HUD-FHA
Housing and Urban Development, Federal Housing Administration

New HUD Initiatives
PRA Demo Project Rental Assistance Demonstration
RAD Rental Assistance Demonstration
TAC Technical Assistance Collaborative
TRA Transformation of Rental Assistance

Related Organizations
CFO Chief Financial Officer
FHFA Federal Housing Finance Agency
FHLMC Freddie Mac Federal Home Loan Mortgage Corporation
FNMA Fannie Mae Federal National Mortgage Association
GAO Government Accountability Office
GNMA Ginnie Mae Government National Mortgage Association
GSE government-sponsored enterprise
HFA Housing Finance Agency
OMB Office of Management and Budget
PBCA Performance Based Contract Administrator
PHA Public Housing Authority
TCA Traditional Contract Administrator

RD, USDA, FmHA, RECD, RHS
Rural Development, United States Department of Agriculture, Farm Home Administration, Rural Economic and Community Development
All the same organization- current title is Rural Housing Service

Related HUD Program Offices
AM Asset Management
CPD Community Planning and Development
DEC Departmental Enforcement Center (may also show as “EC” in some references)
EMAS Economic and Marketing Analysis Section
FHEO Fair Housing and Equal Opportunity http://www.hud.gov/progdesc/fheoindx.cfm
FPM Field Policy and Management
FWAC Fort Worth Accounting Center
HQ Headquarters- could refer to any number of different HQ office in D.C.
HACAO Housing Assistance Contract Administration Oversight (HQ Office overseeing the PBCAs; interfaces with other HQ offices for the PBCAs)
http://www.hud.gov/offices/hsg/mfh/rfp/sec8rfp.cfm
HAGA Office of Housing Assistance and Grants Administration
MFH Multifamily Housing http://www.hud.gov/offices/hsg/mfh/hsgmfbus.cfm
OAHP/(formerly known as OMHAR) Office of Affordable Housing Preservation (used to be called OMHAR-Office of Multifamily Housing Assistance Restructuring still called that in the Section 8 Renewal Guide) http://www.hud.gov/offices/hsg/omhar/index.cfm
OCHCO Office of the Chief Human Capital Officer
OGC Office of General Counsel
OHHLHC Office of Healthy Homes and Lead Hazard Control
http://www.hud.gov/offices/lead/
OIG Office of Inspector General (aka the ‘IG’)
OHP Office of Healthcare Programs
OIHCF Office of Insured Health Care Facilities
ORCF Office of Residential Care Facilities
OSEP Office of Security and Emergency Planning
PIH Public and Indian Housing
Region X aka Northwest/Alaska Hub- Covers Alaska, Oregon, Idaho and Washington
PPSD Policy, Participation and Standards Division
RD Regional Director’s Office
RCD Response Coordination Desk
REAC Real Estate Assessment Center http://www.hud.gov/reac

HUD Contacts
AAO Administrative Appeals Officer
ADAS Associate Deputy Assistant Secretary
AM Asset Manager (aka PM Project Manager)
CAOM Contract Administrator Oversight Monitor (Laura Cole for Region X)
DAS Deputy Assistant Secretary
Financial Analyst Mark Rennord, Funding Officer, processes funding actions on contracts; Kristine Martin backup and main contact for Portland contracts
PM Project Manager (aka AM Asset Manager)
Program Center Director Tim Sovold for Seattle, Patrick Shea for Portland
Operations Officer Philip Head
Region X MF Hub Director Reneé Greenman (oversees the Portland and Seattle Programs Centers and the Hub Operations Team)
SME Subject Matter Expert
SPM Supervisory Project Manager

PBCA Terms
(see ACC for more detail)
ACC Annual Contributions Contract
ACR Annual Compliance Review
AQL Acceptable Quality Level
Basic Fee paid monthly with the exception of the annual holdback
IBPS Incentive Based Performance Standard
Incentive Fee paid quarterly
PBT Performance Based Task (this term will replace IBPS)

