

DEFINITIONS OF FREQUENTLY USED TERMS IN THE HOUSING ELEMENT

The City is undertaking an update to its current Housing Element. These terms are found frequently in the Housing Element document and used during community discussions.



AB 686 Affirmatively Furthering Fair Housing

With the passage of AB 686, state and local public agencies are required to affirmatively further fair housing through deliberate action to explicitly address, combat, and relieve disparities resulting from past and current patterns of segregation to foster more inclusive communities.



Accessory Dwelling Units (ADUs)

Complete independent living facilities for one or more persons on the same lot as the primary structure. Can be attached or detached from the primary structure. Also known as second units or granny flats.



Affordable Housing

The generally accepted measure for housing affordability is spending less than 30% of one's gross household income on housing costs (including utilities, rent or mortgage principal and interest). In the context of the Housing Element, affordable housing generally focuses on housing for extremely low, very low, low and moderate income households. This type of housing generally receives subsidies, either during construction and/or during operations, in order to keep monthly rents and home prices at affordable levels.



Housing Rehabilitation

Repairs to address deferred maintenance and aging of housing stock. May also address abatement of asbestos and lead paint, installation of energy efficiency measures, and removal of architectural barriers for those with mobility needs.



Infill Development

Refers to the process of developing vacant or under-used parcels within existing incorporated areas that are already largely developed.



Market-rate Housing

Housing where the "market" (supply/demand/other factors) sets the cost to the occupant and there are no public subsidies.



Mixed-income Housing

Developments that comprise differing levels of affordability, with some units at market rate and others available to low-income households at below-market rates which are made available to income-qualified households.



Permanent Supportive Housing

Housing in which wrap-around supportive services, such as case management, counseling, education and peer support are provided to tenants to support their self-sufficiency.



Regional Housing Needs Allocation (RHNA)

The allocation of housing need based on projected growth in each community, by income level. The RHNA is determined by the California State Department of Housing and Community Development in partnership with local planning agencies. The RHNA does not address current or historical housing supply, only that attributable to future growth during the Housing Element period. Local jurisdictions are required to maintain enough appropriately zoned land available to accommodate the unmet RHNA throughout the Housing Element period. Local jurisdictions do not directly develop the housing nor is funding from the State tied to RHNA.