

Terms to Know and Understand

Common Abbreviations

Planning is full of acronyms. Here are some of the most common ones you might come across:

AFFH	Affirmatively Furthering Fair Housing
AMI	Area Median Income
EJ	Environmental Justice
ELI	Extremely Low Income
HCD	California Department of Housing and Community Development
LI	Low Income
RHNA	Regional Housing Needs Allocation
VLI	Very Low Income

- **Affordable Housing:** Housing that costs less than 30% of a household's monthly income. This term is used in different contexts. When used by the City, it means *Deed-Restricted Affordable Housing*.
- **Affirmatively Furthering Fair Housing (AFFH):** Assembly Bill 686 requires Housing Elements to demonstrate that the jurisdiction is "affirmatively furthering fair housing" (taking meaningful actions to address patterns of segregation and removing barriers to opportunity).
- **Area Median Income (AMI):** The household income that is the midpoint for the county; half of Contra Costa County families earn more than the AMI and half earn less. AMI is used to [determine income levels](#) throughout the community and identify who qualifies for Deed-Restricted Affordable Housing.
- **Below Market Rate:** Housing that is priced to be affordable to households with low or moderate incomes for an amount less than the fair-market value of the unit.
- **Deed-Restricted Affordable Housing:** Housing that may only be rented or purchased by households that qualify based on income. It is often funded by a mix of grants and government subsidies, such as tax credits.
- **Density:** The number of units that can be developed on a site, represented by dwelling units per acre (du/ac).
- **Disadvantaged Community:** Areas within the City where a combination of social, economic, and environmental factors disproportionately affect health outcomes.
- **Environmental Justice (EJ):** The fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.
- **General Plan:** The City's long-term vision that guides growth and reflects community priorities and values.
- **Objective Development Standard:** Design requirements that regulate the placement, bulk, scale, and look of buildings without requiring any personal judgement. State Bill 330, passed in 2019, prohibits cities from enforcing standards that are not objective (i.e., measurable and verifiable) on land where housing is allowed.
- **Regional Housing Needs Allocation (RHNA):** Pronounced "reeh-na." Assigned by the State, this is the number of new homes that each jurisdiction must plan for to meet State housing needs across all incomes. Allocated by the Association of Bay Area Governments (ABAG) based on factors like demand, employment, and public facilities.
- **Sites Inventory:** Component of the Housing Element that demonstrates where in the city new housing can be built to accommodate the regional housing need for all income groups. The sites included in the inventory must be suitable and available for residential development.
- **Zoning:** Regulations that define what, where, how, and how much can be built or operated on a particular parcel of land. All land in Antioch is categorized into zoning districts for different land uses (such as commercial or residential). A parcel's zoning district can be changed through the "rezoning" process.