

Abandonment	Relinquishing all rights to a property or leaving a unit before the lease expires.
Accessible Housing	Housing with certain features needed by persons with physical disabilities.
Adaptable Housing	Housing with some features needed by persons with physical disabilities installed at construction and the capacity to make other changes at a later date.
Adjusted Gross Income	Income after standard deductions dictated by federal guidelines.
Affordability Limit	The maximum amount of rent and utilities for a unit for which a voucher can be used.
Affordable Housing	Commonly understood as housing that costs no more than 30% of a household's annual income. May also be understood as housing that costs no more than 30-40% of a household's annual income.
AIDS Set-Aside/Affordable Rental Investment Fund	Funds for people with HIV/AIDS outside the Twin Cities metropolitan area providing one-time appropriation for rental assistance subsidies to property owners/managers.
Amenities	Attractive improvement features of a piece of property.
Application Fee	Fee paid to a property for processing rental application.
Area Median Income (AMI)	An "average" income for an area. Used to calculate eligibility for certain affordable housing programs. One half of the incomes in the area are above the amount and one half are below. Sometimes referred to as County Median Income (CMI), MFI, or Metro Median Income (MMI).
Arrears	Any debts, such as rent or child support, that are overdue.
Assisted Living	Services provided within a housing community that assist residents in maintaining their daily living activities (such as bathing, dressing, etc.)
Association	A group of persons established to oversee the management and maintenance of the property (used in relation to "cooperative housing").
Authorized Agent	Person appointed by a property owner to collect rent, receive legal notice, and otherwise act on behalf of the owner.
Bankruptcy	A court proceeding in which an individual or business is given protection from creditors by either writing off the entirety of his/her debt or establishing a partial or complete repayment plan.

Barrier Free Housing	See Accessible Housing.
Base Rent	See Contract Rent
Battered Women's Shelter	A short-term protective residence for women and children who are victims of domestic abuse or require protective shelter to prevent domestic abuse.
Before-Tax Income	Gross income minus all expenses except income tax.
Board and Care Facility	Residential facilities that provide dietary and housekeeping services, personal hygiene, monitoring of prescription medication, and social and recreational opportunities for people with physical, mental, or developmental disabilities or other limitations which prevent them from living alone.
Boarding Care Facility	A facility licensed to provide care for aged or infirm persons who require only personal or custodial care. Nursing services are not required. May be certified or non-certified.
Boarding House	A low-cost housing option which offers individual or shared rooms that usually includes communal meals.
Breach of Lease	When a renter or property manager/owner (landlord) breaks a rule or otherwise violates a rental agreement.
Bridges	Temporary rental assistance payments and security deposits paid directly to property managers/owners for people with serious or persistent mental illness who are on a waiting list for a permanent rent subsidy. Bridges is operated by a local housing agency and a local mental health authority.
Certificate of Rent Paid (CRP)	A statement given by a property to a renter which indicates the amount of renter's rent paid towards property taxes during the previous year. A CRP is used by the renter to calculate the renter's rent credit or rebate, in conjunction with state tax policies.
Certificate Section 8	A rent subsidy that has been replaced by Section 8 Housing Choice Vouchers.
Chapter 13	Court-approved repayment plan for wage earners who have delinquent debts.
Chapter 7	Legal declaration of debtors inability to discharge debts.
Chronic Homelessness	For an individual: A chronically homeless person is an unaccompanied homeless individual, with a disabling condition and who has either: a) been continuously homeless for a year or more; or b) has had at least four episodes of homelessness over the past three years. For a family: A Chronically Homeless family includes the above individual, but who is also accompanied by at least one dependent child.
Class 4d	A former state property tax classification for rental property. Property taxes were lowered if the property owner committed all or a portion of the rental property to rent and income restrictions for a five year period. Phased out in 2003. Reinstated in a different form in 2005.

