

APPENDIX F: Glossary

KEY TERMS AND ABBREVIATIONS

Affordable Housing - Units with or without public subsidy that can be rented at a below market rate and considered “affordable” if a family spends no more than 30% of their income to live there.

Affordability Requirements Ordinance (ARO) - Per City ordinance, developments with more than 10 units receiving zoning changes (including planned developments in a downtown zoning district), City land or City financial assistance must make 10-20% of units affordable.

Auto-oriented development – Development that prioritizes or is designed to ease the use of automobiles as the primary form of transportation. This typically includes dispersely located, separated land uses, wider and faster roads, and ample, free parking.

BIPOC – Black, Indigenous, People of Color

Chicago Community Land Trust (CCLT) - Provides long-term affordable home ownership with property tax benefits and resale restrictions. Units are added to CCLT portfolio either when Affordable Requirements Ordinance requires a developer to create affordable units or when CCLT acquires properties for resale to income-eligible buyers and placement into CCLT portfolio.

Community engagement - opportunities for the residents of affected policies, plans or projects to meaningfully participate in decision making processes.

CTA – Chicago Transit Authority

DPD - Department of Planning and Development

DOT – Department of Transportation

DOH – Department of Housing

DPH – Department of Public Health

Elevated Chicago - a collaborative focused on racial equity, arts and culture, climate change resiliency, and public health in Chicago’s neighborhoods.

Equity - a product and a process of providing varying levels of support based upon individual need or ability to ensure all segments of society regardless of race, income, ethnicity, gender, ability or age have the same levels of opportunity and support necessary to thrive.

Equitable transit-oriented development (ETOD) – development that enables people of all incomes, races and ethnicities, ages, gender and ability to experience the benefits of dense, mixed-use, pedestrian-oriented development near transit hubs.

Health equity – a product and process that allows all people the opportunity to attain their highest level of health and differences in health outcomes between groups of people are eliminated.

Health equity assessment – a tool to determine the potential impacts of plans, policies or investments against a set of predetermined health outcomes, with information disaggregated for different

demographic and geographic groups to determine potential disparities in who is burdened and who benefits.

Healthy Chicago 2025 – a five-year Community Health Improvement Plan created by the Chicago Department of Public Health in collaboration with a Partnership for Healthy Chicago. The plan envisions "A city where all people and all communities are empowered, free from oppression and strengthened by equitable access to resources, environments and opportunities that promote optimal health and well-being."

High Frequency Bus – The vehicle headway standard for the CTA Key Route bus network is to operate at least every 10 minutes during the weekday peak periods, 15 minutes during the weekday midday period, 20 minutes during the weekday evening period, 15 minutes on Saturday afternoons and 20 minutes on Sunday afternoons. The 2019 ETOD Ordinance expands to cover these major bus corridors and corresponding CTA routes: 55th/Garfield Blvd (#55), 63rd Street (#63), 79th Street (#79), Ashland Ave (#9,#X9), Chicago Avenue (#66), North Lake Shore Drive (#134, #135, #136, #43, #146, #147, #148), South Lake Shore Drive (#2, #6, #J14, #26, #28) and Western Avenue (#49, #x49).

INVEST South/West – an initiative of the Lightfoot administration to align more than \$750 million in public funding over the next three years to support 12 key commercial corridors in 10 communities, while seeking to maximize those public investments in order to attract significant additional private and philanthropic capital, respond to changing commercial trends, and enrich local culture.

Low Income Housing Tax Credit (LIHTC) - Tax incentives meant to encourage individual and corporate investors to invest in the development of affordable housing. It subsidizes the acquisition, construction, and rehabilitation of affordable rental housing for low- and moderate-income tenants.

Market Rate Housing - Privately owned housing where rent and sales prices are governed by the market and not any specific regulatory requirements

Multi-family Loans - Supports construction or rehab of multifamily rental developments to provide affordable housing. Multifamily is considered 5 units or more.

Ordinance – a law passed by a municipal government. Many ordinances deal with maintaining public safety, health and general welfare.

Overlay zone - a zoning district which is applied over one or more previously established zoning districts to establish additional or stricter standards and criteria for covered properties in addition to those of the underlying zoning district. Communities often use overlay zones to protect special features such as historic buildings, wetlands, steep slopes, and waterfronts.

Qualified Allocation Plan (QAP) - The selection criteria and application requirements for Low-Income Housing Tax Credit (LIHTC) and tax-exempt bonds.

Racial equity - The City of Chicago's working definition for racial equity emphasizes it as both a product and a process. As a product, racial equity is when race no longer determines one's socioeconomic outcomes; everyone has what they need to thrive, no matter who they are or where they live. As a process, racial equity is when those most impacted by racial inequity are centered and meaningfully involved in the planning and design of policies and practices that impact their lives.

Racial equity assessment - a systematic examination of how different racial and ethnic groups will likely be affected by proposed plans, policies, investments or budgetary actions.

Shared Parking - parking spaces are shared by more than one user, which allows parking facilities to be used more efficiently; for instance an office worker may use the space during the day but it is available to restaurant patrons in the evening.

Small-Scale Rental - Rental properties with 50 or less units.

Tenant Protections - Legal rights for tenants regulating the terms and requirements of leases, the conditions of their units, and their recourse in the case of violation.

TOD Zones or TOD Areas – Geographic areas located near CTA or METRA rail stations and designated CTA bus corridors for modified zoning, building, and parking standards identified in the City’s TOD ordinance; these range from ¼-mile to ½-mile radius depending on specific ordinance provisions.

Transit-Oriented Development (TOD) - a mixed-use residential and commercial area designed to maximize access to public transport that incorporates features to encourage transit ridership.

Value Capture - a type of public financing that recovers some or all of the value that public infrastructure generates for private landowners.

We Will Chicago - a three-year, citywide planning initiative of the Lightfoot administration led by DPD that will encourage neighborhood growth and vibrancy while addressing social and economic inequities that impair Chicago’s legacy as a global city.

Zoning – the regulation and categorization of land uses within the city typically into categories such as industrial, commercial, residential or other uses to preserve the best use of property and support public welfare.