

APPENDIX G
HOUSING TERMS AND ACRONYMS

Housing Terms and Acronyms

ACS	American Community Survey.
Affordable Housing	The state defines affordable housing as housing that can be purchased or rented by households whose gross annual household income does not exceed 120% of area median income, adjusted for household size. Santa Barbara County expands this to include households with income up to 200% of area median income. This housing may be subject to a covenant or deed restriction that restricts sales price or rent for a given period of time. Certain types of housing such as homeless shelters, dormitories, farm labor camps, and housing for people with disabilities may not require price controls because they generally provide housing for a special need group.
Area Median Income (AMI)	Median household income by household size in the county. The AMI for a household of four is updated and released annually by HUD and adopted by State HCD. An adjustment factor is used to calculate the AMI for different household sizes (California Department of Housing and Community Development). See www.hcd.ca.gov for current income limits.
Assembly Bill 2158	Updates the RHNA methodology to direct housing growth to areas that have large employment centers. This addresses existing jobs-housing imbalances, minimizes the impacts of commuting, congestion, and development of the County's open space and agricultural land, thereby preserving the region's quality of life and unique physical environment.
Build Out	Theoretical build out refers to the maximum planned capacity of an urban area based on its current General Plan. For an individual property, build out refers to the maximum number of residential units that could be constructed on vacant or underdeveloped land under existing land use designations and applicable zoning. Realistic build out is the maximum number of units that can be expected to be constructed on vacant or underdeveloped land over a specified period of time given existing land use designations, zoning, and physical and economic constraints.
CHCD	County of Santa Barbara Department of Housing and Community Development.
Conversion	A change of a residential dwelling, including a mobile home or a mobile home lot in a mobile home park, or a residential hotel, to a condominium, cooperative, or similar form of ownership or to a nonresidential use.
Density Bonus	Refers to state mandated Density Bonus Program that entitles qualified housing projects to a density increase and at least one development incentive.
Density Increase	Refers to an increase in the otherwise maximum allowable residential

	density under the applicable zoning ordinance and land use designation.
Disability	A long-lasting physical, mental, developmental, medical, sensory, or emotional impairment. These disabilities can make it challenging or impossible for a person to perform one or more of the basic activities of daily life, including walking, climbing stairs, dressing, bathing, learning, or remembering, and can prove an obstacle to leaving the home, working independently, or accessing existing affordable housing resources. (Americans with Disabilities Act).
Elderly	Persons 65 years of age and over.
ELI	Extremely-low income.
Fast Track Permit Processing	Designed to help facilitate projects that include a large number of units at affordable prices for persons with disabilities, or for other designated beneficial projects, through a streamlined permit review and approval process.
FHA	Federal Housing Administrator.
FMRs	Fair market rents.
Focused Rezone Program (FRP)	Refers to the County-initiated Focused Rezone process adopted by the Board of Supervisors in February 2009. The Focused Rezone Program (FRP) was designed to comply with the California Department of Housing and Community Development (State HCD) requirements to demonstrate that additional housing capacity has been made available to meet the targets established for the County by State HCD for the 2001-2009 Regional Housing Needs Allocation period (RHNA). The Focused Rezone Program amended the existing zoning for two sites to accommodate a minimum of 370 units of multifamily housing. Portions of two sites identified in the Orcutt Community Plan as Key Site 3 and 30 can accommodate 372 units of affordable multifamily housing.
GHG	Greenhouse Gas.
GPAC	General Plan Advisory Committee.
HAP	Housing Assistance Payment.
HUD	Housing and urban development.
Homeless	A person is considered homeless only when he/she resides in one of the following places: 1) In places not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings (on the street); 2) In an emergency shelter; 3) In transitional or supportive housing for homeless persons who originally came from the streets or emergency shelters; 4) In any of the above places but is spending a short time (up to 30 consecutive days) in a hospital or other institution; 5) Is being evicted within a week from a private dwelling unit and no subsequent residence has been identified and lacks resources and support networks needed to obtain housing; 6) Is being discharged within a week from an institution,

such as a mental health or substance abuse treatment facility or a jail/prison, in which the person has been a resident for more than 30 consecutive days and no subsequent residence has been identified and the person lacks the resources and support networks needed to obtain housing; 7) Is fleeing a domestic violence housing situation and no subsequent residence has been identified and lacks the resources and support networks needed to obtain housing. (Federal Department of Housing and Urban Development).

Housing and Community Development (HCD)	The California State Department of Housing and Community Development regulates, reviews and certifies Housing Elements for every jurisdiction in the state. In this document it is referred to as SHCD. Santa Barbara County also has an HCD department, which is referred to as CHCD in this document.
Housing Element Implementation Guidelines (HEIG)	Adopted with the 1993 Housing Element, the HEIG functions as a tool to implement Housing Element policies and programs and provides more details and examples of the programs. It will be replaced with new guidelines within one year of adoption of this Element. Once adopted, this Housing Element takes precedent over the existing HEIG until the new HEIG is completed.
Housing Market Area (HMA)	A geographic area that generally meets social and economic requirements of the community and provides its population with facilities such that commuting to another housing market area in order to work or shop is elective. The boundaries of the HMAs coincide with County Census Divisions as defined by the U.S. Census Bureau.
Household	Includes all the people who occupy a housing unit as their usual place of residence, whether related or not (U.S. Census 2000).
Householder	The person, or one of the people, in whose name the home is owned, being bought, or rented (U.S. Census 2000).
Housing Unit	A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants (U.S. Census 2000).
Inclusionary	Refers to the requirement under the Inclusionary Housing Program for new market rate residential developments to include a specified amount of units at prices affordable to households earning 200% or less of area median income (AMI).
Income	The sum of the amounts reported separately for earnings from employment, public assistance, Social Security, retirement, investments, child support, alimony and any other sources of income received regularly (U.S. Census 2000).
Large Household	A household comprised of five or more persons (U.S. Census 2000)