Code Compliance	For properties that do not meet city maintenance codes or federal housing quality standards, the property owner is required by the city to perform maintenance work to bring property to the minimum safety standards. For subsidy programs this work is usually required before anyone occupies the property.
Collection	The first step a creditor will take to collect an unpaid debt. After a specific period of time (usually 90 or 120 days), the creditor will turn over the late account to a collection agency, which will contact the borrower to repay the debt. Collections will appear on a credit report and need to be explained when applying for a loan.
Community Development Agency (CDA)	An organization given power under state law to provide program development and implementation in the area of public housing, rental assistance, housing rehabilitation, housing development, community development and redevelopment. Established to operate in a city, county or multi-county area.
Community Development Consortiums (CDC)	An organization initially formed by concerned residents and officials, who feel that the economic and social needs of a specific geographic area or population group are not being adequately served by the market economy, or government action. Most eventually focus on developing property to meet housing or commercial needs, which market forces are not adequately addressing in their focus area.
Community Reinvestment Act (CRA)	Federal legislation that banks must comply with providing lenders with an opportunity to develop loan products to meet needs of low-income buyers or communities.
Conciliation Court	Small claims court. Allows citizens to bring their legal claims before the court without expensive costs, attorneys fees, or complicated legal procedures
Condemnation	Property cited by city as unfit to live in, usually due to structural conditions, sanitation issues, debris, lead paint or drug related incidences.
Congregate Housing	Permanent housing for those 55 and over that usually provides at least one meal a day.
Continuum of Care - Homelessness	A range of services and housing options that can move a person from homelessness to stable housing.
Continuum of Care - Senior Housing	A range of senior housing with varying levels of medical and other supportive services.
Contract Rent	The amount of rent charged as stated in the lease.
Cooperative Housing	Form of common property ownership. A corporation is set up to own and manage a building and the land on which it is located. Cooperative members do not own a particular part of the building and/or land, but own a share of stock in the project as a whole and the right to occupy a unit there.
Co-signer	A non-residing joint signer of the lease who agrees to be responsible for the renter's fulfillment of all terms of the lease.
County Median Income (CMI)	See Area Median Income.

Covenant of Habitability	Legislation that requires property owners and managers to keep units in reasonable repair and fit for intended use (including health and safety standards).
Covenant of Quiet Enjoyment	A term of the lease in which a renter agrees to reside in unit without disturbing other tenants.
Credit	Trust that goods and services received now will be paid for in routine and timely payments in the future.
Credit History	A summary of an individual's past financial record.
Credit Report	A report usually ordered by a lender or a tenant screening company from a credit bureau to help determine a borrower's credit rating.
Creditor	An individual to whom money is owed.
Crisis Housing Assistance	A flexible pool of money to provide short-term housing assistance to persons receiving in-patient psychiatric care.
Default Judgment	To lose a lawsuit by failing to appear in court.
Delinquency	The failure to make a payment on an obligation when due.
Deposit	Money given as security for the performance of a contract, which is to be forfeited if the depositor fails in the undertaking.
Disability	For the purpose of establishing eligibility for SSI and MA, the inability to engage in any substantial gainful activity as the result of any medically determinable physical or mental impairment. The condition must be expected to last at least 12 months or result in death, except that for children the test is one of functional impairment.
Disability	The civil rights definition is if s/he: (1) has a physical or psychiatric disability which limits a person's daily activity in a major way; (2) has a record or history of a disability which limits a person's daily activity in a major way, even if the person no longer has the disability or if the disability no longer limits the person; or (3) if someone thinks s/he has a disability.
Discrimination	To treat a person differently because of their race, color, creed, sex, marital status, family status (having or not having children), sexual orientation, religion, disability, national origin, ancestry, age, or receipt of public assistance.
Doubling Up	More than one household living in a unit.
Economic Development Agency (EDA)	An organization given power under state law to provide program development and implementation in the area of public housing, rental assistance, housing rehabilitation and housing development.
Emergency Shelter	A short-term or protective residence that provides shelter for up to thirty days. A daily or weekly fee may be charged to reside in the shelter.

