Appendix B: Glossary

This glossary is intended to provide definitions and clarification for terms in the 2045 Homer Comprehensive Plan including the Core Plan and other appendices.

Anadromous Water Body[1]: The portion of a fresh water body or estuarine area that (A) is cataloged under Alaska Statutes (AS) 16.05.871 as important for anadromous fish; or (B) is not cataloged under AS 16.05.871 as important for anadromous fish but has been determined by the Alaska Department of Fish and Game to contain or exhibit evidence of anadromous fish, in which event the anadromous portion of the stream or waterway extends up to the first point of physical blockage. The term 'anadromous fish' species that are born in freshwater, migrate to the ocean to grow and mature, and then return to freshwater to spawn (e.g. salmon).

Area Plan[2]: *(See also Master Plan*) A plan that covers specific subareas of a community that provides basic information on the natural features, resources, and physical constraints that affect development of the planning area. They may also specify detailed land-use designations used to review specific development proposals and to plan services and facilities.

Complete Streets[3]: Streets designed and operated to enable safe use and support mobility for all users. This includes people of all ages and abilities, regardless of whether they are traveling as drivers, pedestrians, bicyclists, or public transportation riders.

Downtown Area: *See Future Land Use Map, Figure 9 of the Core Plan.*

Greater Homer Area: *See Greater Homer Area Map, Figure 3 of the Core Plan.* The "Greater Homer Area" encompasses the City of Homer and its neighboring communities, including Diamond Ridge, Kachemak City, and Fritz Creek.

Green Infrastructure[4]: Green infrastructure uses filtration, infiltration, and evapotranspiration to treat and soak up rainwater where it falls. It can deliver multiple environmental, social, and economic benefits beyond stormwater management alone. Terms such as nature-based solutions, green stormwater infrastructure, and low-impact development are also used to describe green infrastructure installations, and there is overlap between these concepts. When green infrastructure systems are thoughtfully designed to fit the site-specific, local, or regional needs of the community and environment, they can provide cleaner air and water, protect against flooding and excessive heat exposure, provide diverse habitat, and create beautiful green spaces for all to enjoy.

Growth, Minimal: In the Growth Scenarios Report Card Results, minimal growth is referred to as "status quo" where there is no growth or there is "natural," unguided growth that maintains current

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[1] Adapted from Alaska Statute § 41.17.950 (2023).

[2] Adapted from: Michael Davidson & Fay Dolnick (Eds.), *A Planners Dictionary* (PAS Report Nos. 521/522), American Planning Association, 2004.

[3] Adapted from U.S. Department of Transportation. (n.d.). *Active transportation*. https://www.transportation.gov/mission/office-secretary/office-policy/active-transportation/active-transportation

[4] U.D. Environmental Protection Agency (2025). *About Green Infrastructure. https://www.epa.gov/green-infrastructure/about-green-infrastructure*

trends such as keeping current zoning and land use policies. This definition is consistent between the Core Plan and appendices.

Growth, Moderate: In the Growth Scenarios Report Card Results, moderate growth is referred to as "enhance" where there is a minimal increase in density through minor code modifications and a focus on current economic drivers. This definition is consistent between the Core Plan and appendices.

Growth, Significant: In the Growth Scenarios Report Card Results, significant growth is referred to "amplify" where there is a moderate increase in density through major code modifications that encourages new economic drivers aimed toward young families. This definition is consistent between the Core Plan and appendices.

Growth, Sustainable[5]: Creating long-term value without depleting natural or social resources, characterized by practices that are environmentally friendly, socially responsible, and economically viable.

Housing, Affordable[6]: *(See also Attainable Housing)* The U.S. Department of Housing and Urban Development defines "affordable housing" as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. Housing that is affordable can be built by private developers and open to all income groups. This is sometimes called naturally occurring affordable housing. Housing that is affordable can also be built using public investment and restricted to certain incomes. In some communities, there is an abundance of naturally occurring affordable housing that has been built by private developers. In other communities, the opportunities for housing that is affordable are few and far between, as housing prices have outpaced wage growth, causing housing to be out of reach for many households.

