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Glossary

Accessory Dwelling Unit (ADU)

A structure contained within or separate from the main structure on a single-family or two-family lot that contains separate living quarters, including cooking, sleeping, and bathroom facilities. An ADU can be a separate structure or attached to the primary dwelling (e.g. garage apartment or garden apartment) with its own separate entrance. An ADU may be occupied by extended members of the homeowners' family (such as a grandparent) or by persons unrelated to the owners or occupants of the main structure on the lot. ADUs can be a relatively inexpensive way to add dwelling units in existing neighborhoods without changing the character.

Affordable Housing

Housing that is subsidized to serve low-income residents for which the market doesn't naturally provide realistic options.

Attainable Housing

Market-rate housing (not subsidized, not income restricted), that is affordable to a variety of household budgets, including low income households. Attainable housing can also be referred to as "naturally-occurring affordable housing."

Community Development Corporation

private nonprofit development entities that work to revitalize underserved communities by providing much needed amenities and services including economic development and affordable housing.

Complete Streets

A national movement promoted and managed by Smart Growth America that helps communities improve their transportation networks to serve all users and modes of travel, regardless of age, ability, or circumstance. Complete Streets concepts are implemented locally through the adoption of Complete Streets Policies, Plans, and Ordinances.

Equity

While equality implies treating everyone the same, equity is grounded in the understanding that each community and part of a community faces different challenges and access to various opportunities – oftentimes driven by historical trends of disinvestment and marginalization. Equity requires the adaptation of our policies and actions to address those differences by responding to unique needs, creating inclusivity, and establishing equal access to opportunity.

Goals

Specific statements that target priority outcomes that the community wants to accomplish.

Green (Stormwater) Infrastructure

The use of measures that allow stormwater to be stored on site and slowly infiltrated into the ground, transpired by plants, or evaporated into the atmosphere, instead of immediately being transported through pipes, drains, and water treatment systems to water bodies or manufactured flood containment systems. Green stormwater infrastructure includes elements such as rain barrels, rain gardens, bioswales, permeable pavement, planting strips, tree lawns, and green roofs.

Greenfield Development

Development that occurs in previously undeveloped areas, usually requiring the extension and creation of new infrastructure, such as roads, water and sewer, and electricity.

Historic Property/Asset

A district, site, building, structure or object significant in American history, architecture, engineering, archeology or culture at the national, state, or local level.

Historic Structure

Any structure that is:

- Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- Individually listed on a state inventory of historic places in accordance with state historic preservation programs that have been approved by the Secretary of the Interior; or
- Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by the Secretary of the Interior or by an approved state program as determined by the Secretary of the Interior.

Horizontal Mixed Use

A pattern of mixed use development where specific uses are contained within individual buildings, but may have differing uses in adjacent buildings. For example, an apartment building next to a storefront retail building.

Housing Affordability

The degree to which available housing options are reasonably affordable to residents. The U.S. Department of Housing and Urban Development (HUD) defines housing affordability as spending less than 30% of household income on housing costs, such as rent, utilities, mortgage, and insurance. Those who spend more than 30% on housing are considered Housing Cost Burdened.

Infill Development

Development that occurs within already developed areas, usually on vacant or underutilized lots, such as parking lots or neglected, abandoned properties. Because this type of development occurs within areas where infrastructure and amenities already exist, it can provide cost-saving benefits.

Low-Rise/Low-Scale Buildings

Describes buildings that are one to two stories tall.

Mid-Rise/Mid-Scale Buildings

Describes buildings that are three to six stories in height – a key feature of middle density/missing middle development.

High-Rise/Large-Scale Buildings

Describes buildings that are seven or more stories tall. This may also refer to shorter buildings that have a large footprint.

Middle Density (or Missing Middle)

Development that is built at moderate density, ranging from one to three stories – usually with minimal setbacks and lot coverage allowances greater than 60% – that supports walkable neighborhoods. Middle-density development can be less costly to serve with infrastructure, such as water and sewer, than lower-density single-family development and often is compatible within or on the fringes of such lower-density neighborhoods, particularly along key corridors or intersections. The increased population density of missing middle development supports City's goal to create walkable neighborhoods that provide housing in a variety of formats, size, and prices as well as easily

accessible neighborhood-serving amenities. Middle-density development fills the gap between subdivisions that are often exclusively single-family detached homes and large, multi-story apartment buildings and large auto-oriented retail complexes or office parks.