Eminent Domain	The right of government to take ownership of privately held real estate regardless of the owner's wishes. Land for public housing, urban renewal, schools, streets, freeways, parks, public parking, and other social and public purposes is obtained this way.
Energy Assistance	A federal program administered by nonprofits that pays a portion of the heating costs for very low income households in the cold weather months.
Escrow	An account established with a third party. Some laws allow renters to pay rent into an escrow account pending settlement of a dispute with a property owner/manager.
Evict or Eviction	A summary court proceeding to remove a renter from or otherwise recover possession of real property by the process of law.
Eviction Action	Legal process to force a renter who has violated his/her lease to move from his/her rental unit. New term for an Unlawful Detainer.
Exception Rents	See Exception Standard Amounts.
Exception Standard Amounts	HUD-approved rent levels for specific cities, counties, or census tracts that are higher than the Fair Market Rent (FMR) for that area. In the specified cities or counties the exception rents are used instead of the FMR in conjunction with the Section 8 Housing Choice Voucher program. New term for Exception Rents.
Extremely Low Income	Household income less than or equal to 30% of AMI. See also Low Income and Very Low Income.
Fair Credit Reporting Act	A consumer protection law that sets up a procedure for correcting mistakes on one's credit record.
Fair Housing	The prohibition of housing discrimination based on race, color, national origin, religion, sex, family status, or disability when trying to buy or rent a home or rent an apartment. (Some areas may include other protected classes).
Fair Market Rent (FMR)	Rent guidelines for various size units (1 bedroom, 2 bedroom, etc.) set by HUD for the Section 8 Housing Choice Voucher program.
Family Homeless Prevention Assistance Program (FHPAP)	A state-funded program that provides grants to local agencies to encourage a comprehensive system aimed at preventing homelessness. The use of the funds may include rental assistance, utility assistance, first month's rent, security deposit, and/or moving assistance.
Family Self-Sufficiency	A housing-authority-administered program to assist families in getting out of poverty. As income rises while a family is meeting planned goals, money is set aside to be used in the future for a down payment.
Fixed Term Lease	A rental agreement that has specific start date and end date, usually for a period of six months or one year.
Foyer	A service delivery model to help younger adults who cannot live at home gain the competencies necessary for long-term independence and self-sufficiency.

General Assistance (GA)	A state program that provides cash assistance to needy persons who do not qualify for any of the Federal programs (MFIP, SSI, or MSA) and who meet the GA eligibility criteria
Gross Income	Income before taxes or deductions are applied.
Gross Rent	The contract rent plus utility allowance. Used primarily with the Section 8 Housing Choice Voucher program.
Group Residential Housing (GRH)	State funding for unrelated adults on GA or MSA who reside in a variety of settings licensed by the Minnesota Department of Health and Human Services. These programs provide room and board and also services for persons who are without adequate resources.
Guarantor	See co-signer.
Handicap Accessible	See Accessible Housing
HAP Contract	A Housing Assistance Payments contract.
Holdover	When the lease expires and the property manager or owner accepts rent for the next month without making a new agreement; the renter automatically begins a month-to-month tenancy.
Home Share	A program that matches single mothers who have children with other single mothers who have children or single adults who need rental housing with seniors who would like someone to live with them in exchange for various services/assistance.
Homeless	A person or family lacking a fixed, regular nighttime residence, residing in a supervised publicly or privately operated shelter, doubled up with another household for temporary living accommodations, or within a week of being homeless due to court action and lack of other resources. (The definition of "homeless" varies for different federal and state programs).
Housing and Redevelopment Authority (HRA)	An organization given power under state law to provide program development and implementation in the area of public housing, rental assistance, housing rehabilitation, and housing development. Established to operate in a city, county, or multi-county area.
Housing and Urban Development (HUD)	A cabinet agency of the federal government established for the purposes of providing affordable housing, and overseeing housing, economic, and community development.
Housing Assistance Payment (HAP)	Portion of contract rent paid by HUD and administered by a PHA, HRA, state, county, city or private agency on a renter's behalf.
Housing Assistance Payment contract	An agreement between HUD, or its designee, and a property owner to provide Section 8 Project-Based or Tenant-Based rental assistance to renters who live in all or part of property.
Housing Choice Vouchers	See Section 8 Housing Choice Vouchers.

