

Appendix A: Glossary

Acronyms

ADU – Accessory Dwelling Unit

AMI – Area Median Income

CDBG – Community Development Block Grant

ETJ – Extraterritorial Jurisdiction

LIHTC – Low Income Housing Tax Credit

Low-Income – Household income less than 30% of the AMI

MUD – Municipal Utility District

NOAH – Naturally Occurring Affordable Housing

PID – Public Improvement District

PUD – Planned Unit Development

SMART – Specific, Measurable, Achievable, Relevant, and Time-Bound Goals

TIF – Tax Increment Financing

TIRZ – Tax Increment Reinvestment Zone

UDC – Unified Development Code

Terms

Accessory Dwelling Unit: Also known as ADUs or granny flats, accessory dwelling units are any unit added onto a single-family home where an additional person or family could live. These can take the form of a garage that is converted into its own small unit; or a separate cottage built in the yard of a homeowner.

Affordable Housing: As a general rule, housing where occupants pay no more than 30% of his or her income for gross housing costs, including utilities. This standard is set by the U.S. Department of Housing and Urban Development (HUD).

Age Restricted: 55 or older, except for LIHTC units that are 62 or older.

Amendment: A change in the wording, context, substance or a change in the district boundaries of the official plan.

Annexation: The act or process of adding land to a governmental unit, usually an incorporated place, by an ordinance, a court order, or other legal action.

Area Median Income: This is the median income of all households in a community. In other words, if you lined up all the incomes of residents in a row, this one is the midpoint, and it's used to determine who qualifies for certain subsidized affordable housing options like public housing and Housing Choice Vouchers.

Typically, these qualifications are expressed as a percentage of AMI. For instance, you might hear about a new apartment going up in your neighborhood that has a portion of units set aside for affordable "below market rate" housing (for example, a 1 bedroom costs \$600 a month instead of the \$800 a 1 bedroom typically goes for in your neighborhood), and those units will be listed as available to anyone whose household income is 80% of AMI. The AMI is [determined by the U.S. Department of Housing and Urban Development](#) (HUD) on an annual basis.

Capital Improvements: A permanent addition to the city's physical assets including structures, infrastructure (sewer and water lines, streets), and other facilities such as parks and playgrounds. May include new construction, reconstruction or renovation that extends the useful life of these assets. The cost of land acquisition, design, construction, renovation, demolition, and equipment are all included when calculating capital expenditures.

Capital Improvements Program (CIP): A multi-year (usually 5-6 year period) scheduling of public physical improvements, based on studies of available fiscal resources.

Character: Look, feel, scale of a neighborhood.

Classes of Multi-Family Apartments:

Class A properties are luxury [apartments](#). They are usually less than 10 years old and are often new, upscale apartment buildings.

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Average rents are high, and they are generally located in desirable geographic areas. White-collar workers live in them.

Class B properties can be 10 to 25 years old. They are generally well maintained and have a middle-class resident base of both white and blue-collar workers. Some are renters by choice, and others by necessity.

Class C properties were built within the last 30 to 40 years. They generally have blue-collar and low- to moderate-income residents, and the rents are typically below market. This is where you'll find many residents that are renters "for life." On the other hand, some of their residents are just starting out. And as they get better jobs, they work their way up the rental scale.

Class D properties are generally positioned in lower socioeconomic areas.

Community Character: The distinguishing identity or elements of a place, neighborhood, or any other part of the city. See also "Sense of Place".

Community Development Block Grant: A Federal program created under the Housing and Community Development Act of 1974. This program provides annual grants on a formula basis to be used for a wide range of community development activities directed toward neighborhood revitalization, economic

development, and improved community facilities and services.

Complete Neighborhoods: A mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

Comprehensive Plan: Refers to a plan, or any portion thereof, as adopted by a local government, to manage the quantity, type, cost, location, timing, and quality of development and redevelopment in the community

Conservation Development: An innovative form of residential development that reduces lot sizes to set aside a substantial amount of the property as permanently protected open space.

