

Chapter 19.910 DEFINITIONS

19.910.020 - "A" Definitions.

Affordable housing means housing for which the allowable housing expenses paid by a qualifying household shall not exceed a specified fraction of the county median income, adjusted for household size. This shall include housing designated for extremely low-, very low-, low-, and moderate-income households.

Affordable housing agreement means a legally binding agreement between an applicant and the City, in a form and substance satisfactory to the City Manager and City Attorney and suitable for recording, setting forth those provisions necessary to ensure that the requirements of this article are, and will continue to be, satisfied.

Affordable housing cost means, for a for-sale residential unit, no more than thirty percent (30%) of annual income for very low- and low-income households, and no more than thirty-five percent (35%) of annual income for moderate-income households. For purposes of determining affordable housing cost, an estimate of the following annual housing costs shall be included: i) principal and interest payments on the mortgage loan; ii) mortgage loan insurance fees; iii) property taxes and assessments; iv) fire and casualty insurance; and v) homeowner association fees.

Affordable rent means the affordable rent for rental dwelling units as defined in California Health and Safety Code Section 50053.

Affordable sales price means the maximum sales price for which a for-sale inclusionary unit may be sold, that results in the purchaser paying an affordable housing cost for the for-sale inclusionary unit.

Area median income means the annual median household for Riverside County, adjusted for household size, as published periodically in the California Code of Regulations, Title 25, Section 6932, or its successor provision.

19.910.050 - "D" Definitions.

Density, high means, for the purposes of determining inclusionary housing requirements, the density of a project with dwelling units built at a density greater than **14.5 units per gross acre**.

Density, low means, for the purposes of determining inclusionary housing requirements, the density of a project with dwelling units built at a density less than or equal to **10.9 units per gross acre**.

Density, moderate means, for the purposes of determining inclusionary housing requirements, the density of a project with dwelling units built at a density **greater than 10.9 units per gross acre and less than or equal to 14.5 units per gross acre**.

Disabled veteran means the same as defined in Government Code Section 18541, any veteran as who is currently declared by the United States Veterans Administration to be 10 percent or more disabled as a result of service in the armed forces. Proof of such disability shall be deemed conclusive if it is of record in the United States Veterans Administration.

19.910.090 - "H" Definitions.

Homeless persons means the same as defined in Section 11302 of the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Ch. 119).

Household. See "single housekeeping unit."

19.910.100 - "I" Definitions.

In-lieu fee means a fee paid by an applicant into the City's Inclusionary Housing Fund in-lieu of constructing inclusionary units pursuant to Chapter 19.535.040.

19.910.130 - "L" Definitions.

Lower-income student means, for the purpose of determining a projects eligibility for a density bonus pursuant to Chapter 19.545, a student who has a household income and asset level that does not exceed the level for Cal Grant A or Cal Grant B award recipients as set forth Education Code Section 69432.7(k)(1). The eligibility of a student to occupy a unit for lower income students under this section shall be verified by an affidavit, award letter, or letter of eligibility provided by the institution of higher education in which the student is enrolled or by the California Student Aid Commission that the student receives or is eligible for financial aid, including an institutional grant or fee waiver from the college or university, the California Student Aid Commission, or the federal government.

19.910.140 - "M" Definitions.

Major transit stop has the same meaning as defined in subdivision (b) of Section 21155 of the Public Resources Code. It means a site containing an existing rail or bus rapid transit station; or the intersection of two or more

major bus routes with a frequency of service interval of 15 minutes or less at the morning and afternoon peak commute hours. It also includes planned major transit stops that are included in the regional transportation plan.

19.910.190 - "R" Definitions.

Resale restriction agreement means a legally binding agreement between the City and the purchaser of a for-sale inclusionary unit, in a form as approved by the City Attorney, which requires that the inclusionary unit to be occupied by the purchaser for the term of the agreement or sold to another moderate-income household at an affordable sales price.

Residential development project means any development project, including mixed-use projects, where an application for any ministerial or discretionary permit has been submitted, and where the development would create new or additional dwelling units by the construction or alteration of structures, the conversion of a use to residential from any other use, or the conversion of a use to for-sale residential from rental residential use.

19.910.210 - "T" Definitions.

Total units means, for the purpose of determining eligibility for a density bonus, the number of dwelling units in a residential development project, excluding the density bonus dwelling units awarded pursuant to Chapter 19.545 or any other applicable law or ordinance granting a greater density bonus.

Transitional foster youth means the same as defined in section 66025.9 of the Education Code.

19.910.220 - "U" Definitions.

Unit, for-sale means any dwelling unit, including but not limited to a condominium, townhome, other attached or detached single family dwelling unit, for which a parcel or tentative and final map is required for the lawful subdivision of the parcel upon which the dwelling unit is located for the creation of the unit in accordance with the Subdivision Map Act (California Government Code section 66410 et seq.).

Unit, inclusionary means a dwelling unit that is designated to meet the requirements set forth in Chapter 19.535, and that must be made available at an affordable housing cost or an affordable rent to eligible moderate-, low- or very low-income households, as applicable to the unit.

Unit, low-income means a dwelling unit that is required to be sold or rented to a low-income household at an affordable sales price or an affordable rent, as applicable.

Unit, market-rate means a dwelling unit in a residential development project that is not an inclusionary unit or is not otherwise restricted for sale, rent or occupancy by very low-, low- or moderate-income households.

Unit, moderate-income means a dwelling unit that is required to be sold or rented to a moderate-income household, or a low-income unit that is able to qualify to rent or purchase the moderate-income unit.

Units, rental mean a dwelling unit that is not a for-sale dwelling unit, and does not include any dwelling unit, whether offered for rental or sale, that may be sold as a result of the lawful subdivision of the parcel upon which the dwelling unit is located or creation of the unit in accordance with the Subdivision Map Act (Government Code section 66410 et seq.).

Unit, very low-income that is required to be sold or rented to a very low-income household at an affordable sales price or rent.

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Unobstructed access means a resident is able to access a major transit stop without encountering natural or constructed impediments, which include, but are not limited to, freeways, rivers, mountains, and bodies of water, but do not include residential structures, shopping centers, parking lots, or rails used for transit.

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