Housing Cooperative	See Cooperative Housing.
Housing Court	A court that hears only lawsuits dealing with rental housing issues such as Unlawful Detainers/ Eviction Actions and Rent Escrow actions. (Hennepin and Ramsey counties are currently the only Minnesota counties with a Housing Court).
Housing Opportunities for Persons with AIDS (HOPWA)	Programs designed and operated by agencies within states, but funded by the federal government, aimed to provide long-term, comprehensive strategies towards affordable housing and supportive services for low-income persons with HIV/AIDS and their families.
Housing Quality Standards	Building-safety standards a unit must meet to qualify for participation in the Section 8 programs and other state/local rental assistance programs that follow these standards.
Housing Support	Supportive services for persons with mental illness to allow them to live in safe, stable, and affordable housing.
Housing Tax Credit (HTC)	See Low Income Housing Tax Credit.
Housing Trust Fund	Grants and loans for costs of operating rental housing that are unique to the operation of low-income rental housing and for rental assistance.
Housing with Services	A housing community that provides activities and services to help residents maintain their independence such as meals, transportation, etc.
Implied Clause	Terms and conditions not explicitly written into the lease for which the property owner/manager and/or renter are responsible.
In Forma Pauperis (Inability to Pay)	The potential waiving of the filing fee for a lawsuit when the person filing meets income guidelines set by the state.
Independent Living Apartments	Apartments that provide a range of services for those 55 or older or with disabilities.
Independent Living Programs (ILP)	Transitional programs for "systems youth." Typically designed for parenting youth, young people preparing to emancipate from the foster care system, and those diagnosed with serious emotional disturbances.
Inspector	The person charged by the governing body in which a residential building is situated, with the responsibility of enforcing provisions of local law, the breach of which could constitute a violation.
Intent to Condemn	A notice posted on a property by a local housing or health inspector, informing a resident that the property is going to be closed down if certain repairs are not made by a specific date.
Joint and Several Liability	Allows a property manager/owner to hold each individual renter or roommate responsible for the entire rent, damages, or lease violations.
Landlord	A property owner who rents part or all of his/her property to one or multiple other individuals.

Late Charge	An additional charge that is required to pay as a penalty for failure to pay a regular installment on time.
Lead Abatement	The removal of lead-based paint in housing units.
Lease	Legal agreement between a property manager/owner and renter giving the renter right to occupy the unit in exchange for paying the rent and agreeing to various standards of conduct. It can be oral or written.
Lessee	The person who enters a legal agreement to rent a housing unit for him/herself (Also referred to as a tenant or renter).
Lease-hold Cooperative	A nonprofit group arranges an overall lease with building owners, then provides occupancy agreements for its members to live there.
Leasing Agent	A person responsible for the leasing of space in a building.
Lessor	The owner who gives the lease to a lessee.
Lien	Official court action against a property (real estate or personal property) often for unpaid taxes or repairs needed.
Life Care Communities	State-licensed residential facilities that provide around-the-clock health care for people who can afford to pay.
Life Cycle Housing	Availability of housing appropriate for people in all stages of their lives.
Low Income	Household income between 51-80% area median income. See also Extremely Low Income and Very Low Income.
Low Income Housing	Housing targeted for those below 50% of Area Median Income.
Low Income Housing Tax Credit (LIHTC)	A federal tax code that benefits individuals or groups that invest in low-income rental housing. Residents at tax-credit properties who income qualify pay a less-than-market-rate rent for units. Also called Section 42 and Housing Tax Credit HTC).
Mainstream Vouchers	A voucher program for households where one or more members have a disability that allows them to lease affordable private housing of their choice.
Market Rate	The contract rent of an apartment without any subsidies applied or assistance used.
McKinney Supportive Housing	Federally funded housing targeted for homeless persons (including disabled homeless), which includes supportive services.
Metro Median Income (MMI)	see Area Median Income (AMI).
Metropolitan Housing Opportunity Program (MHOP)	Suburban housing program for families whose income does not exceed 50% of the metropolitan median income who have been displaced by demolition of Minneapolis public housing or are on the MPHA waiting list for public housing.

