

GLOSSARY OF HOUSING TERMS

Current definitions of basic housing terms are provided in this section. Definitions of housing terms that are identified in the Glossary of the Healdsburg 2030 General Plan are shown in **bold italics**. Definitions from the *Municipal Code Chapter 20 Land Use Code, Article IX Definitions, 20.28.310* Definitions are shown in regular type.

Above-moderate housing. Housing units affordable to households and individuals with incomes above one hundred and twenty percent (120%) of the median household income for Sonoma County as determined by the U.S. Department of Housing and Urban Development.

Affordable housing. Housing affordable to very low, low and/or moderate income households, based upon the median incomes for Sonoma County as established annually by the U. S. Department of Housing and Urban Development.

Affordable housing

Housing capable of being purchased or rented by a household with very low, low, or moderate income, as these terms are defined in the California Health & Safety Code. based on a household's ability to make monthly payments necessary to obtain housing. Housing is generally considered affordable when a household pays less than 30 percent of its gross monthly income for housing, including utilities; however. this percentage may be higher under certain funding programs.

Agency. The Redevelopment Agency (RDA) of the City of Healdsburg.

Apartments. A structure containing more than one dwelling unit for rental purposes.

Boarding house. A dwelling where lodging and meals, but no other supportive services, are provided to paying guests who reside at the dwelling for thirty (30) or more consecutive days. The owner or a manager must reside within or on the same property as the boarding house.

Condominium. An estate in real property consisting of an individual interest in common with other purchasers in a parcel of real property, together with a separate interest in space in a residential building.

Density Bonus

The allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Density bonus. A density increase of at least twenty-five percent (25%) over the otherwise maximum allowable residential density under the applicable Land Use Code and Land Use Element of the General Plan as of the date an application for a housing development which meets the criteria set forth in Section 20.20.035 is filed with the City. The density bonus shall not be included when determining the required percentage of targeted housing units for a project.

Developer. The legal or equitable owner, or his or her authorized representative, of any lot or parcel that is the site of a proposed development.

Dwelling. A one-family or multi-family structure other than automobile trailers, hotels, motels, labor camps, camp cars, tents, railroad cars or other temporary structures used for the purpose of human habitation.

Dwelling, duplex. A building containing two single-family dwelling units totally separated from each other by an unpierced wall extending from ground to roof.

Dwelling, multi-family. A structure containing more than one dwelling unit.

Dwelling, single-family detached. A dwelling unit that is not attached in any manner to another dwelling unit, with the exception of any secondary dwelling unit and is located on a separate lot. This use includes factory-built modular housing units and manufactured housing on a permanent foundation constructed in compliance with the Uniform Building Code.

Dwelling, single-family attached. A dwelling unit that is attached to one or more dwelling units by common vertical walls in which each unit has its own front and rear access to the outside, no unit is located over another unit and each unit is located on a separate lot.

Dwelling, single room occupancy. A room rented as sleeping or living quarters with or without cooking facilities located in the same room as the sleeping or living quarters, and with or without individual bathrooms.

Dwelling unit. One or more rooms and a single kitchen, designed for occupancy by one family for living or sleeping purposes.

Dwelling unit, secondary. A dwelling unit that is attached to a primary single-family dwelling unit or is detached and is located on the same site as a primary single-family dwelling unit, and complies with the provisions of Section 20.20.010. Secondary dwelling units are not "accessory uses or structures" as defined in this article.

Emergency shelter. A facility for the temporary shelter and feeding of persons who are temporarily homeless due to a natural disaster, where such shelter is operated by a public or non-profit agency.

Family. An individual or two or more persons living together in a dwelling unit as a single housekeeping unit and in compliance with the provisions of the California Uniform Housing Code.

Guest house. An attached or detached accessory living area, without a kitchen or cooking facilities, which is located on the same site or lot as a primary dwelling unit.

Homeless shelter. A facility for the shelter and feeding of persons who lack a fixed, regular and adequate nighttime residence for up to 30 consecutive days, where such shelter is operated by a public or non-profit agency.

Household. One person living alone; or two or more persons sharing residency whose income is available to meet the family's needs and who are related by blood, marriage or operation of law.

Housing and Community Development Department (HCD)

The state agency that has principal responsibility for assessing, planning for and assisting communities to meet the needs of low- and moderate-income households.