Missing Middle Housing

The residential component of middle density neighborhoods. Missing middle housing includes a range of housing types that are missing in most neighborhoods constructed in the last 70 years because they were prohibited by many zoning ordinances and disfavored by the housing development and financing market. Types of housing that qualify as the missing middle include two-family housing (duplexes), three-family housing (triplexes), four-family-housing (fourplexes), townhouses, cottage homes, smaller two- and three-story apartment buildings, and live-work buildings. This type of housing often supports a variety of different sizes and price points. Individual missing-middle housing projects can be appropriate infill development in existing neighborhoods. They can gently increase density in existing neighborhoods served by utilities without impairing neighborhood identity or charm.

Mixed Use Development

A pattern of development where multiple uses are intermixed – either horizontally or vertically. Mixed-use usually refers to a combination of housing and commercial uses, such as offices, storefront retail or services, and restaurant hospitality.

Multi-Use Path

Pathway infrastructure that is designed as part of a transportation network serving persons walking or using micromobility devices, such as bikes, e-bikes, wheelchairs, and scooters. A multi- or shared-use path may run within or adjacent to a roadway with protection and buffering between vehicle lanes, or it may operate in a completely separate right-of-way. Shared-use paths serve users who are traveling for recreational, employment, or other purposes.

Objectives

The future intentions or desires for a specific topic area.

Public Improvement District (PID)

A designated area in which property owners agree to pay additional taxes to fund public improvements and services within the district.

Placemaking

Placemaking inspires people to collectively reimagine and reinvent public spaces within the community. Strengthening the connection between people and the places they share, placemaking refers to a collaborative process by which we can shape our public realm in order to maximize shared value. More than just promoting better urban design, placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution.

Policies

Statements that identify how goals can be reached, including the specific intent of the goal direction as it relates to more specific topics or subtopics.

Public Facilities Corporation (PFC)

Nonprofit government or quasi-governmental entities – enabled in Chapter 303 of the Texas Local Government code to acquire, construct, finance or rehab a public facility for public purposes, including affordable housing. PFCs are afforded special tax exemptions and bonding rights to minimize costs.

Safe Streets for All

Safe Streets for All is a national movement and program of the U.S. Department of Transportation that provides guidance and funding for improving the safety of streets and roads for all users. Safe Streets for All is a component of DOT's National Roadway Safety Strategy, based on a Vision Zero goal.

Sustainability

Systems, policies, and practices that responsibly ensure the long-term viability and success of a given resource, operation, or condition – to meet current needs without sacrificing the ability to meet those needs in the future. Sustainability most commonly refers to financial or fiscal conditions, such as government operations and budgets; environmental conditions, such as local and global ecosystems; and social conditions, such as local economies and service provision, community health, and social cohesion or trust.

Tax Increment Reinvestment Zone (TIRZ)/Tax Increment Financing (TIF)

TIRZs are special district entities created within municipalities or counties to implement the TIF tool – enabled in Chapter 311 of the State of Texas Tax Code. TIF is a financial tool that allows for public investment to encourage private development and economic growth by borrowing against anticipated future tax revenue increases spurred by the initial and any subsequent investment.

Transit-Oriented Development (TOD)

A pattern of higher-density residential, commercial, office, and civic uses with an urban design and high-quality support for walking, bicycling, transit use and other forms of non-vehicular transportation, developed near high-performance transit stations. Transit-oriented development (TOD) is often encouraged using special development regulations around transit stations which require a higher-quality public realm, limited parking, and connections to adjoining neighborhoods.

Underserved Areas/Neighborhoods

A community which lacks resource allocation and often has undeveloped or poorly maintained infrastructure and amenities (either public or private). These conditions contribute to diminished development potential and to disparities in access to health care, jobs, recreation, social services, housing, transportation services, food, retail, or other elements of daily life.

Vertical Mixed Use

A pattern of mixed use development where multiple specific uses are combined within a single building. For example, a building's ground floor may be occupied by storefront retail while the upper stories are occupied by residential units.

Vision Zero

Vision Zero is a national movement that promotes the elimination of traffic-related fatalities.

Workforce Housing

Subsidized affordable housing that targets middle-income workers - generally restricted to households that make 80% to 100% of the Area Median Income.