainable over time. It is the only national non-profit engaged in housing preservation through public policy advocacy, real estate development, and lending.

NATIONAL NONPROFITS

National Low Income Housing Coalition

1000 Vermont Avenue NW, Suite 500

Washington, DC 20005

tel (202) 662-1530 - fax (202) 393-1973

www.nlihc.org

Founded in 1974, NLIHC educates, organizes and advocates to ensure decent, affordable housing for everyone. NLIHC's goals are to preserve existing federally assisted homes and housing resources, expand the supply of low income housing, and establish housing stability as the primary purpose of federal low-income housing policy. NLIHC's staff teams work to achieve advocacy goals. The Research Team studies trends and analyzes data to create a picture of the need for low income housing across the country; the Policy Team educates lawmakers about housing need and analyzes and shapes public policy; the Field Team mobilizes members and supporters across the country to advocate for good housing policy; and the Communications Team shapes public opinion of low-income housing issues.

National Multifamily Housing Council

1775 Eye Street NW, Suite 1100

Washington, D.C. 20006

tel (202) 974-2300 - fax (202) 775-0112

www.nmhc.org

The National Multi Housing Council (NMHC) is an advocate and strategic consultant for the apartment industry. NMHC members are engaged in all aspects of the rental housing business, including apartment ownership, management, development, brokerage and finance.

National People's Action

810 North Milwaukee Avenue

Chicago, IL 60622

tel (312) 243-3035

www.npa-us.org

National People's Action (NPA) is a network of grassroots organizations that work to advance a national economic and racial justice agenda. NPA has over 200 organizers working to unite everyday people in cities, towns, and rural communities throughout the United States through direct-action, house meetings and community organizing. NPA's target population is not limited to a geographical area or regional group but rather works with and on behalf of hard working Americans everywhere to ensure an equitable and just democracy. NPA staffs and supports three local, state, and national campaigns in support of economic and racial justice: Bank Accountability, Housing Justice, and Immigrant and Worker's Rights.

National Rural Housing Coalition

1331 G Street NW, 10th Floor
 Washington, DC 20005
 tel (202) 393-5229 - fax (202) 393-3034
www.ruralhousingcoalition.org - nrhc@ruralhousingcoalition.org

The National Rural Housing Coalition (NRHC) is a national membership organization that advocates works to promote and defend the principle that rural people have the right — regardless of income — to a decent, affordable place to live, clean drinking water, and basic community services. NRHC works to focus policy makers on the needs of rural areas through direct advocacy and by coordinating a network of rural housing advocates around the nation.

National Skills Coalition

1730 Rhode Island Avenue NW, Suite 712
 Washington, DC 20036
 tel (202) 223-8991 - fax (202) 318.2609
www.nationalskillscoalition.org - info@nationalskillscoalition.org

National Skills Coalition is a broad-based coalition working toward a vision of an America that grows its economy by investing in its people so that every worker and every industry has the skills to compete and prosper. NSC engage in organizing, advocacy, and communications to advance state and federal policies that support these goals.

National Trust for Historic Preservation

2600 Virginia Avenue NW, Suite 1100
 Washington, DC 20037
 tel (202) 588-6000 - fax (202) 588-6038
www.savingplaces.org - info@savingplaces.org

The National Trust for Historic Preservation protects significant places representing our diverse cultural experience by taking direct action and inspiring broad public support. NTHP is a membership-based national organization that works on behalf of historic sites and places around the country. NTHP does this through its National Treasures program, advocacy, and subsidiary organizations such as the National Main Street Center and the National Trust Community Investment Corporation.

National Youth Employment Coalition

1155 15th Street NW, Suite 350
 Washington, DC 20005
 tel (202) 780-5928
www.nyec.org - nyec@nyec.org

The National Youth Employment Coalition improves the lives of the more than 5.3 million young people who are out of school and out of work. NYEC members work to address the many barriers that opportunity youth face, helping young people gain and maintain employment, complete high school and persist in postsecondary education, enhance their well-being, and become productive citizens. NYEC members include nonprofit providers of services to youth, as well as city agencies, local workforce development boards, and research organizations.

NATIONAL NONPROFITS

NeighborWorks America

999 North Capitol Street NE, Suite 900
Washington, DC 20002
tel (202) 760-4000
www.nw.org

As a congressionally chartered, nonpartisan nonprofit, NeighborWorks America has created places of opportunity in communities across the country for nearly 40 years. NeighborWorks builds the skills, supplements the funding and amplifies the reach of grassroots organizations so they can leverage additional resources to achieve their missions. NeighborWorks has a network of more than 245 independent, nonprofit organizations that help individuals, families, and communities thrive through comprehensive approaches to affordable housing and community development. NeighborWorks supports its networks through grants, technical assistance, training and leadership development, and organizational assessments.