LI	Low-income.
Median	A value in an ordered set of values below and above which there is an equal number of values.
Median Household Income	The value at the midpoint of an ordered set of incomes earned by households in a specified geographic area (U.S. Census 2000).
Multi-Family Housing	Housing units that are structurally attached and provide living quarters for more than one household. This includes but is not limited to condominiums, townhouses, and apartments that may be owned or rented.
Overcrowded	A housing unit with 1.01 persons or more per room, excluding bathrooms. Units with more than 1.5 persons per room are severely overcrowded (U.S. Census 2000).
Overpayment	When a household pays more than 30% of household income on housing costs including rent and utilities for renters or principal, interest, and insurance for owners. Households that pay more than 50% of their gross income for housing are severely overpaying .
Poverty	Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level" (U.S. Census 2000). The poverty threshold for a family of four in Santa Barbara County is \$18,400 (Federal Department of Health and Human Services, 2003).
Price Restricted Housing	Housing with a covenant or deed restriction that restricts either sale price or rental price. See <i>Affordable Housing</i> .
Qualifying Resident	A person 62 years of age or older, or 55 years of age or older in a senior citizen housing development (California Civil Code). This term applies to the Density Bonus Program.
RAU	Residential Agricultural Unit.
Regional Housing Needs Assessment (RHNA)	The projected number of housing units the County must plan for over a seven and a half year period (January 2001-July 2008), divided into various affordability categories, assigned to the County by State HCD and allocated to the various jurisdictions within the County by the Santa Barbara County Association of Governments (SBCAG).
Senate Bill 2	Addresses the needs of the emergency shelters necessary to house special needs populations by clarifying and strengthening housing law to ensure zoning encourages and facilitates emergency shelters and limits the denial of emergency shelters, transitional housing, and supportive housing under the Housing Accountability Act.
Senate Bill 375	The purpose of this new State law is to reduce greenhouse gas emissions

(GHG) and traffic congestion from cars and trucks through better regional planning patterns, with development placed closer to employment centers, community services, commercial centers and transit corridors. SB 375 constitutes regional planning coordination, pursuant to Assembly Bill 32, the Global Warming Solutions Act of 2006. AB 32 outlines the state's vision to reduce greenhouse gas emissions by 25% by the year 2020. With regard to general planning, AB 32 requires local jurisdictions to address these goals by planning for reductions in greenhouse gas emissions associated with land use and transportation.

SBCAG	Santa Barbara County Association of Governments.										
SF	Single-family.										
SHCD	State Department of Housing and Community Development										
Special Needs Facility	Housing with amenities, physical attributes, and/or services for persons with disabilities, elderly, single parent households, and homeless.										
Special Needs Groups	Groups of people or households who have unique housing needs. The State and County recognize persons with disabilities, the homeless, the elderly, farm workers, large households, single-parent households, members of the military, and students as having special housing needs that may be unmet in the community. The term "special needs" is commonly used to refer exclusively to persons with disabilities. For clarity, this Element uses "persons with disabilities" when referring specifically to this group and "special needs" when referring to all of the groups noted above.										
Single Room Occupancy (SRO)	An accommodation intended for people to reside within a multi-unit establishment sharing common kitchen and bathroom facilities.										
State Income Limit Categories	<p>State specified income limits for families or individuals to be eligible for affordable housing. They are:</p> <table border="1"> <thead> <tr> <th><u>State Income Limit Category</u></th> <th><u>Household Earnings</u></th> </tr> </thead> <tbody> <tr> <td>Very Low Income-</td> <td>Less than 50% of area median income</td> </tr> <tr> <td>Low Income-</td> <td>51% to 80% of area median income</td> </tr> <tr> <td>Moderate Income-</td> <td>81% to 120% of area median income</td> </tr> <tr> <td>Above Moderate Income-</td> <td>121% and over of area median income</td> </tr> </tbody> </table>	<u>State Income Limit Category</u>	<u>Household Earnings</u>	Very Low Income-	Less than 50% of area median income	Low Income-	51% to 80% of area median income	Moderate Income-	81% to 120% of area median income	Above Moderate Income-	121% and over of area median income
<u>State Income Limit Category</u>	<u>Household Earnings</u>										
Very Low Income-	Less than 50% of area median income										
Low Income-	51% to 80% of area median income										
Moderate Income-	81% to 120% of area median income										
Above Moderate Income-	121% and over of area median income										
Tenure	Refers to the distinction between owner-occupied and renter-occupied housing units (U.S. Census 2000).										
VLI	Very-low income.										
Workforce Housing	Santa Barbara County added this category of households earning 121% to 200% of AMI who also need affordable housing due to very high area										

home prices.