Section 8 Contract Terms
http://www.hud.gov/offices/hsg/mfh/mfhsec8.cfm
Section 8 Housing Assistance Payment Program (Housing and Community Development Act of 1974)
AAF Annual Adjustment Factor
ACC Annual Contributions Contract
AHAP Agreement to Enter into a HAP Contract
Budget-Based Rent Increase
BA Budget Authority see Mark Rennord; actual dollars
CA Contract Authority see Mark Rennord estimate of need
Enhanced Vouchers, Sticky Vouchers vouchers that can go above PIH payment standard for preservation eligible properties
FAF Financial Adjustment Factor
FMR Fair Market Rents or Federal Fair Market Rents
GRP Gross Rent Potential
HAP Housing Assistance Payment(s)
HFDA Housing Finance Development Agency
KDHAP Katrina Disaster Housing Assistance Program
LMSA Loan Management Set-Aside
MFI Median Family Income
Mod Rehab Moderate Rehabilitation
NC/SR New Construction/Substantial Rehabilitation
OCAF Operating Cost Adjustment Factor
PMSA Primary Metropolitan Statistical Area
Project-Based Section 8 typically refers to Section 8 handled by HUD Office of Multifamily Housing i.e. private ownership with HUD contract for Section 8; however, PIHs are also now using term for project-basing vouchers at certain projects.
RCS or Comp Study Rent Comparability Study
RRH Rural Rental Housing Section 515 Program (through RHS)
SRO Single Room Occupancy
Tandem Projects Projects with RHS loan and HUD Section 8
Tenant-Based Section 8 Section 8 vouchers issued and managed by local HA

Preservation Terms
241f Equity or purchase takeout loan approved in the plan of action
4350.6 see HUD Handbooks
ELIHPA Emergency Low Income Housing Preservation Act of 1987 aka Title II
Title II of the Housing and Community Development Act of 1987 same as ELIHPA
Flat Rents rents applicable to non-section 8 tenants on some preservation properties
Factored Rents rents applicable to non-section 8 tenants on some preservation properties
Floor Rents rents applicable to non-section 8 tenants on some preservation properties
LIHPRHA Low Income Housing Preservation and Resident Homeownership Act of 1990
Title VI of the National Affordable Housing Act; Same as LIHPRHA
POA or Plan of Action owners plan recorded in the Use Agreement
Preservation Eligible 221d3 or 236 project with no prepayment restrictions after year 20
Preservation When capitalized, usually refers to Title II or Title VI properties
Use Agreement all Preservation projects will have a Use Agreement
PSR Project Specific Rents; rents applicable to non-section 8 tenants on some preservation properties

Post FY 1998 HAP Renewal Terms
99-36 HUD MAHRA guidance pre-dating the current renewal guide
ARAMS See computer systems
EPLS Excluded Parties List System
Comp Rents Comparable Market Rents
LOCCS See computer systems
MAHRA Multifamily Assisted Housing Reform and Affordability Act of 1997
MU2B Mark up to Budget
MU2M Mark up to Market
PAS See computer systems
Post-MAHRA renewals subject to MAHRA legislation

OAHP/OMHAR Specific Terms
AFT Additional Funds Transfer
ANOI Adjusted Net Operating Income
AOTC Action Other Than Closing
CRN Contingent Repayment Note
CRP Capital Recovery Payment
DRS Debt Restructuring Specialist
DSCR Debt Service Coverage Ratio
IDRR Initial Deposits to Reserves for Replacement
IPF Incentive Performance Fee
M2M Mark to Market
MRN Mortgage Restructuring Note
OAHP Sunset 9/30/06 deadline to have a binding commitment to be eligible for M2M
ODE Operating Deficit Escrow
OTAG Outreach and Training Grants
PAE Participating Administrative Entity; Organization eligible to implement restructuring plans
PCA Physical Condition Assessment
PCPM Post Closing Portfolio Manager (RER Solutions Inc. currently, reviews AFS)
PD Property Disposition
PO Production Office
PRA Portfolio Restructuring Agreement
PRE/DEMO Portfolio Reengineering, Demonstration Project preceding OMHAR for debt restructures following MAHRA
QNP Qualified Non-Profit
RA Risk Assessment
RAAP Rental Assistance Assessment Plan
RC Restructuring Commitment
REA Rehabilitation Escrow Administration
REDA Rehabilitation Escrow Deposit Agreement
SCA Surplus Cash Analysis
TRIO Tenant Resource Information Outreach

3 outcomes:
  Debt or “Full” Restructure
  “Lite” Contract
  “Watchlist” Contract
Recovery Act Terms