New Buildings Institute

623 SW Oak Street
Portland, OR 97205
tel (503) 761-7339 - fax (503) 968-6160
www.newbuildings.org

New Buildings Institute (NBI) is a nonprofit organization driving better energy performance in commercial buildings. NBI works collaboratively with industry market players—governments, utilities, energy efficiency advocates and building professionals—to promote advanced design practices, innovative technologies, public policies and programs that improve energy efficiency. NBI also develops and offers guidance and tools to support the design and construction of energy efficient buildings.

Partners for Livable Communities

1429 21st Street NW
Washington, DC 20036
tel (202) 887-5990
www.livable.com

Partners for Livable Communities is a national nonprofit organization working to restore and renew the communities we work and live in. Partners has over thirty years of experience in solving community problems by providing information, leadership and guidance that help communities help themselves. Partners embraces a wide range of quality of life concerns with a broad definition of livability, implementing multi-year national initiatives to address these concerns. Partners' programs encourage the participation and collaboration of cities, counties, and states in development initiatives, provide technical assistance and networking services, and give Partners further insight and information to shape future programs and services.

PolicyLink

1438 Webster Street, Suite 303
Oakland, CA 94612
tel (510) 663-2333 - fax (510) 663-9684
www.policylink.org - info@policylink.org

PolicyLink is a national research and action institute advancing economic and social equity. PolicyLink focuses attention on how people are working successfully to use local, state, and Federal policy to create conditions that benefit everyone, especially people in low-income communities and communities of color. PolicyLink also shares its findings and analysis through its publications, website and online tools, convenings, national summits, and in briefings with national and local policymakers.

Power Shift Network

1875 Connecticut Ave NW, 10th Floor
Washington, DC 20009
www.powershift.org - theteam@powershift.org

The Power Shift Network, formerly the Energy Action Coalition, is a coalition of youth-led environmental and social justice groups working together to build the youth clean energy and climate movement. The Power Shift Network is committed to building a diverse and inclusive movement to solve the climate crisis and address environmental and economic injustice.

Project for Public Spaces

419 Lafayette Street, Seventh Floor
New York, NY 10003
tel (212) 620-5660
www.pps.org - info@pps.org

Project for Public Spaces (PPS) is a nonprofit planning, design and educational organization dedicated to helping people create and sustain public spaces that build stronger communities. PPS' Placemaking approach helps citizens transform their public spaces into vital places that highlight local assets, spur rejuvenation, and serve common needs. Partnering with public and private organizations, Federal, state and municipal agencies, business improvement districts, neighborhood associations and other civic groups, PPS improves communities by fostering successful public spaces. In addition to leading projects in their 9 program areas, including parks transportation, markets, downtowns, civic centers, multi-uses, campuses, squares, and waterfronts. PPS also provides training and disseminates information through its website and publications.

Prosperity Now

1200 G Street NW, Suite 400
Washington, DC 20005
tel (202)408-9788
www.cfed.org - info@cfed.org

Prosperity Now (formerly CFED) believes that everyone deserves a chance to prosper. Since 1979, Prosperity Now has helped make it possible for millions of people, especially people of color and those of limited incomes, to achieve financial security, stability and, ultimately, prosperity. Prosperity Now offers a unique combination of scalable practical solutions, in-depth research, and proven policy solutions, all aimed at building wealth for those who need it most.

NATIONAL NONPROFITS

Scenic America

1250 Eye Street NW, Suite 750
Washington, DC 20005
tel (202) 638-1839 - fax (202) 638-3171
www.scenic.org

Scenic America is the only national 501(c)(3) nonprofit organization dedicated solely to preserving and enhancing the visual character of America's communities and countryside. We accomplish this mission through national advocacy efforts and technical assistance services, local and national projects, and the support of our state affiliates. Scenic America works to reduce billboard blight in America, promote good community planning and design guidelines, keep America's highways and byways scenic, promote scenic easements for open space and scenic resource conservation, ensure mitigation of the visual impact of telecommunication towers, promote context sensitive highway solutions, promote tree conservation, and promote undergrounding of overhead utility wires.

Sierra Club

Main Office
2101 Webster St Suite 1300
Oakland, CA 94612
tel (415) 977-5500 - fax (510) 208-3140

Legislative Office

50 F Street, NW, Eighth Floor
Washington, DC 20001
tel (202) 547-1141 fax 202-547-6009
www.sierraclub.org - information@sierraclub.org

Founded by legendary conservationist John Muir in 1892, the Sierra Club is now nation's largest and most influential grassroots environmental organization -- with three million members and supporters. The Sierra Club maintains a network of local chapters that advocate for clean energy, conservation, and mitigating global warming. The Club's successes range from protecting millions of acres of wilderness to helping pass the Clean Air Act, Clean Water Act, and Endangered Species Act. More recently, the Sierra Club made history by leading the charge to move away from the dirty fossil fuels that cause climate disruption and toward a clean energy economy.

