

GLOSSARY OF TERMS AND PHRASES

ACCELERATED MAINTENANCE REQUIRED: Properties needing additional maintenance, because private maintenance activities are not sufficient to maintain properties in sound condition.

AFFORDABLE HOUSING: Families who pay more than 30% of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. An estimated 12 million renter and homeowner households now pay more than 50% of their annual incomes for housing. A family with one full-time worker earning the minimum wage cannot afford the local fair-market rent for a two-bedroom apartment anywhere in the United States.

ASSISTED HOUSING: Housing which is made affordable through government subsidy.

BLIGHT: The presence of building deficiencies or environmental conditions that contribute to underutilization of an area to such an extent that it constitutes a serious physical, social, or economic burden on that area.

BLOCK: Defined by the United States Bureau of the Census as a statistical area bounded by visible features, such as streets, roads, streams, and railroad tracks, and by nonvisible boundaries, such as selected property lines and city, township, school district, and county boundaries.

BLOCK GROUP (BG): Defined by the United States Bureau of the Census as a statistical subdivision of a census tract, generally defined to contain between 600 and 3,000 people and 240 and 1,200 housing units, and the smallest geographic unit for which the Census Bureau tabulates sample data.

CAPITAL IMPROVEMENTS: Any structure or component erected as a permanent improvement to real property which adds value and useful life to that property. These are typically one-time expenditures for infrastructure that have a long service life and improve the development potential of a property or an area.

CDBG-ELIGIBLE AREA (Community Development Block Grant): For the purpose of this strategy, a Block Group or Census Tract where 51% or more of the households have an annual household income below 80% of the median for the County.

CENSUS TRACT: Defined by the United State Bureau of the Census as a small statistical subdivision of a county, generally with stable boundaries, designed to be relatively homogenous with respect to population characteristics, economic status, and living conditions. Census tracts ideally contain about 4,000 people and 1,600 housing units.

COMMUNITY BUSINESS REVITALIZATION TARGET AREA: A geographic area within which Community Business Revitalization (CBR) program funds are targeted.

DETERIORATED: See dilapidated.

DILAPIDATED: Visual evidence of substantial deterioration of structural components. Examples of deterioration include cracking foundations, offset or leaning columns and posts, and missing roof or siding materials.

DISINVESTMENT: A reduction in the level of private investment in specific properties that could lead to deterioration and an overall decline in an area.

EMINENT DOMAIN: In law, the right of a government to take, or authorize the taking of, private property for public use. Just compensation is given to the owner of the property.

EMPLOYABLE: Persons 16 years of age or older.

APPENDIX A

HOUSEHOLD: Defined by the United States Bureau of the Census as including all the people who occupy a housing unit (such as a house or apartment) as their usual place of residence.

HOUSEHOLDS ON PUBLIC ASSISTANCE (PUBLIC ASSISTANCE INCOME): Cash receipts of payments made under public assistance programs including Aide to Families with Dependent Children, Old Age Assistance, General Assistance, Aid to the Blind, and Aid to the Permanently and Totally Disabled.

INFRASTRUCTURE: Basic service facilities on which a community or neighborhood depends, including, but not limited to roads, water and gas mains, power lines, and public facilities.

LEVERAGE OR LEVERAGING: The technique, usually through borrowing, of maximizing an investment's assets-to-equity ratio. For the purpose of this strategy, the term also refers to maximizing the ratio of private investment attracted to the amount of public funds utilized in a project or program.

LOW- AND MODERATE-INCOME: A person or household whose gross annual income (with adjustments for family size) does not exceed 80% of the median income for the Los Angeles Standard Metropolitan Statistical Area.

MULTI-FAMILY HOUSING: Two or more housing units that are physically connected and on one property.

OVERCROWDING: A housing unit with more than 1.01 persons per room. Severe overcrowding is a unit with more than 1.50 persons per room.

RECYCLE: Refers to a change in the land use of an area, usually increasing the density of development and/or changing the land use type.

REDEVELOPMENT: A process by which a government body is empowered to acquire property in a designated area through Eminent Domain in order to market, rebuild, or rehabilitate the properties therein.

REHABILITATION: Extensive repair or improvements to property, often including replacement of building materials and structural components, such as roofing, siding materials, electrical wiring, or plumbing fixtures, in order to bring the property to a sound condition.

REPLACEMENT NEEDS: Properties that have been identified as being deteriorated to the extent that they should be replaced.

REVITALIZE: The process of reversing a pattern of disinvestment, attracting new investment to upgrade the environment of an area.

SINGLE FAMILY HOUSING UNIT: A single housing unit that is not physically connected to an adjacent residential structure.

STANDARD METROPOLITAN STATISTICAL AREA (SMSA): A term describing a central city area and its economically dependent suburbs and other small jurisdictions. The Los Angeles SMSA is coterminous with Los Angeles County.

STRATEGY AREA: Census tracts and/or block groups within CDBG eligible areas which share a common need for investment. Strategy Areas are classified by unincorporated place name, census tract, and observable levels of distress.

TARGETING: The concentration of specific programs into a Strategy Area to provide a level of assistance that will attract private investment and provide for the long-term viability of a community.

UNEMPLOYED: All civilians 16 years old and over are classified as unemployed if they (1) were neither "at work" nor "with a job but not at work" during the reference week, and (2) were actively looking for work during the last four (4) weeks, and (3) were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.