ARRA American Recovery and Reinvestment Act of 2009
FFATA Federal Funding Accountability and Transparency Act (“Transparency Act”)
HERA Housing and Economic Recovery Act of 2008
GRP Green Retrofit Program
GRPCA Green Retrofit Physical Condition Assessment

Miscellaneous Contracting and Grants Administration Terms
A 76- From the OMB Circular number with policies and procedures to determine if work should be contracted or performed in house
   CGO Continuing Governmental Organization
   MEO Most Efficient Organization
   PWS Performance Work Statement
CCR Central Contractor Registration (replaced by SAM)
DPA Delegated Processing Agency
DUNS Data Universal Numbering System
NOFA Notice of Funding Availability (see also SuperNOFA)
RFP Request for Proposal-Used to solicit price quotes under the simplified acquisition procurement method (The PBCA contracts were let out on the basis of winning an RFP through competitive bidding; refers to the bid specs or package presented.)
SAM System for Award Management
SuperNOFA consolidated Notice of Funding Availability containing funding notices and general terms and application conditions for multiple grant opportunities in one notice

HUD Computer Systems/REAC Terms
APPS Active Partners Performance System
ARAMS Automatic Renewal and Amendment Management Subsystem
DAP Development Application Processing
FASS Financial Assessment Subsystem
iMAX Integrated Multifamily Access Exchange
iREMS Integrated Real Estate Management System
LOCCS Line of Credit Control System
MROC Multifamily Risk of Claim
PAS Program Accounting System
PASS Physical Inspection Assessment Subsystem
SAGIS Subsidy and Grants Information System
Secure Systems platform for HUD PIH and MFH web-based systems
TRACS Security Awareness Training (SATQ)
TAC Technical Assistance Center (REAC Helpdesk)
TASS Tenant Assessment Subsystem
WASS Web Access Secure System

Physical Inspection Terms
9834 HUD’s MOR form
ANSI American National Standards Institute
ASTM ASTM International, formerly known as the American Society for Testing and Materials
BOCA Code Building Officials and Code Administrators
CDE Compliance, Disposition and Enforcement Plan
CNA Comprehensive Needs Assessment
CQA Collaborative Quality Assurance Review
CRHA Code Requirements for Housing Accessibility
DSS Decent, Safe and Sanitary
EHS Exigent Health and Safety
HQS Housing Quality Standards
HSDB Health and Safety Deficiencies Building
HSDS Health and Safety Deficiencies Site
HSDU Health and Safety Deficiencies Unit
IBC International Building Code
ICC International Code Council
LQA Limited Quality Assurance Inspection
LTH&S life threatening health and safety
MOR Management and Occupancy Review
NLTH&S non life threatening health and safety
PASS (see computer systems)
PCNA Project Capital Needs Assessment
PI Physical Inspection
PIB Percentage Inspected Building
PIR Property Inspection Report
PIS Percentage Inspected Site
PIU Percentage Inspected Unit
REAC (see HUD offices)
RUL Remaining Useful Life
SD Smoke Detectors
UFAS Uniform Federal Accessibility Standard
Under 60 Unacceptable PI score - referral for HUB enforcement
Under 30 Unacceptable PI score - automatic referral to DEC
UPCS Uniform Physical Condition Standards (inspection protocol)

Ownership Types
GP General Partner(ship)
LD limited dividend; entity may be for profit, but Reg. Agr. Limits return.
LLC Limited Liability Corporation
Sole proprietor (not allowed on HUD insured properties)
LLCI Limited Liability Corporate Investors (see the Preservation Approval Process Improvement act of 2007 for more details.)
LP Limited Partner(ship)
NP non-profit; usually a corporation
PM profit motivated (no limitation of distributions in the HUD Regulatory Agreement)

TPA Terms
2530 form HUD 2530, previous participation clearance, now automated in APPS
APPs see computer systems [http://www.hud.gov/offices/hsg/mfh/apps/appsmfhm.cfm](http://www.hud.gov/offices/hsg/mfh/apps/appsmfhm.cfm)

Assignment or Assumption of HAP sale or TPA involving no HUD insurance, only HAP contract; requires HUD approval of the assignment or assumption of the HAP contract

Full TPA Usually a sale of a property with HUD insured loan remaining in place; See HUD Handbook 4350.1 for full definition