Corridor: A usually densely populated region characterized by one or more well-traveled routes used by railroad, airline, or other carriers.

Cost-burdened: Households paying more than 30 percent of their income on housing costs.

Density, Gross: The average number of families, persons or housing units allocated per gross unit of land.

Density, Net: The maximum density permitted to be developed per unit of land after deducting any required open space, easements and publicly dedicated rights-of-way.

Development Pattern: The configuration or organization of the built environment.

Development Regulations: The city's regulations controlling the development of land, e.g., zoning, subdivision, building, etc.

Diversity: Variety of housing unit types, sizes, densities and prices.

Dwelling Unit: One or more rooms physically arranged to create a housekeeping establishment for occupancy by one family only.

Economic Development: A development that provides a service, produces a good, retails a commodity, or emerges in any other use or activity for the purpose of making financial gain.

Existing Land Use: A description and classification of how land is occupied or utilized, e.g., residential, office, parks, industrial, commercial, etc.

Future Land Use Plan: The long-range plan for the desirable use of land in the city as officially adopted and as amended from time to time by the Planning and Zoning Commission and City Council. The purpose of such plan includes serving as a guide in the zoning and progressive changes in the zoning of land and to meet the changing needs of the community, in the subdividing and use of undeveloped land, and in the acquisition of rights-of-way or sites for public purposes such as streets, parks, schools, and public buildings.

Gateway: A collector level street that serves as the entrance or main point of access to a neighborhood, subdivision, or commercial development, district or area.

Georgetown Housing Authority: The Georgetown Housing Authority (GHA) currently has three housing programs: Public Housing, Section 8 New Construction, and the [Housing Choice Voucher Program](#) (known as Section 8). Stonehaven Apartments is the only public housing property in Georgetown. It was built between 1967 and 1973, and has 158 one-, two-, three- and four-bedroom units and is a mix of elderly residents, disabled residents, and families. Currently, the GHA maintains a 99 percent occupancy rate. The waiting list is approximately 18 to 24 months long.

Goal: Refers to a concise but general statement of a community's aspirations in addressing a problem or an opportunity, in terms of a desired state or process toward which implementation programs are oriented.

Growth Management: A framework developed to address the provision of public facilities and services to support development.

Historic District: An area containing buildings or places in which historic events have occurred or which have special public value because of notable architectural or other features relating to the cultural or artistic heritage of the community which warrant conservation and preservation.

Historic Preservation: The adaptive use, conservation, protection, reconstruction, rehabilitation, restoration, or stabilization of an historic resource.

Household: A household includes all the persons who are current residents of a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or a group of related or unrelated persons who share living arrangements.

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.

Infrastructure: The basic facilities and equipment necessary for the effective functioning of the city, such as the means of providing water service, sewage disposal, electric and gas connections, and the street network.

Intensity: The degree to which land is used, generally measured by a combination of the type of land use and the amount of land devoted to that use.

Land Use Designations: Future Land Use categories in Comprehensive plan. Visual depiction of what is planned for future development.

Land Use: A description and classification of how land is occupied or utilized, e.g., residential, office, parks, industrial, commercial, etc.

Landscape Buffer: An area planted and maintained to promote visual aesthetics and/or reduce and ease potential incompatibility between and among different uses of land in proximity to each other.

Level of Service: The quality and quantity of existing and planned public services and facilities, rated against an established set of standards to compare actual or projected demand with the maximum capacity of the public service or facility in question.

Lot: A parcel of land occupied or intended for occupancy by an individual use, including a principal structure and any ancillary/accessory structures.

Low Income Housing Tax Credit (LIHTC): LIHTC is a Federal housing assistance program that provides tax incentives to owners of affordable housing. The program does not provide direct assistance to renters and is strictly used to finance the construction (not the operation) of rental properties. Usually, LIHTC properties have units available for families earning 60% or less of the Area Median Income (AMI). The rental properties are usually classified as Class A development.

