

## Glossary of Terms

Document #4, General Plan / Housing Element Update

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<b>Term</b>	<b>Definition</b>
<b>Affordable Housing</b>	<p>Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing.</p> <ul style="list-style-type: none"> <li>▪ Housing units for very low income households must sell or rent at a price affordable to households earning 50% or less of area median income.</li> <li>▪ Housing units for low income households must sell or rent at a price affordable to households earning 80% or less of area median income.</li> <li>▪ Housing units for moderate income households must sell or rent at a price affordable to households earning 120% or less of area median income.</li> </ul>
<b>Affordable Housing Ordinance / Inclusionary Zoning Ordinance</b>	<p>Regulations by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low and low income households for a specific period.</p>
<b>Brown Act</b>	<p>The Brown Act, officially known as the Ralph M. Brown Act (California Government Code §54950-54963), is one of California's open meeting laws. It was enacted in 1953 by the legislature in an effort to safeguard the public's right to access and participate in government meetings within the State. The intent is that public boards, commissions and councils shall take their actions openly and deliberations shall be conducted openly.</p>
<b>“Blueprint” project and Blueprint “Smart Growth Principles”</b>	<p>“Blueprint” is a transportation and land use planning process being conducted by the Sacramento Area Council of Governments (SACOG) as part of a 2030 Metropolitan Transportation Plan (MTP). The process involves building awareness and seeking community input on land use / transportation trends and alternatives. A Preferred Blueprint Scenario for the region, matching land use and transportation, was adopted by the SACOG Board in December 2004.</p> <p>SACOG is encouraging the jurisdictions within the region to promote growth which promotes a sense of community and economic vitality. These “smart growth” principles include: housing diversity; building on existing assets; mixed use development; protecting farmland and natural resources; provide transportation choices; encourage pedestrian-friendly communities; compact development; and quality design.</p>
<b>Density, Residential</b>	<p>The number of residential dwelling units per acre of land. Densities are expressed in units per gross acre or per net developable acre.</p> <p>The gross acreage of a site is the entire acreage of a site and</p>

	typically includes streets (but often excludes arterial streets and public open spaces). The net acreage of a site is the portion of a site that can actually be built on and typically excludes public streets, public open spaces and flood ways.
<b>Density Bonus</b>	The allocation of development rights that allows a parcel to accommodate additional residential units or square footage beyond the maximum for which the parcel is zoned. Under Government Code §65915, a housing development that provides 20% of its units for lower-income households, ten percent of its units for very-low income households, or 50% of its units for seniors is entitled to a density bonus.
<b>Entitlements, Development</b>	An approval granted to a development applicant at a specific stage of the development review process required by the city.
<b>Environmental Impact Report (EIR)</b>	A report required pursuant to the California Environmental Quality Act (CEQA) that assesses the environmental characteristics of an area, determines what effects or impacts will result if the area is altered or disturbed by a proposed action, and identified alternatives or other measures to avoid or reduce those impacts.
<b>Fair Share</b>	See term “Regional Housing Needs Plan / Share”
<b>General Plan</b>	The City’s long-term plan created as a result of public outreach and discussion of local policies, ultimately approved by the City Council. The General Plan includes an overview of all major policies in the City, some specific policy areas include: Visions, Community Form (land use, transportation, housing, economic development), Community Facilities and Services, Community Resource Conservation, and Community Safety
<b>HCD</b>	HCD is the Department of Housing and Community Development, State of California. HCD is the department which certifies Housing Elements.
<b>Housing Element</b>	<p>The portion of the City’s General Plan that details local housing policies, housing needs and constraints, and the provision of local residential land to accommodate the City’s Regional Housing Needs Allocation from SACOG for the current 7-year housing planning cycle. Housing Elements are approved locally by the City Council and must be approved by the State Department of Housing and Community Development (HCD) in order to be a state-certified Housing Element.</p> <p>A Housing Element that has been reviewed and approved by HCD and is found to meet the requirements of Housing Element Law, including the provision of adequate residential land for the locality to meet its RHNA for the current housing planning period. Localities with State-certified Housing Elements are eligible for housing funds awarded by HCD.</p>