Minnesota Family Investment Program (MFIP)	Minnesota's TANF program providing financial assistance and social services for needy families with dependent children. MFIP replaced AFDC as of January 1, 1998.
Minnesota Housing Finance Agency (MHFA)	An agency established by the legislature for the purpose of meeting Minnesota's need for decent, safe, affordable housing and stronger communities.
Minnesota Supplemental Aid (MSA)	A state program that provides supplemental cash assistance to aged, blind, and disabled persons who are SSI recipients, or who would qualify for SSI except for excess income.
Month-to-Month Tenancy	A tenancy without a specific ending date. The tenancy usually continues from month to month until the property owner/manager or renter gives proper notice.
Moving Network	Provides a small amount of money toward moving and storage expenses for Hennepin County residents with serious mental illness.
Multi-family Housing	Multi-unit building (usually at least eight units) for families.
Net Income	Income after deductions.
No Credit	Lack of proof of having purchased goods or services now with the pledge to repay the cost in timely and routine payments in the future; not to be confused with "poor credit."
Non-Systems Youth	Primarily youth who have runaway and homeless youth living outside mainstream systems. Generally, they have "voluntarily" left parental custody as opposed to being removed.
Non-waivable Rights	Rights that cannot be given away.
Occupancy Standards	The number of people that can occupy a particular sized unit as specified by city, state, federal, or other codes or regulations.
Oral Lease	Rental agreement between a renter and property manager/owner that is not in writing, has implied terms, and usually runs from month to month. The maximum length of an oral lease is one year.
Order to Vacate	A notice or sign posted by a government agency on a condemned property that orders residents to move out by a specified date.
Overcrowding	A unit is considered overcrowded when the number of occupants exceeds occupancy standards or the number of occupants exceeds the number of people on the lease.
Payment Standards	A rent limit for using a Section 8 Housing Choice Voucher. Payment standards are set by each housing authority. They differ for bedroom size and property location.
Periodic Lease	A lease without a specific ending date. The lease usually continues from month to month until the renter or property owner/manager gives proper notice.

Permanent Housing	Housing where a renter has a lease or occupancy agreement and there are no limits on length of tenancy as long as he/she abides by conditions of lease or agreement.
Permanent Supportive Housing	Long-term community-based housing and supportive services for persons with disabilities who are otherwise homeless.
PHA Waiting List	Waiting list administered by a Public Housing Authority for seekers wanting to live in public housing units; not to be confused with "Section 8 Waiting List."
Plaintiff	A person who files a lawsuit.
Poor Credit	History of failure of having made routine and timely payments for cost of goods and services previously received; not to be confused with "no credit."
Portability	Ability to move to a different area with your Section 8 Housing Choice Voucher.
Preference	A special status given to certain groups of people. Preferences used in relation to rental assistance waiting lists give persons with the preference a higher position on the list.
Preservation	This involves renovations or upgrades to existing units. The number of units after the renovation should be the same as the number before. This is different from stabilization because there is a federal subsidy involved.
Project-Based Subsidy	This subsidy is attached to the building and stays with the unit. Eligible individuals apply directly at the building. Common project-based subsidies are Sections 8, 236, 515, and 811.
Projects for Assistance in Transition from Homeless (PATH)	Supportive and supervisory services in residential settings to include minor renovations, repair, technical assistance, coordination of services, security deposits, one time rental payments to prevent eviction.
Proper Notice	Statement given in writing by a property manager/owner or renter informing the other of lease termination as of a specified date. This statement must be given a certain number of days before the actual ending of the lease, as specified within the lease itself (possibly thirty or sixty days). In absence of a written lease, proper notice is equal to one rental period plus one day.
Property Management	The operation of property as business.
Public Housing	Public housing is a federal rental assistance program. Public housing is owned and operated by a Public Housing Authority (PHA). Qualified individuals usually pay 30% of their adjusted gross income for the combination of rent and utilities. Individuals apply for public housing at a PHA.
Public Housing Authority / Agency (PHA)	The organization that owns and operates public housing. A PHA may also administer a Section 8 Housing Choice Voucher program.
Real Estate Assessment Center (REAC)	A center created by HUD which gathers data on HUD properties and programs to monitor performance of managers and administrators.