Low-Income: Household income less than 30% of the AMI.

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Market Rate Housing: Market rate housing is housing that is available on the private market, not subsidized or limited to any specific income level.

Median Income: Income distribution that is divided into two exactly equal parts, one having incomes above the median and the other having incomes below the median. For households and families, the median income is based on the distribution of the total number of units including those with no income.

Missing Middle Housing: Missing middle refers to housing that accommodates more people than a single-family home but does not come in the form of a large apartment building. Typically it means anything from a duplex to a small apartment building but, significantly, it is housing that would blend in in a residential neighborhood dominated by single-family homes. It's called "missing" middle because many communities do not have very much of this sort of mid-range housing.

Mixed-Use: Refers to development projects or zoning classifications that provide for more than one use or purpose within a shared building or development area. Mixed-use allows the integration of commercial, retail, office, medium to high-density housing, and in some cases light industrial uses. These uses can be integrated either horizontally, or vertically in a single building or structure.

Monument Sign: Means a low-profile freestanding sign supported by a structural base or other solid structural features other than support poles and may contain signage on more than one side.

Municipal Utility District (MUD): A MUD is one of several types of special districts that function as independent, limited governments. The purpose of a MUD is to provide a developer an alternate way to finance infrastructure, such as water, sewer, drainage, and road facilities. Managed by a Board elected by property owners within the MUD, a MUD may issue bonds to reimburse a developer for authorized improvements and the MUD will utilize property tax revenues and user fees received from water and sewer services operated by the MUD to repay the debt.

Naturally Occurring Affordable Housing (sometimes referred to as NOAH): Housing that is available on the regular market, open to anyone and not subsidized by a government or nonprofit, but which happens to be within the budget of many families within our community. [Most affordable housing in America falls into this category.](#)

Neighborhood Empowerment Zone: A municipality may create a neighborhood empowerment zone covering a part of the municipality if the municipality determines the creation of the zone would promote:

- (1) the creation of affordable housing, including manufactured housing, in the zone;
- (2) an increase in economic development in the zone;
- (3) an increase in the quality of social services, education, or public safety provided to residents of the zone; or
- (4) the rehabilitation of affordable housing in the zone.

Objective: A clear and specific statement of planned results, derived from a goal, to be achieved within a stated time period.

Open Space: Land devoted to uses characterized by vegetative cover or water bodies, such as agricultural uses, pastures, meadows, parks, recreational areas, lawns, gardens, cemeteries, ponds, streams, etc.

Parcel: Any quantity of land and water capable of being described with such definiteness that its location and boundaries may be established and identified.

Planned Unit Development (PUD) – A PUD is intended for large or complex developments under unified control planned as a single continuous project, to allow single or multi-use projects within its boundaries and provide greater design flexibility for development proposed within the PUD. Use of a PUD district will result in development superior to that which would occur using conventional zoning

regulations. PUD zoning is appropriate if the PUD enhances preservation of the natural environment; encourages high quality and innovative design and ensures adequate public facilities and services for development within the PUD.

Planning Area: City limits and extraterritorial jurisdiction.

Policy: The specific approach through which objectives are achieved.

Public Improvement District (PID): A PID is a defined geographical area established to provide specific types of improvements or maintenance which are financed by assessments against the property owners within the area. PIDs provide a development tool that allocates costs according to the benefits received. A PID can provide a means to fund supplemental services and improvements to meet community needs which could not otherwise be constructed or provided.

Public Facility: A non-commercial use established primarily for the benefit and service of the population of the community in which it is located. Shall include schools, police and fire protection, on-site pedestrian and bicycle facilities in the public right-of-way, etc.

Public Land: Refers to land owned by the City of Georgetown, Williamson County, or any other governmental entity or agency thereof.