The Surface Transportation Policy Project

1707 L Street NW, Suite 1050
Washington, DC 20036
tel (202) 466-2636 - fax (202) 466-2247
www.transact.org - stpp@transact.org

The Surface Transportation Policy Project (STPP) is a nationwide coalition working to ensure safer communities and smarter transportation choices that enhance the economy, improve public health, promote social equity, and protect the environment. Through STPP's research information, reports, and interactive library, STPP engages and empowers communities to advocate for transportation systems that consider and respond to the health, safety, equity, livability, environmental and economic prosperity issues.

Transportation Equity Network

www.transportationequity.org

The Transportation Equity Network (TEN) is a grassroots network of more than 350 community organizations in 41 states working to create an equity-based national transportation system. TEN seeks to meet the challenges of current crises in the economy, energy security, and climate change by building healthy, equitable communities and providing equal public transportation access to all. TEN's goals include: more transportation-related jobs for disadvantaged people; increased funding for mass transit; greater community participation in transportation planning and funding; and growth that is smart and equitable, serving the needs of the poor, the working class, the middle class and people of color.

The Trust for Public Land

101 Montgomery Street, Suite 900

San Francisco, CA 94104

tel (415) 495-4014 or (800) 714-LAND

www.tpl.org

The Trust for Public Land (TPL) is a national nonprofit land conservation organization that conserves land for people to enjoy as parks, community gardens, historic sites, rural lands, and other natural places, ensuring livable communities for generations to come. TPL helps agencies and communities define priorities for new parks and land conservation, identify lands to be protected, and plan networks of conserved land that meet public need, often employing specialized Geographic Information Systems techniques. TPL also helps agencies and communities identify and generate funds for conservation from federal, state, local, and philanthropic sources.

UnidosUS

1126 16th Street NW

Washington, DC 20036

tel (202) 785-1670

www.unidosus.org - news@unidosus.org

UnidosUS is a national Hispanic civil rights and advocacy organization that works to improve opportunities for Hispanic Americans. Through its network of community-based affiliate organizations, NCLR reaches millions of Hispanics each year. NCLR conducts research, policy analysis, and advocacy, providing a Latino perspective in key areas of civil rights and criminal justice, economy, education, health, immigration, voting, and youth. In addition, it provides capacity-building assistance to its affiliates who work at the state and local level to advance opportunities for individuals and families.

Urban Institute

2100 M Street NW

Washington, DC 20037

tel (202) 833-7200

www.urban.org

The Urban Institute (UI) is a nonprofit policy research organization that gathers data, conducts research, evaluates programs, offers technical assistance overseas, and educates Americans on social and economic issues. It evaluates existing policy options on a wide range of issues and offers conceptual clarification and assistance in the development of new strategies and targeted investments.

NATIONAL NONPROFITS

The Urban Land Institute

2001 L Street NW, Suite 200

Washington, DC 20036

tel (202) 624-7000 - fax (202) 624-7140

www.uli.org

The Urban Land Institute (ULI) is a nonprofit research and education organization supported by its members. ULI represents the entire spectrum of land use and real estate development disciplines, working in private enterprise and public service. ULI facilitates the open exchange of ideas, information and experience among local, national and international industry leaders and policy makers. ULI initiates research that anticipates emerging land use trends and issues, proposing creative solutions based on that research. Its practice program is interdisciplinary and practical, focusing on trends and the basics of many different parts of the industry. ULI documents best practices and publishes books to impart cumulative knowledge to help the development community continuously improve its performance. In local communities, ULI district councils bring together a variety of stakeholders to find solutions and build consensus around land use and development challenges.

U.S. Green Building Council

2101 L Street NW, Suite 500

Washington, DC 20037

tel (800) 795-1747

www.usgbc.org

The U.S. Green Building Council (USGBC) is a nonprofit organization committed to a prosperous and sustainable future for the nation through cost-efficient and energy-saving green buildings. USGBC leads a diverse constituency of builders and environmentalists, corporations and nonprofit organizations, elected officials and concerned citizens, and teachers and students to transform the way buildings and communities are designed, built and operated, enabling an environmentally and socially responsible, healthy, and prosperous environment that improves the quality of life. Through its regional chapters, USGBC provides green building resources, education, and networking opportunities in their communities.

Woodstock Institute

29 E. Madison, Suite 1710

Chicago, Illinois 60602

tel (312) 368-0310 - fax (312) 368-0316

www.woodstockinst.org

Woodstock Institute is a nonprofit research and policy organization in the areas of fair lending, wealth creation, and financial systems reform. Woodstock Institute works locally and nationally to create a financial system in which lower wealth persons and communities of color can safely borrow, save, and build wealth so that they can achieve economic security and community prosperity. Its key tools include: key tools include: applied research; policy development; coalition building; and technical assistance.

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