Reasonable Accommodation/Modification	Legal requirement that housing features, procedures, etc., are adjusted to the needs of persons with a disability.
Rent	The consideration received from a lessee for the use of the occupied space.
Rent Abatement	A legal process to give a renter a rent reduction or refund of rent paid because conditions of the unit during the time of occupancy make/made the unit less valuable than the specified rent amount.
Rent Assistance	A subsidy, such as Section 8, that helps those who qualify pay housing expenses.
Rent Escrow	A legal process where a renter holds aside his/her rent payments in order to force a property manager/owner to make repairs in a unit and/or to comply with other portions of the lease.
Rent Reasonable	The rent for a private market unit being leased under the Section 8 Housing Choice Voucher program must be reasonable in relation to rents charged for comparable units having the same location, quality, size, type, amenities, maintenance, utilities, and age of the unit.
Rent Withholding	A legal process that gives the resident rights to not pay the property manager/owner full rent due to substandard conditions of the unit. The property owner/manager must make needed repairs and after the repairs have been made the resident must return to paying full rent amount.
Rental Assistance for Family Stabilization (RAFS)	State-funded program providing rental assistance for households involved in self-sufficiency efforts. Currently being phased-out.
Renter	An individual or household that rents the housing unit it occupies, including both units rented for cash and units occupied without cash payment of rent (U.S. Census definition.)
Resident Manager	An individual who supervises the care of an apartment property while residing in one of the apartment units. (Sometimes called a caretaker).
Right of Re-Entry	A clause in a lease that gives the property manager/owner the right to file an eviction for lease violation, even though rent has already been paid for the month.
Rooming Houses	See Boarding Houses
Rule 25	A residential treatment program for persons with chemical dependency, comprised of housing, treatment, and various supportive services.
Rule 34	A residential treatment program for persons with developmental disabilities.
Rule 36	A residential treatment program for persons with mental illness, comprised of housing, treatment, and various supportive services.
Rural Housing Assistance and Stability Program (RHASP)	A federally funded program targeting rural areas (similar to FHPAP). Grants are given to local agencies to encourage a comprehensive system aimed at preventing homelessness. The use of the funds may include rental assistance, utility assistance, first month's rent, security deposit, and/or moving assistance.