Housing, Attainable[7]: *(See also Affordable Housing)* Attainable housing means a variety of housing types for moderate- or middle-income households with incomes ranging between 80 – 120% of Area Median Income (AMI); this population segment sometimes is referred to as the 'Missing Middle'. Attainable housing is targeted towards income earners which may include teachers, healthcare providers, public safety personnel, armed service members, resort workers, etc. These individuals are typically ineligible for Affordable Housing because their household incomes often exceed the limits of Affordable Housing eligibility.

Infill[8]: Development or redevelopment of land that has been bypassed, remained vacant, and/or is underused because of the continuing urban development process. Generally, the areas and/or sites are not particularly of prime quality; however, they are usually served by or are readily accessible to

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[5] RVKS and Associates. (2024, December 5). *Strategies for sustainable business growth*. AGN International. https://agn.org/insight/navigating-growth-strategies-for-sustainable-growth/#:~:text=Sustainable%20growth%20focuses%20on%20creating,socially%20responsible%2C%20and%20economically%20viable

[6] U.S. Department of Housing and Urban Development. (n.d.). *Glossary of HUD terms: A*. HUD User. https://archives.huduser.gov/portal/glossary/glossary_a.html

[7] Adapted from: Association for the Improvement of American Infrastructure. (n.d.). *Attainable housing terms*. https://aiai-infra.org/attainable-housing-terms/

[8] Adapted from: Michael Davidson & Fay Dolnick (Eds.), *A Planners Dictionary* (PAS Report Nos. 521/522), American Planning Association, 2004.

the infrastructure (services and facilities) provided by the applicable local governmental entity. Use of such lands for new housing and/or other urban development is considered a more desirable alternative than to continue to extend the outer development pattern laterally and horizontally thus necessitating a higher expenditure for capital improvements than would be required for infill development.

Infrastructure[9]: The built environment. FEMA defines public infrastructure as, "at a minimum, the structures, facilities, and equipment for roads, highways and bridges; public transportation; dams, ports, harbors and other maritime facilities; intercity passenger and freight railroads; freight and intermodal facilities; airports; water systems, including drinking water and wastewater systems; electrical transmission facilities and systems; utilities; broadband infrastructure; and buildings and real property; and structures, facilities and equipment that generate, transport and distribute energy including electric vehicle (EV) charging."

Master Plan[10]: *(See also Area Plan)* A document that describes the physical development of the City which may include accompanying maps, plats, charts, descriptive and explanatory matter that shares the City of Homer Planning Commission's recommendations for the development of the City territory. This may include, among other things, development of the type, location, and sequence of all public improvements; the relocation, removal, extension or change of existing or future public ways, grounds, spaces, buildings, properties, and utilities; and the general extent and location of rehabilitation areas. A master plan for the City must be approved by the City Council after consideration and report by the Planning Commission.

Resilience[11]: The ability of a community to anticipate, plan, and prepare for threats, persevere through stressful or disruptive events, and recover and adapt to new conditions.

Sustainability[12]: The process of using our finite resources as a community to balance the goals of economic vitality, environmental stewardship, and social equity to ensure that we can meet the needs of present generations without compromising the ability of future generations to meet their own needs.

Tidelands[13]: Lands which are periodically covered by tidal waters between the elevation of mean high and mean low tides.

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[9] U.S. Department of Homeland Security (2023), *Infrastructure.* Federal Emergency Management Agency. https://www.fema.gov/about/glossary/infrastructure

[10] Adapted from: City of Homer. (n.d.). *Homer City Code § 2.72.030 – Powers and duties*. https://www.cityofhomer-ak.gov/cityclerk/homer-city-code

[11] Adapted from Fairbanks North Star Borough. (2024). *Climate Action and Adaptation Plan*. https://fnsb.gov/DocumentCenter/View/21949/climate-action-and-adaptations-plan?bidId=

[12] Adapted from Fairbanks North Star Borough. (2024). *Climate Action and Adaptation Plan*. https://fnsb.gov/DocumentCenter/View/21949/climate-action-and-adaptations-plan?bidId=

[13] Adapted from: City of Homer. (n.d.). *Homer City Code § 18.28.050 – Definitions*. https://www.cityofhomer-ak.gov/cityclerk/homer-city-code