Public Safety: The protection of the general population from all manner of significant

danger, injury, damage, or harm, such as may occur in a natural disaster. Such protection is typically provided by emergency services organizations such as police, fire, EMS.

Public Transit: Public transport systems that consist of the means and equipment necessary for the movement of passengers.

Quality: Home condition and maintenance, infrastructure condition.

Rapid Value Increases: A certain percentage over a specified time period.

Redevelopment: Refers to public and/or private investment made to re-create the fabric of an area which is suffering from physical, social or economic problems related to the age, type, and condition of existing development. Redevelopment can help to meet market needs for residential and/or commercial development in older parts of the city.

Reinventions: Repurposing and redevelopment of existing improvements.

Rezoning: Process by which the authorized uses of a property are changed or modified.

Right of Way: A strip of land taken or dedicated for use as a public way. It normally incorporates the streets, curbs, lawn strips, sidewalks, lighting, and drainage facilities.

Scenario: A plausible description of how the future may develop based on a coherent and internally consistent set of assumptions about

key relationships and driving forces. Scenarios are images of the future deliberately crafted for planning purposes; while they are rooted in identifiable trends or emerging issues, they are neither predictions nor forecasts.

Senior Household: Householder aged 65 years or older.

Sense of Place: The sum of attributes of a locality, neighborhood, or property that give it a unique and distinctive character.

Setback: A measurable distance, dictated by zoning district, from any property line to an invisible parallel plan, within which certain buildings and structures are prohibited. A setback is separate and distinct from, but is usually included within, a yard, as that term is defined under Street Setback.

Solid Waste: Refers to garbage, refuse, sludge, and other discarded materials.

Sprawl: Refers to the unplanned or uncontrolled development of open/vacant land.

Subsidized Affordable Housing: Housing that is made to be affordable, not through the private market, but by nonprofit or government subsidies. It can take the form of anything from Housing Choice Vouchers to units created through Low Income Housing Tax Credits to apartments managed and sponsored by nonprofit organizations.

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Sustainable Development: Development that maintains or enhances 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.

Targeted Areas: Areas identified by defined process.

Thoroughfare Plan: A portion of the comprehensive plan that indicates the general locations of expressway, arterial, collector, and local thoroughfares within limits of the study area.

Transit Oriented Development (TOD): A dense development around mass transit stations that provides a range of destinations within walking distance, usually including multi-family homes, shops and workplaces.

Ultimate City Boundary: The Ultimate City Boundary Line represents the largest possible expansion of the city limits, by virtue of agreements with, and actions taken by, adjacent communities regarding their intentions to expand to accommodate growth. This boundary, which is subject to change, is used in the 2030 Comprehensive Plan primarily for planning the provision of municipal infrastructure and services.

Unified Development Code (UDC): The combination of development regulations and procedures. It includes zoning, subdivision codes, sign and floodplain regulations, historic preservation provisions, administrative and hearings procedures, etc.

Urban Design: A disciplinary subset of urban planning, landscape architecture and architecture that concerns the arrangement, appearance and functionality of towns and cities.

Use: The specific activity or function for which land, a building, or a structure is designated, arranged, occupied or maintained.

Vision Statement: A vision statement outlines what the plan concentrates on for the future. It is a source of inspiration and it provides clear decision-making criteria.

Wastewater: Water that has been adversely affected in quality by anthropogenic influence. It comprises liquid waste discharged by domestic residences, commercial properties, industry, and/or agriculture and can encompass a wide range of potential contaminants and concentrations. In the most common usage, it refers to the municipal wastewater that contains a broad spectrum of contaminants resulting from the mixing of wastewaters from different sources.

Workforce: Annual household income between 30-80 percent AMI.

Zoning: Regulatory mechanism through which the city regulates the location, size, and use of properties and buildings. Zoning regulations are intended to promote the health, safety and general welfare of the community, and to lessen congestion, prevent overcrowding, avoid undue concentration of population, and facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public services.