

HOUSING DEVELOPMENT GLOSSARY

AB 2556 – State Law that requires the city & other jurisdictions to provide the developer with a density bonus and other incentives if the developer, among other things, agrees to construct a specified percentage of units for very low, low, or moderate income or other qualifying households

ADA = Americans with Disabilities Act, federal law that requires certain adaptations for persons with disabilities including Disabled Parking & ramps for wheelchairs & walkers.

AMI = Area Median Income is a statistic generated by the U.S. Department of Housing and Urban Development (HUD) for purposes of determining the eligibility of applicants for certain federal housing programs.

BMR = Below Market Rate. Monthly rent or purchase price are subsidized or are below what people would otherwise pay.

By Right = Proposed project satisfies all building code and zoning requirements and is not reviewed by the Planning Department, there is no public input process and it does not appear on the planning department notification list

CAC – Community Advisory Council will be responsible for decision-making, guiding vision development, engagement strategies and monitoring the planning process for redevelopment of Rancho San Pedro.

CEQA – California Environmental Quality Act is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible.

CF = City Council File

CF 17-1426 = LA City Council File regarding Sober Living Homes (see below)

CIPO – Community Plan Implementation Overlay contains development regulations tailored for specific sub areas of the Community Plan

CNI = Choice Neighborhoods Initiative, a community planning process for neighborhood revitalization funded by HUD for Barton Hill and Downtown San Pedro

CORE = National Community Renaissance Group, non-profit community builder specializing in affordable, multifamily, mixed-income, senior, workforce and special needs housing

Density = usually refers to the number of dwelling units per acre

DTSC = California Dept. of Toxic Substances Control

EWDD – Economic and Workforce Development Department (City of Los Angeles)

EIR = Environmental Impact Report, may be required under CEQA

FAR = Floor Area Ratio determines how much total square footage can be built on a give lot.

Footprint = perimeters of existing or possible structures

Green Space = Land where development is restricted. Intended to provide trees, plants or natural surroundings that protect a habitat.

HACLA = Housing Authority of the City of Los Angeles, administers the federal subsidized housing programs including a Home Ownership Program see: home.hacla.org/abouts8

HCIDLA – Housing and Community Investment Department (City of Los Angeles)

HHH = City of Los Angeles Permanent Supportive Housing Loan Program to develop supportive housing for homeless individuals and those at risk of homelessness

HOA = Home Owners Association, some are mandatory and can assess fees to pay communal bills and/or enforce policies

HUD – Federal Department of Housing and Urban Development – owns Rancho San Pedro and provides funding and regulations for subsidized housing

LANI = Los Angeles Neighborhood Initiative – responsible for community engagement for the Choice Neighborhoods Initiative

LIHTC = Low Income Housing Tax Credit, for developers

LIPAP: Low Income Purchase Assistance Program. Helps first-time, low-income populations buy a home by lending funds to cover the down payment, closing costs and acquisition financing. <http://hcidla.lacity.org/help-low-income-first-home-buyers>

MCC: Mortgage Credit Certificate. Provides a federal income tax credit that reduces a homebuyer's federal income tax. This reduction increases a homebuyer's disposable income, allowing the buyer to qualify for a home mortgage. <http://hcidla.lacity.org/mcc-for-first-time-homebuyers>

MND: Mitigated Negative Declaration – a type of Environmental Review document used when environmental impacts are minor and can be reduced to insignificant

NOP: Notice of Preparation – first step in scoping process when an EIR is required

Open space = Portion of land where development is restricted. This is not synonymous with green space.

PATH = People Assisting The Homeless
www.epath.org/site/PATHServices/home.html

PLUM = Planning and Land Use Management – a City Council committee

RAC = Residents Advisory Council provides leadership training and hosts an on-site center and office to provide meals for seniors, computers for resident use English as a Second Language (ESL) classes and other activities

RFP = Request For Proposal. It's used to solicit written proposals for a project as part of a selection process.

RSP = Rancho San Pedro. A public housing project in San Pedro

RSP Coaches = residents who meet monthly and are conduits for disseminating and receiving information, meeting planning and logistics and resident outreach

Sober Living Homes = Sober living homes are **group homes** for people who are recovering from addiction issues. Homes with under 6 residents are unregulated.

TOC = Transit Oriented Community – entitles developer to certain incentives, particularly when affordable or low income housing is included in the development

TSA = Thomas, Safran & Associates, mixed use rental development & management company

NOTE: There is a list of planning department case prefix and suffix codes on cityplanning.lacity.org. The are located under the case reports page