Inclusionary unit. An affordable housing unit built as part of a residential development project to meet the requirements of this Title.

Inclusionary requirement

A dwelling unit that is affordable to a low or moderate-income household built as part of a residential development project.

Infill development

Development of vacant land within areas that are already largely developed.

Live/work facilities. An integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes complete kitchen space and sanitary facilities in compliance with the City building code and working space reserved for and regularly used by one of more occupants of the unit.

Low-income household. A household receiving an income from fifty-one (51) to eighty (80) percent of the median household income for Sonoma County as determined by the U.S. Department of Housing and Urban Development.

Manufactured home. A transportable structure which in the traveling mode is 8 feet or more in width and 40 feet or more in length and is a minimum of 320 square feet and which is built on a permanent chassis or permanent foundation. This term includes mobile homes.

Market rate housing. A non-inclusionary housing unit.

Mixed use development

Properties on which residential and non-residential uses are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

Mixed use development. A combination of non-residential and residential uses arranged on a site. Uses may be mixed vertically or horizontally within the same building or separate buildings.

Mobile home. See Manufactured home.

Moderate-income household. A household earning an income from eighty-one (81) to one hundred and twenty (120) percent of the median household income for Sonoma County as determined by the U.S. Department of Housing and Urban Development.

Neighborhood

A physical environment recognized by some common, identifying character.

Planned development (PD)

A unified development, consisting at a minimum of a map and adopted ordinance setting forth the regulations governing, and the location and phasing of all uses and improvements included in the development.

Primary dwelling unit(s). Single or multi-family dwelling units that are allowed to be constructed on a site or lot as a principal use in conformity with this Title.

Residential density

The number of permanent residential dwelling units per gross acre of land. (See “Gross Acreage.”) In determining the number of units allowed, fractional units that may result from the application of the General Plan’s standards shall be rounded down to the nearest whole integer.

Residential development project. A project consisting of two or more dwelling units or lots, including, but not limited to single-family dwellings, multi-family dwellings, condominiums, townhouses, conversion of apartments to condominiums and residential land subdivisions.

Secondary dwelling unit. See Dwelling unit, secondary.

Senior housing

Typically one and two bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

Single-family unit, attached

A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with one other such dwelling unit.

Single-family unit, detached

A dwelling unit occupied or intended for occupancy by only one household that is structurally independent.

Single ownership. Holding record title, possession under a contract to purchase, or possession under a lease, by a person, firm, corporation, or partnership, individually, jointly, in common, or in any other manner whereby the property is or will be under unitary or unified control.

Single room occupancy building. A multi-unit residential building in which at least ninety (90) percent of the units are single room occupancy (SRO) units, excluding rooms occupied by management employees, and in which at least seventy-five (75) percent of the annual occupancy of the SRO units is for monthly terms.

Site. The parcel of land or a portion thereof, considered as a unit, devoted to or intended for a use or occupied by a structure or a group of structures that are united by a common interest or use.

Small lot subdivision

A residential subdivision with lot sizes and setbacks smaller than otherwise required by the Zoning Ordinance and whose developer has entered into an agreement with the City Council to ensure that 100 percent of the new dwellings meet sales or rental criteria for affordable housing and meet certain development standards.

Subdivision

The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

Supportive Housing. Housing with no limits on length of stay that is occupied by the target population (as defined in California Government Code Section 65582) and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

Transitional Housing. Rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Transitional housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

Transitional housing

Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing.

Uniform Building Code (UBC)

A national, standard building code that sets forth minimum standards for construction.

Urban Growth Boundary (UGB)

The geographic area adopted in 1996 by Healdsburg voters within which all urban development is to be contained for 20 years (i.e., until 2016), with certain exceptions. City water and sewer service may not be extended to development outside of the UGB, except under certain circumstances. The UGB is also known as the City's Urban Service Area.

Vacation rental home. The rental/letting of a complete residential unit (with bedroom(s), kitchen and bath) for fewer than thirty (30) days for transient lodging purposes and with no on-site management.

Very low-income household. A household receiving an income less than or equal to fifty percent (50%) of the median household income for Sonoma County as determined by the U.S. Department of Housing and Urban Development.

Workforce housing. Housing that includes live/work facilities, multi-family housing and single room occupancies, provided the dwellings are located on the site where the source of employment is located.