Safe Houses	Networks of people who are willing to provide short or long-term shelter in private homes, churches or other facilities for people fleeing a dangerous or threatening situation.
Section 202 Housing (Seniors)	A HUD-funded rental housing program that provides housing for seniors. Applicants at Section 202 properties must meet an age and income requirements. Residents pay 30% of a household adjusted gross income for rent. Section 202 provides a project-based subsidy.
Section 236 Housing	A HUD funded program that provides rental housing for families, elderly, disabled, handicapped, and individuals under age 62. Applicants at Section 236 properties must meet income requirements. Eligible residents pay the greater of contract rent or 30% of adjusted gross income, but not more than market rent. Property owners pay one-percent interest on subsidized loans. Section 236 provides a project-based subsidy.
Section 42 Housing	Housing financed in part with the federal Low Income Housing Tax Credit (LIHTC). See also Low Income Housing Tax Credit.
Section 515 (Rural)	A USDA program that provides rural rental housing. Applicants at Section 515 properties must meet income requirements. Eligible residents pay a percentage of the household income for rent. The program provides loans to design and construct rental property for rural residences in cities with a population of 10,000 or less. Section 515 is a project-based subsidy.
Section 8 Housing Choice Voucher	This rental assistance is issued in the form of a voucher to someone seeking housing. The housing seeker has the flexibility to use the voucher for housing in the private market that meets their affordability limit. The voucher holder (or household) is required to pay between 30-40% of adjusted gross income, which is the Total Tenant Payment (TTP). The administrator (usually a local housing authority) pays the rental property the difference between the TTP and the gross rent amount.
Section 8 Program	A HUD rental assistance program in which a participant pays 30%-40% of his/her adjusted gross income for rent and the remainder of the rent is paid by the Section 8 program. Some Section 8 is project-based and some is tenant-based. (See also Section 8 Project-Based and Section 8 Housing Choice Voucher).
Section 8 Project-Based Assistance	This rental assistance stays with the property so that a renter moving into the building pays 30% of his/her adjusted gross income as rent and the remainder of the rent is subsidized. The resident has the rental assistance as long as he/she lives in the building and remains income eligible. Project-based housing is usually owned and managed by private parties, either for-profit or nonprofit.
Section 8 Tenant-Based Assistance	This rental assistance is issued to the resident in the form of a voucher. (See Section 8 Housing Choice Voucher).
Section 8 Voucher	See Section 8 Housing Choice Voucher
Section 8 Waiting List	Waiting list administered by a housing authority for seekers interested in receiving Section 8 Vouchers; not to be confused with "PHA Waiting List."

Section 811 Program (Disabilities)	Provides rental housing for persons with disabilities. Funded by HUD and administered by a nonprofit agency. Eligible residents will pay 30% of his/her adjusted gross income. At least one member of the household must be at least 18 years old and have a disability, such as a physical or developmental disability or chronic mental illness.
Security Deposit	Money paid by a seeker to the property owner/manager that will be returned, with interest, at the end of tenancy provided that all legal requirements of the lease have been met and damages to unit have been assessed.
Seeker	Any person who is looking for housing.
Senior Housing	Age restricted housing for people either 55 or 62 and older. Age restrictions are dependent on whether the housing is state or federally financed.
Senior Housing Cooperatives	Cooperative housing for people age 62 or older.
Senior Independent Living	Housing for those 55 and over.
Service of Summons	A court document given to a person requiring them to appear in court.
Service-enriched housing	Housing that is linked with social services that are tailored to the needs of the population being housed. Distinguished from supportive housing in that it is NOT oriented to meet the needs of populations that are at risk or have special needs.
Share-a-Home	See Home Share.
Shared Housing Facilities	Housing provided for unrelated adults who want to share living space.
Shelter + Care Program (S+C)	Federal program administered by HUD that provides housing and supportive services on a long-term basis for homeless persons with serious mental illness and their families.
Shelter Costs	In MFIP, shelter costs include any of the following: rent, manufactured home lot rentals, monthly principal, interest, and insurance premiums and property taxes due for mortgages or contract for deed costs
Sheriff's Notice	Notice posted on renter's unit after an eviction action judgment (unlawful detainer) has been made against the renter that informs the renter to vacate the unit within 24 hours.
Single Room Occupancy (SRO)	Housing with shared bath or kitchen facilities that is made available to income eligible individuals at reduced rates.
Small Claims Court	see conciliation court
Sober House	Unlicensed residence which provides housing and support for those who want to remain free from former alcohol and chemical dependency issues.
Stabilization	This involves renovations or upgrades to existing units. The number of units after the renovation should be the same as the number before. This is different from preservation because there is no federal subsidy involved.

