

Glossary of Terms

Housing Action Plan (HAP) – A Housing Action Plan (HAP) is a plan that identifies strategies and implementing actions to promote greater housing diversity, affordability, and access to residents of all income levels in a community.

Housing Needs Assessment (HNA) – A Housing Needs Assessment (HNA) provides the quantitative data and analysis required to understand a community’s housing needs. The HNA serves as the foundation for policy recommendations and implementing actions contained in the HAP.

Social Equity – Understanding and addressing disparities across social groups to provide for equal access and opportunity.

Environmentally Sustainable Housing – Environmentally sustainable housing refers to housing that is designed in a way so as to be more energy efficient, use less water, etc.

Affordable Housing – Housing that costs no more than 30% of a household’s total, pre-tax income.

Cost Burdened Household – A household is considered “cost burdened” when it spends more than 30% of its total, pre-tax income on housing (including utility payments).

Severely Cost Burdened Household – A household is considered “severely cost burdened” when it spends more than 50% of its total, pre-tax income on housing (including utility payments).

Area Median Income (AMI) – The area median income (AMI) is the midpoint of a community’s income distribution, which means that 50% of the households in that community have a total, pre-tax income higher than the AMI and 50% of the households in the community have a total, pre-tax income lower than the AMI.

Low Income Households – A household is considered to be a ‘low income household’ when its total, pre-tax income is less than 80% of the community’s AMI.

Very Low Income Households – A household is considered to be a ‘very low income household’ when its total, pre-tax income is less than 50% of the community’s AMI.

Extremely Low Income Households – A household is considered to be a ‘extremely low income household’ when its total, pre-tax income is less than 30% of the community’s AMI.

Average Annual Growth Rate (AAGR) – The average annual growth rate (AAGR) refers to the percent increase in population size per year.

Housing Tenure – Household tenure refers to the way in which an individual or a household occupies their home. For example, renting a home or owning a home.

Housing Insecurity – Housing insecurity refers to several dimensions of housing challenges, such as difficulty finding housing that is affordable and/or safe, having inconsistent and/or unreliable housing conditions, and a loss of housing.

Low-Income Housing Tax Credit (LIHTC) – The Low-Income Housing Tax Credit (LIHTC) program is a program designed to create affordable housing in communities across the United States. The LIHTC gives state and local agencies an annual budget to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households.

Income-Restricted Units – Income-restricted units refer to housing units in which there is a maximum rent or sale price cap to ensure that the housing unit is occupied by and affordable to eligible households.

Residential Density – Residential density refers to the number of dwelling units in a geographic area and is typically expressed in dwelling units per acre. A residential density of ten dwelling units per acre means ten individual dwelling units are allowed per one acre of land.

How do I get involved?

We want to hear from you! There are several ways you can provide community input or stay involved in the Des Moines HAP. Attend one of our in-person events, sign up for email notifications to stay informed, and complete our online survey.

Open Houses

November 15th + December 3rd
6:00-7:30 pm at Highline College Building 21
Additional Open House dates + locations TBD

Community Conversations

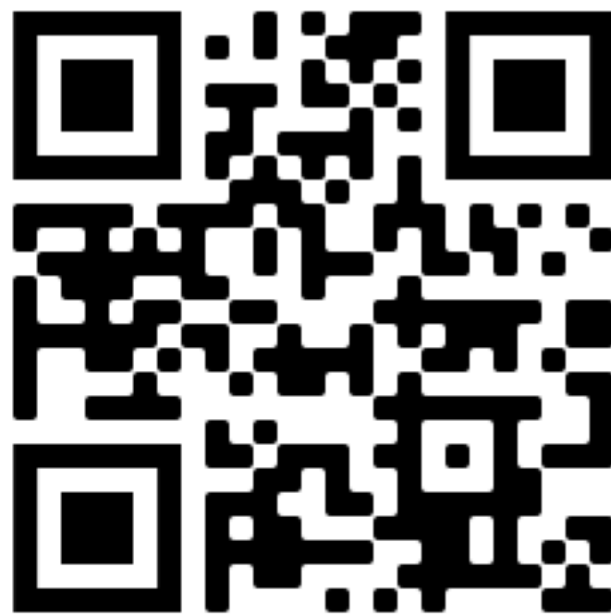
Dates + Locations TBD

Stay Informed

Visit our project website at DesMoinesHAP.com
Sign up for email notifications

Online Survey

Take our online survey at
www.surveymonkey.com/r/desmoineshap
or use the QR code below.



CITY OF

DES MOINES

HOUSING ACTION PLAN

What is a Housing Action Plan?

A Housing Action Plan (HAP) is a strategic road map for Des Moines to follow toward furthering its housing goals.

The HAP will provide clear actions that the City can implement with the purpose of promoting greater diversity in housing types available and more affordable housing to residents of all incomes in Des Moines.

The HAP will be informed by a Housing Needs Assessment (HNA) prepared by ECONorthwest, which provides housing data and analysis necessary to identify and understand the current housing needs in Des Moines.

Working together, with input from the community, the City of Des Moines, AHBL, and ECONorthwest will develop the HAP to inform any Comprehensive Plan housing updates during the City's periodic review.

Where are we at in the process?

The project team has been established and the housing needs assessment has been performed. Now we're ready to show you what we've discovered about housing needs in Des Moines and gather your input!



Project Team



ECONorthwest
ECONOMICS • FINANCE • PLANNING



What are the housing needs in Des Moines?

The Housing Needs Assessment (HNA) revealed the following information:

