

Housing

Planning Terminology Glossary 3

- **Affordable housing:** housing that has its mortgage, amortization, taxes, insurance, and condominium and association fees constituting no more than 30% of the gross household income per housing unit. If the unit is rental, then the rent and utilities constitute no more than 30% of the gross household income per rental unit. (See s. COMM 202.01, Wis. Admin. Code.)
- **Community Development Block Grant (CDBG):** a grant program administered by the U.S. Department of Housing and Urban Development (HUD), the state departments of Administration and Commerce, and the Wisconsin Housing and Economic Development Authority (WHEDA) that provides money for community rehabilitation and development. (See s. 16.358 and 560.045, Wis. Stats.)
- **Condominium:** real estate and improvements where portions are designated for separate ownership and the remainder for common ownership. (See s. 703.02, Wis. Stats.)
- **Cooperative:** a multiple-family dwelling owned and maintained by the residents. The entire structure and real property is under common ownership as contrasted to a condominium dwelling where individual units are under separate individual occupant ownership.
- **Duplexes:** a structure containing two dwelling units, each of which has direct access to the outside.
- **Dwelling unit:** a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
- **Historic property:** a building, structure, object, district, area, or site, whether on or beneath the surface of land or water, that is significant in the history, prehistory, architecture, archaeology, or culture of Wisconsin, its rural and urban communities, or the nation. (See s. 44.31(3), Wis. Stats.)
- **Rehabilitation:** the repair, preservation, and/or improvement of substandard housing.
- **Seasonal dwelling:** a dwelling not used for permanent residence or not occupied for more than a certain number of days per year. The standard varies between jurisdictions.
- **Secondary dwelling unit:** an additional dwelling unit in a freestanding building or above a residential garage and located within or on the same lot as the principle dwelling unit.

- **Single room occupancy (SRO):** a residential facility in which furnished rooms are rented on a weekly or monthly basis and which provides common facilities and services for laundry, cleaning, and meals.
- **Single-family detached dwelling:** a residential building containing not more than one dwelling unit surrounded by open space.
- **Town house:** a one-family dwelling unit, with a private entrance which is part of a structure whose dwelling units are attached horizontally in a linear arrangement, and having a totally exposed front and rear wall to be used for access, light, and ventilation.