

GLOSSARY OF COMMON PLANNING TERMS

October 23, 2018 This document will be revised periodically over the course of the Framework process.

Aging in place: The ability of a person to continue to live in their residence as they age. Aging in place may require adapting physical space or services to meet the needs of older adults.

Blight: Unsightly or rundown conditions, typically associated with urban settings. Areas characterized by blight are often designated for redevelopment.

Census block: A “statistical area, bounded by visible features such as roads, streams, and railroad tracks, and by nonvisible boundaries such as property lines, city, township, school district, [and] county limits”¹ as defined by the US Census Bureau. Census blocks are the smallest geographic unit used for tabulating census data.

Context sensitive standards: Development standards that apply to infill development or redevelopment that results in new residential housing within an established neighborhood. These standards address the context of the existing neighborhood and how new housing units should be sited and oriented within the neighborhood, and the appropriate scale of the development. These standards are used to ensure that new development is compatible with the established context in terms of building height, massing of the housing unit, setbacks from the street and adjacent properties, and other dimensional standards and orientation of housing units.

Cost burdened: A household is considered cost-burdened if they spend 30% or more of their gross monthly income on housing. Cost-burdened households have difficulty affording other necessities due to the large percentage of income spent on housing.

Dwelling unit: See “Housing unit.”

Empty nester: An individual whose children have grown up and moved out of the home.

Family household: A group of two or more people living together in a housing unit who are related by birth, marriage, adoption, etc.

Gentle density: Gentle density refers to medium or middle density residential housing units such as townhomes, duplexes, triplexes, and quadplexes. Gentle density housing units were commonly found

¹ US Census Bureau, 2011 <https://www.census.gov/newsroom/blogs/random-samplings/2011/07/what-are-census-blocks.html>

in residential neighborhoods built up until immediately after World War II. These types of housing units are rarely found in contemporarily built residential subdivisions.

Gentrification: “The process of repairing and rebuilding homes and businesses in a deteriorating area (such as an urban neighborhood) accompanied by an influx of middle-class or affluent people and that often results in the displacement of earlier, usually poorer residents”².

Household: A person or group of people living together in one housing unit.

Housing unit: A house, apartment, mobile home, group of rooms or single room, which are intended as separate living quarters.

Infill development: “The process of developing vacant or under-used parcels within existing urban areas that are already largely developed”³.

Missing middle: Coined by Daniel Parolek and described in detail at www.missingmiddlehousing.com, “missing middle” describes “a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.” These housing types, such as duplexes and townhomes, are generally more affordable than single-family homes and less densely populated than large, multi-unit apartment buildings.

Neighborhood compatibility standards: Standards that support the protection of a neighborhood’s community character from incompatible infill development or redevelopment. These standards are typically applied to any new nonresidential development, mixed-use development, and intense, multifamily development above a certain density that is adjacent to, across the street from, or within a certain distance from established attached and detached residences. Standards can include site layout, building façade standards, building dimension standards, site design standards, location of drive-throughs and outdoor dining, parking and driveway area standards, loading and refuse storage area standards, lighting and signage standards, and open-space set-aside standards.

Nonfamily household: Households that consist of people who live alone or who share their residence with unrelated individuals.

Poverty level: Also known as the *poverty threshold*, the poverty level is determined yearly by the US Census Bureau. Poverty levels represent the household income below which families of a given size are considered impoverished. For example, in 2018, the poverty level for a family of four is \$25,100; thus, families of four with income below \$25,100 are considered to be in poverty.

Public-private partnership (PPP): A collaboration between a government and a private company to achieve a shared goal or purpose. PPPs typically enable financing and project efficiency that would not be achievable had the parties worked independently⁴.

² Merriam-Webster.com

³ <http://mrsc.org/home/explore-topics/planning/development-types-and-land-uses/infill-development-completing-the-community-fabric.aspx#illustrative>

⁴ <https://www.investopedia.com/terms/p/public-private-partnerships.asp>

Redevelopment: Development that occurs by improving existing structures or by building where previous structures have been demolished.

Transit walkshed: The area within a ¼ mile walking radius of a transit station. ¼ mile, on average, represents a five-minute walk and is generally accepted as the time and distance a person is willing to walk to reach a transit station (or other destination). The transit walkshed is used to measure the percentage of people who live within walking distance of a transit station.

Tuscaloosa Planning Jurisdiction: The defined geographic area outside of current city limits where Tuscaloosa has the authority to regulate subdivisions. The comprehensive plan's future land use element will make recommendations for this area.

COMMON ACRONYMS AND ABBREVIATIONS

LDP Land Development Permit

CBER Center for Business and Economic Research at the University of Alabama

HUD Federal Department of Housing and Urban Development (HUD)

PHA Public Housing Agency

CDBG Community Development Block Grant(s) funding from the Federal Department of Housing and Urban Development (HUD)

HMIS Homeless Management Information System of the Federal Department of Housing and Urban Development (HUD)

MSA Metropolitan Statistical Area

ACS American Community Survey

AL LMI Alabama Labor Market Information Division of the Alabama Department of Labor

GIS Geographic Information Systems

THA Tuscaloosa Housing Authority

AMI Area Median Income

- SFD** Single-Family Detached
- MF** Multifamily Residential
- OES** Occupational Employment Statistics
- OFHEO** Office of Federal Housing Enterprise Oversight within the Department of Housing and Urban Development (HUD)
- TTP** Total Tenant Payment
- LIHTC** Low Income Housing Tax Credits
- REAC** Real Estate Assessment Center
- FSS** Family Self-Sufficiency
- VISN 7** Veterans Integrated Service Network
- VA** Department of Veteran Affairs
- FHIP** Fair Housing Initiative Partnership