

### **Glossary of city planners' terminology**

**ADU (Accessory Dwelling Unit):** An “ADU” is a small apartment on the lot of a single-family home. Sometimes called a “mother-in-law suite” or a “Granny flat,” these self-contained homes have separate entries, bathrooms, sleeping and cooking facilities, and may be attached to the house or free standing. The City recently approved an ordinance allowing two ADUs, or three dwelling units—a triplex—on any residential lot in Gainesville.

**Affordable Housing:** The Department of Housing and Urban Development (HUD) and others state that housing, including rent or mortgage, and utilities, should cost no more than 30% of a household’s income. Because not everyone makes the same amount of money, or has the same size household, “affordability” is a relative term. See chart “U.S. Department of Housing and Urban Development (HUD) Income Limits for Gainesville 2021,” below.

**AMI (area median income) or MFI (median family income):** The midpoint (not the average) of all income earners in the area. Half of workers make more money, and half make less than the area median income. AMI/MFI is adjusted for family size. See chart “U.S. Department of Housing and Urban Development (HUD) Income Limits for Gainesville 2021,” below.

**Comprehensive Plan:** Every city in Florida is required by Statute to have a comprehensive plan, affirmed by its community and updated, if needed, every 10 years. City government also makes ongoing changes. Comprehensive Plans typically include chapters on Conservation, Cultural Affairs, Land Use, Historic Preservation, Housing, Intergovernmental Coordination, Public Schools, Recreation, Stormwater Management, Transportation, and other topics. The Comprehensive Plan informs everyone—from residents to the State—what the city intends to do for the next decade. It is both an outline and a promise to stakeholders.

**“Exclusionary” zoning:** A phrase used by some politicians to describe land uses or densities that are not allowed (excluded) in certain areas. Recently it has been used to describe multi-family housing, which is “excluded” in neighborhoods zoned for single-family residences.

**“Inclusionary” zoning:** This zoning concept requires that large housing developments “include” housing with varying costs. Examples of inclusionary housing include developments with smaller vs. larger units; units with or without built-in kitchens; subsidized vs. unsubsidized units, or, in some cases, less expensive units using separate entrances. The intention is to create economically diverse or “inclusive” communities.

**Land Use Change:** The process of changing the legally allowed zoning of an area of the city, typically to allow more housing units per acre, or to allow commercial uses in formerly residential areas, or to change agricultural land into urban uses.

**SRO (Single Room Occupancy):** An SRO is a type of multi-family housing in which individuals or small families have one primary room for living and sleeping. Sometimes tenants have their own baths and kitchens, while other times these facilities are shared.

**Transect:** Traditional, older cities are often taller and denser in their historic centers, then become less dense in newer areas. A cross-section drawn through such a city, describing stepped-up, more intense development towards a city’s center, is called a transect. The term was created by New Urbanists to describe this idealized cross-section of a traditional city. A “transect zone” is a special zoning category where this “stepped up” logic is applied. Gainesville is now using this concept to spot zone across the City.

**“Upzoning”:** This term refers to the government action to increase the number of units of housing per acre within a city. For instance, in Gainesville’s most dense, oldest residential neighborhoods, 8 or 12 housing units are allowed per acre. The City intends to “upzone” these to allow many more housing units (36-120) on the same amount of land.

**Zoning:** A legal term describing what kind of uses are allowed in certain locations. It is primarily used to separate incompatible uses, like housing from manufacturing. Some examples are residential, office, business, or industrial. Often the density of use, such as number of housing units per acre, is also specified.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
(HUD) INCOME LIMITS FOR GAINESVILLE MSA  
**2021**  
CITY OF GAINESVILLE

FAMILY SIZE (Persons)	VERY LOW INCOME (50% MFI)	LOW INCOME (80% MFI)	WORKFORCE INCOME (140% MFI)
1	\$25,650	\$41,000	\$71,820
2	\$29,300	\$46,850	\$82,040
3	\$32,950	\$52,700	\$92,260
4	\$36,600	\$58,550	\$102,480
5	\$39,550	\$63,250	\$110,740
6	\$42,500	\$67,950	\$119,000
7	\$45,400	\$72,650	\$127,120
8	\$48,350	\$77,300	\$135,380

Fiscal Year 2021 Median Family Income (MFI) = \$80,800 CDBG/HOME  
Effective June 1, 2021

(Chart provided in City of Gainesville document 2021)

To learn more about these issues see: <https://www.gainesvilleneighborhoodsunited.org/issues>

To receive occasional updates from Gainesville Neighborhoods United fill out the “subscribe” information at: <https://www.gainesvilleneighborhoodsunited.org/contact-2>