<p><b>Housing Element Law</b></p>	<p>The portion of state law that requires localities to produce a Housing Element approximately every 7-years for review and approval by HCD. The Housing Element is required to include specific information, including:</p> <ul style="list-style-type: none"> <li>• Review of policy accomplishments from previous Housing Element</li> <li>• Information on local housing needs, income levels, special needs groups, etc.</li> <li>• Information on local existing housing stock</li> <li>• Review of local housing constraints on production and actions being taken to remove constraints</li> <li>• Land inventory of available parcels for residential development, divided into affordability levels</li> </ul>
<p><b>Infill and Peripheral Development</b></p>	<p>Typically, infill development refers to urban development or redevelopment of vacant or “under-utilized” land within the existing city limits. Typically, peripheral development refers to the development of land outside of the city which, if approved, would be annexed to the city.</p>
<p><b>Jobs / Housing Balance</b></p>	<p>The availability of affordable housing for employees. The jobs / housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance, a ratio greater than 1.0 indicates a net in-commute, and a ration less than 1.0 indicates a net out-commute.</p>
<p><b>Local Agency Formation Commission (LAFCO) And Sphere of Influence</b></p>	<p>A commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexations to cities or special districts, and merger of districts with cities. LAFCO members generally include two county supervisors, two city council members, and one member representing the general public.</p> <p>Sphere of Influence is the probably physical boundaries and service area of a local agency, as determined by LAFCO.</p>
<p><b>Measure J</b></p>	<p>Also known as the “Citizen’s Right to Vote on Future Use of Open Space and Agricultural Lands Ordinance”, this ordinance requires voter approval of changes in land use designations of any real property designated as Agriculture or Urban Reserve on the General Plan land use map to an urban use (subject to certain exemptions). Prior to its expiration on December 31, 2010, the City Council must submit the ordinance to the voters for renewal, amendment or repeal.</p>
<p><b>Mixed Use</b></p>	<p>Properties on which various uses such as office, commercial, institutional, and residential 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. (The inclusion of the residential component is frequently a public objective.)</p>

<b>Neotraditional development</b>	An approach to land use planning and urban design that promotes the building of neighborhoods with a mix of uses and housing types, architectural variety, a central public gathering place, interconnecting streets and alleys, and edges defined by greenbelts or boulevards. The basic goal is integration of the activities of potential residents with work, shopping, recreation, and transit all within walking distance. Many of these elements can be found in the traditional neighborhoods built in the United States prior to the 1940s.
<b>“New Urbanism”</b>	A movement in city planning to reform the design of the built environment to raise the quality of life by creating better places to live. It is a revival of the art of place-making and a re-ordering of the built environment into complete cities, towns, villages and neighborhoods. It involves fixing and infilling existing cities as well as creation of compact new towns and villages. Principles of New Urbanism are: walkability; connectivity; mixed use; mixed housing; quality architecture and urban design; traditional neighborhood structure; increased density; smart transportation; environmental sustainability; and quality of life.
<b>Pass-through Agreement</b>	This agreement ensures that the city will “pass through” specified tax increments to the county (currently equal to approximately \$2 million per year). The “pass through” of the tax increments is conditioned upon the county not approving “urban development” within the city’s planning area without city approval, thereby avoiding “leap frog” growth or growth which is difficult to service. In 2001, the City of Davis and County of Yolo amended and restated an existing agreement until January 1, 2025.
<b>Planning Area</b>	The land area addressed by the General Plan. The Planning Area in the Davis General Plan is the incorporated area within the City boundaries and the unincorporated land outside of its boundaries which in the judgment of the City bear relation to its planning (§65300). State law provides for planning outside of the City’s boundary and the City can formally communicate its concerns for the future to other jurisdictions.
<b>Regional Housing Needs Plan (RHNP)</b>  <b>Regional Housing Needs Allocation (RHNA)</b>	A quantification by a COG or by HCD of existing and projected housing need , by household income group, for all localities within a region.  The amount of housing units that the City is required to provide adequate land for to assist in meeting the regional projections for housing needs over the next seven years. This number includes 5 parts: a very low income requirement, a low income requirement, a moderate income requirement, an above-moderate income requirement, and the total requirement comprise of the four income categories.

<b>Sacramento Area Council of Governments (SACOG)</b>	The Sacramento Area Council of Governments (SACOG) is an association of local governments in the six-county Sacramento Region. Its members include the counties of El Dorado, Placer, Sacramento, Sutter, Yolo and Yuba as well as the 22 cities listed below. SACOG provides transportation planning and funding for the region, and serves as a forum for the study and resolution of regional issues. In addition to preparing the region’s long-range transportation plan, SACOG approves the distribution of affordable housing in the region and assists in planning for transit, bicycle networks, clean air and airport land uses. SACOG is undertaking a major effort, the “Blueprint” project, to link transportation and land development more closely.
<b>Second Unit</b>	A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes known as “granny flat” or “accessory unit.”
<b>“Smart Growth”</b>	Term used by several sources to promote smart principles for good development and growth. See the “Blueprint Principles” in this Glossary which incorporate “smart growth” concepts.
<b>Sustainable Development</b>	Development that maintains or enhances equity, economic opportunity, and community well-being while protecting and restoring the natural environment upon which people and economies depend. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs.
<b>Urban Growth Boundary</b>	An officially adopted and mapped line dividing land to be developed from land to be protected for natural or rural uses. Urban growth boundaries (also called urban limit lines) are regulatory tolls, often designated for long periods of time (20 or more years) to provide greater certainty for both development and conservation goals.
<b>Urban Reserve</b>	An area outside of an urban service area but within an urban growth boundary, in which future development and extension of municipal services are contemplated but not imminent.
<b>Zoning</b>	The division of a city or county by legislative regulations into areas, or zones, that specify allowable uses for real property and size restrictions for buildings within these areas. Zoning is intended to implement the policies of the general plan.