

## GLOSSARY OF TERMS

**Acre:** A unit of land equal to 43,560 square feet.

**Affordability Restrictions:** A property title agreement which places resale or rental restrictions on a housing unit. Also referred to as affordability covenants.

**Affordable Housing:** Under state and federal statutes, housing which costs no more than 30 to 35 percent of gross household income. Housing costs can be defined differently for renters and includes include rent and utilities. Costs for homeowners include mortgage payments and may also include utilities, taxes, insurance, homeowner association fees, and related costs.

**Area Median Income (AMI):** The State Department of Housing and Community Development (HCD) adjusts each county's median family income, as determined by the United States Department of Housing and Urban Development (HUD) for its Section 8 Housing Voucher Program, to reflect economic conditions in each county in the State. AMI is used to set affordability levels for State housing programs, and is revised annually.

**Assisted Housing:** Housing that has received subsidies (such as low interest loans, density bonuses, direct financial assistance, etc.) by federal, state, or local housing programs in exchange for restrictions requiring a certain number of housing units to be affordable to very low, low, and moderate income households.

**Association of Bay Area Governments (ABAG):** The regional government agency authorized by the federal and state government to address regional planning issues in the nine Bay Area Counties.

**At-Risk Housing:** Assisted rental housing that is at risk of losing its status as housing affordable for very low-, low-, and moderate-income residents due to the expiration of federal, state or local agreements.

**California Department of Housing and Community Development (State HCD):** The State department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

**Census:** The official decennial enumeration of the population conducted by the federal government.

**Community Development Block Grant (CDBG):** A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This program allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

**Condominium:** A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

**Density:** The number of dwelling units per unit of land. Density usually is expressed "per acre," e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

**Density Bonus:** The allowance of additional residential units beyond the maximum for which the parcel is otherwise permitted usually in exchange for the provision of affordable housing units at the same site.

**Development Impact Fees:** A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

**Development Right:** The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under the existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land. Also referred to as entitlements.

**Dwelling Unit:** One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a household.

**Dwelling, Multifamily:** A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

**Dwelling, Single family Attached:** A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

**Dwelling, Single-family Detached:** A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and is surrounded by open space or yards.

**Elderly Household:** Elderly households are (family or non-family) households in which the head is age 65 or older. Elderly households may also be referred to as senior households.

**Element:** A division or chapter of the General Plan.

**Emergency Shelter:** An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

**Emergency Shelter Grants (ESG):** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

**Entitlement Jurisdiction:** A local jurisdiction, which based on its population, is entitled to receive funding directly from HUD. Examples of entitlement programs include CDBG, HOME and ESG. An entitlement city must have a population of 50,000 or more. An entitlement Urban County must have a population of 200,000 or more, including residents in the unincorporated areas and in small cities that do not independently qualify as entitlement cities (with less than 50,000 residents).

**Fair Market Rent (FMR):** Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Rental

Program and other HUD programs.

**First-Time Home Buyer:** Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

**General Plan:** The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety.

**Group Quarters:** A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy

**HOME Program:** The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990 is a Federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

**Homeless:** Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless).

**Household:** The US Census Bureau defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a family living in a house is considered a household. Households do not include individuals living in dormitories, prisons, convalescent homes, or other group quarters.

**Household Income:** The total income of all the persons living in a household. Household income is commonly grouped into income categories based upon household size, and income, relative to the area median family income.

The following categories are used in the Housing Element:

Extremely Low-: Households earning less than 30% of County median family income

Very Low-: Households earning less than 50% of County median family income

Low-: Households earning 51% to 80% of the County median family income

Moderate-: Households earning 81% to 120% of County median family income

Above Moderate-: Households earning above 120% of County median family income

**Housing Problems:** Defined by HUD as a household that: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

**Housing Stock:** All housing units, occupied or vacant, located in a specific geographic area.

**Housing Subsidy:** Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels.

**Housing Unit:** A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

**Large Household:** A household with 5 or more members.

**Manufactured Housing:** Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

**Market-Rate Housing:** Housing which is available on the open market without any subsidy of which the price for housing is determined by the market forces of supply and demand.

**Median Income:** The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

**Mobile Home:** A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

**Modular Housing:** Housing constructed of manufactured components and partially assembled at the site. Also referred to as manufactured housing or factory built housing.

**Overcrowding:** As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.

**Overpayment or Cost Burden:** The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the U.S. Census Bureau. Severe overpayment, or cost burden, exists if gross housing costs exceed 50 percent of gross income.

**Parcel:** The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

**Redevelopment Agency:** California Community Redevelopment Law provides authority to establish a Redevelopment Agency with the scope and financing mechanisms necessary to remedy blight and provide stimulus to eliminate deteriorated conditions. The law provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare by the Agency. Redevelopment law requires an Agency to set aside 20 percent of all tax increment dollars generated from each redevelopment project area for the purpose of increasing and improving the community's supply of housing for low- and moderate-income households.

**Regional Housing Needs Assessment Plan (RHNA):** The Regional Housing Needs

Assessment is based on the share of the region's future housing need that is assigned to each jurisdiction within the ABAG area. These housing needs numbers serve as the basis for the update of the Housing Element.

**Rehabilitation:** The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

**Rural:** areas that are located outside of the Urban Growth Boundary as provided in the East County Area Plan as amended by Measure D.

**Second Unit:** A dwelling unit accessory to a main single-family dwelling on a parcel of land and which meets the requirements of XI-10-13.08 of the Zoning Ordinance.

**Section 8 Rental Voucher/Certificate Program:** A tenant-based rental assistance program that subsidizes a family's rent in a privately owned house or apartment. The program is administered by Santa Clara County Housing Authority for Milpitas residents. Assistance payments are based on 30 percent of household annual income. Households with incomes of 50 percent or below the area median income are eligible to participate in the program.

**Service Needs:** The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

**Single Room Occupancy (SRO):** A SRO is a cluster of residential units of a smaller size than normally found in multiple dwellings within a residential hotel, motel, or facility providing sleeping or living facilities in which sanitary facilities may be provided within the unit and/or shared, and kitchen or cooking facilities may be provided within the unit or shared within the housing project.

**Special Needs Groups:** Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, people with disabilities, large families with five or more members, female-headed households with children, farmworkers and the homeless.

**Specific Plan:** A specific plan covers a defined portion of a jurisdiction and is incorporated into the City's General Plan. Detailed information regarding design guidelines and implementation steps may be included in a Specific Plan. The City of Milpitas has adopted two Specific Plans – one for the Midtown Area and a second for the Transit Area.

**Subdivision:** The division of a lot, tract or parcel of land in accordance with the Subdivision Map Act (California Government Code Section 66410 et seq.).

**Substandard Housing:** Housing which does not meet the minimum standards in State Housing Code. Jurisdictions may adopt more stringent local definitions of substandard housing. Substandard units which are structurally sound and for which the cost of rehabilitation is economically warranted are considered suitable for rehabilitation. Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible are considered in need of replacement.

**Supportive Housing:** Housing with a supporting environment, such as group homes or single room occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

**Supportive Services:** Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

**Transitional Housing:** Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

**U.S. Department of Housing and Urban Development (HUD):** The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

**Urban:** areas that are located within the Urban Growth Boundary as provided in the East County Area Plan as amended by Measure D and which permit densities greater than 1 dwelling unit per acre.

**Zoning:** A land use regulatory measure enacted by local government. Zoning district regulations governing lot size, building bulk, placement, and other development standards vary from district to district, but must be uniform within the same district. Each city and county adopts a zoning ordinance specifying these regulations.