Regulatory Agreement recorded document on HUD insured properties

LDP Limited Denial of Participation

Modified TPA More minor ownership change (e.g. replacement of GP) see HB

TPA Transfer of Physical Assets; sale of a HUD property

Use Agreement recorded document on some HUD properties; varies by type

**HUD Most Common Insurance Terms**

MAP Multifamily Accelerated Processing

MIO Management Improvement and Operating Plan

MIP Mortgage Insurance Premium

MIP Mortgagee in Possession

Section of the Act Part of the National Housing Act that authorizes the particular insurance program

Section 221d3 Market mortgage insurance program for low/moderate income families

Section 221d3 BMIR Below Market Interest Rate; mortgage insurance program for low/moderate income families; note rate paid down up front with the savings passed on to the tenants via budget-based rents; may be combined with an LMSA HAP, which may have a different rent calculation method if post-MAHRA

Section 221d4 may be combined with NC/SR Section 8, typically originally AAF; usually PM owner

Section 202 insurance program for non-profit owners, elderly or sometimes disabled housing- multiple kinds based on year “EH or SH”

Section 223f mortgage insurance program to refinance existing MF housing

Section 241f Equity Take-out or purchase loan associated with Preservation

Section 231 mortgage insurance for housing constructed or rehabbed primarily for elderly persons.

TAP Traditional Application Processing

**Other Subsidies**

APRAC Agreement to Enter into a PRAC

CDBG Community Development Block Grant

Flex Flexible Subsidy Loans

HOME Home Investment Partnerships

HOPWA Housing Opportunities for Persons with Aids

LIHTC Low Income Housing Tax Credits; Housing program not controlled by HUD, but under IRS ruling, managed by HFAs

MTSP Multifamily Tax Subsidy Projects

NSP Neighborhood Stabilization Program

PBRA Project Based Rental Assistance

PAC Project Assistance Payment

PRAC Project Rental Assistance Contract; not eligible for PBCA; “new” kind of 202-202/811 with Capital Grant

RAP Rental Assistance Payment
Sup or Rent Sup Rental Supplement Program
PBRA Project-Based Rental Assistance
PRA Project Rental Assistance
TCAP Tax Credit Assistance Program

Section 236 Terms
236 FHA MF mortgage insurance program with subsidies on interest for low/moderate income families; Regulatory Agreement stipulates budget-based rents; may be combined with LMSA HAP, which may have a different rent calculation method if post-MAHRA; NP or LD owner
Basic Rent HUD approved budget-based rent using 1% interest rate
Excess Income Funds remitted to HUD (or kept for project uses, if retainage approved by HUD) resulting from market renters
IRP Interest Reduction Payment; monthly payments by HUD to reduce the note rate to 1%
IRP Decoupling HUD approval via Use Agreement to use the IRP on new debt
Market Rent What the HUD approved rent charged to over income tenants is; adding back in the full note rate to the budget-based rent

Important HUD MF Handbooks
Please note: This list is not comprehensive
See HUDClips http://www.hud.gov/offices/adm/hudclips/ for all Housing Notices, guidebooks, forms and other Handbooks
4350.1 HUD’s Asset Management Handbook
4350.3 The Occupancy Handbook
4381.5 Management Agent Handbook
4370.2 Financial Operations and Accounting Procedure Handbook
4370.1 Reviewing Annual and Monthly Financial Reports
4370.4 Basic Accounting Desk Reference for HUD Loan Servicers
4350.6 Preservation Handbook
IG Handbook 2000.4 Consolidated Audit Guide for Audits of HUD Programs
4350.5 Subsidy Contract Administration and Field Monitoring Handbook (TCAs)
PBCA Guidebooks- see http://www.hud.gov/offices/hsg/mfh/rfp/ca_docs.cfm
Rent and Income Determination Quality Control Monitoring Guide
RHIIIP Guide Rent and Income Determination Quality Control Monitoring Guide
Section 8 Renewal Guide
Special Claims Processing Guide HSG-06-01