Statute	A law established by the state legislature. Everyone who lives in the state must follow the statute.
Sublease	The renter transfers his/her duties and responsibilities surrounding the rental unit (including occupancy of the unit, paying rent, and conduct standards) to a third party, while remaining legally responsible to the property manager/owner.
Subsidized Residence	A multi-unit building that has a subsidy attached to it. The subsidy stays with the unit. Eligible individuals apply directly at the building.
Subsidy	A portion of rent paid by a third party. Mostly public funding awarded to qualifying candidates.
Supervised Living Facilities	Housing in a group setting for disabled individuals, senior citizens, or other populations which are staffed to provide attendant care, counseling, independent living skills training, transportation, and other supportive services.
Supervised Living Facility	A facility in which supervision, lodging, meals, and counseling and program services are provided to 5 or more people who have developmental disabilities, mental illness, or chemical dependency and have a DHS license to serve these groups.
Supplemental Assistance for Facilities to Assist the Homeless (SAFAH)	Federally funded programming that assists homeless families in transitional housing to obtain permanent housing by providing support services, such as housing counseling, moving assistance, first month's rent, security deposit, case management, and crisis funding.
Supplemental Security Income (SSI)	A federal program that provides cash assistance to needy aged, blind, and disabled persons.
Systems Youth	Youth who have been placed in state custody and are involved in the child welfare, juvenile justice, mental health, or chronic healthcare systems.
Temporary Assistance to Needy Families (TANF)	Federal program providing financial assistance and social services for needy families with dependent children. In the state of Minnesota TANF is called MFIP.
Tenant	The person who has entered into a lease and is legally responsible for the fulfillment of the terms of the lease (He/she usually occupies the rental unit). May also be called a renter or occupant.
Tenant Based	This rental assistance is issued to the tenant in the form of a voucher. The renter has the flexibility to use the voucher for housing in the private market that meets his/her "affordability limit" and is "rent reasonable."
Tenant Remedies Act	A court action when a group of renters (or tenants) take the property manager/owner to court for issues of non-repair.
Tenant-Based Subsidy	See Section 8 Tenant-Based Subsidy
Termination	Ending of lease caused by giving proper notice or the renter breaking originally agreed upon terms of the lease.

Terms	The conditions and arrangements specified in a contract.
Transitional Homelessness	A single period of homelessness that is of relatively short duration.
Transitional Housing	Housing that provides time-limited, safe, and affordable housing with supportive services for homeless people who indicate a willingness to participate in developing and implementing a case plan working towards a goal of self-sufficiency.
Transitional Living Program	Program designed to help young people who are homeless, including those who have been in foster care, avoid long-term dependency on social services and make a successful transition to self-sufficient living.
Unlawful Detainer	Old term for court proceeding to determine if the property manager/owner has the right to force a renter to move from the unit. The new term for the court process is an Eviction Action.
Utility Allowance	A deduction from a renter's rent to assist in paying his/her utilities (used in conjunction with certain subsidized housing programs like Section 8). The allowance is an average utility cost by unit size (1 bedroom, 2 bedroom, etc.) set by the administering agency and does not include telephone and cable.
Vacant House	House that has been vacant for a specified number of months, usually due to condemnation, foreclosure, or abandonment.
Vacate	To move out.
Very Low Income	Household income between 31-50% of AMI. See also Low Income and Extremely Low Income.
Violation	A violation of any state, county or city health, safety, housing, building, fire prevention, or housing maintenance code applicable to the building; a violation of any of the covenants; a violation of an oral or written agreement, lease, or contract for the rental of a dwelling in a building.
Visitability	The principle of a building with one no-step entrance, a half-bath on the first floor, and 32-inch clear doorways
Voucher - Section 8	See Section 8 Housing Choice Voucher
Waive	To give up a claim or a right.
Waiver	The act of giving up a known right.
Withholding Rent	A legal process that gives a renter the right to not pay the property manager/owner full rent due to the property manager/owner not fulfilling terms of the lease or providing substandard conditions for the unit. After the repairs have been made, the renter must return to paying the full rent amount.
Writ of Recovery	New legal term to describe the legal document that allows a landlord to recover possession of the unit. This document is usually enforced by the sheriff to physically remove a tenant who has lost an Eviction Action.