FHEO Terms
ADA Americans with Disabilities Act
Addendum B the FHEO review portion of the form HUD 9834; Parts A-D
AFHMP Affirmative Fair Housing Marketing Plan
Civil Rights Act
EEO Equal Employment Opportunity
Elderly Usually 62 and older, unless HUD grants a waiver; can mean elderly and disabled for some projects; does not necessarily limit children as dependents
Fair Housing Act
LAP Language Access Plan
LEPI Limited English Proficiency Initiative Program
LGBT Lesbian, Gay, Bi-Sexual, Transgender
Section 504
Section 3 Obligates PHAS to afford resident access to jobs and contracting opportunities created by Federal funding
Service Animal

General Asset Management Terms
9834 Management Cert form for HUD approval of Management Certifications.
ADR Alternative Dispute Resolution
AFS Annual Financial Statement or Audited Financial Statement
BSPRA Builder/Sponsor Profit and Risk Allowance
CFRS Code of Federal Regulations- “regulatory requirements” may possibly be waived, but only by HUD HQ, unless delegated to the field HUD office
CHSP Congregate Housing Service Provider
CMI Chronically Mentally Ill
CMP Civil Money Penalties
COOP Continuity of Operations Plan
CP Capital Plan
CPA Certified Public Accountant
DD Developmentally Disabled
ECRP Emergency Capital Repair Program
EIN Employer’s Identification Number
EMPIP Expense Management and Process Improvement Plan
FAQs Frequently Asked Questions; when posted on the HQ HUD website, these may be quoted as references before the Handbook or Notice changes come out, as they have gone through OGC clearance. For RHIIP FAQs: [http://www.hud.gov/offices/hsg/mfh/rhiip/mfhrhiip.cfm]
For criminal screening FAQs: [http://www.hud.gov/offices/hsg/mfh/gendocs/evictionfaqs.pdf]
FORQ Field Office Initiated Accounting Adjustment
FPIP Financial Performance Improvement Plan
FY or FYE Fiscal Year, Fiscal Year End
GSE Government Sponsored Enterprise
IPA Independent Public Accountant
IOI Identity of Interest
IPM Integrated Pest Management
ITIN Individual Taxpayer Identification Number (A tax processing number only available for certain nonresident and resident aliens, their spouses and dependents who cannot get a Social Security Number.)
LBP Lead Based Paint
LHCP Lead Hazard Control Plan
LURA Land Use Restriction Agreement
MOU Memorandum of Understanding
MPIP Marketing and Property Improvement Plan
MTSP Multifamily Tax Subsidy Project
NFR Notice of Finding and Recommendation
NN Neighborhood Networks www.neighborhoodnetworks.org
OARQ Owner/Agent Initiated Accounting Adjustment
O&M Operations & Maintenance [Plan]
OPIP Overall Property Improvement Plan
PPC Partial Payment of Claim
PUPA Per Unit Per Annum
PUPM Per Unit Per Month
QAS Qualitative Assessment Scoreboard
QHWRA Quality Housing and Work Responsibility Act of 1998 for Multifamily Housing Programs
Residual Receipts Account
RFR Reserve for Replacement Account
RR Reserve for Replacement Account
RRP Renovation Repair and Painting Rule
SAUA Stand Alone Use Agreement
SC Service Coordinator
SNDA Subordination, Non-Disturbance and Attornment Agreement
SSN Social Security Number- can also be a TIN
START Strategic Tracking and Reporting Tool
TIN Tax Identification Number
UCC Uniform Commercial Code
UII Unique IPA Identifier
UPB Unpaid Principal Balance
URA Uniform Relocation Act
U.S.C. United States Code; laws, “statutory requirements” may not be waived “shall” or “must” in Handbooks
VAWA Violence Against Women Act (formally, the Violence Against Women Act and Department of Justice Reauthorization Act of 2005, Public Law 109-162)

Occupancy Terms
AMI Area Median Income
AR annual recertification
AP Assistance Payment
CC combined contract
Cert or Certifications owner and tenant certification of HAP owed, form 50059
CMS Centers for Medicare and Medicaid Services
CT correction
EIV Enterprise Income Verification: http://www.hud.gov/offices/hsg/mfh/rhiip/eiv/eivhome.cfm
ETL Error Tracking Log
FACT Act Fair and Accurate Credit Transactions Act of 2003
GR gross rent
HHS Health and Human Services
ICF/MR Intermediate Care Facility/Mentally Retarded
ICF/DD Intermediate Care Facility/Developmentally Disabled
IR interim recertification
MAT Guide Monthly Activity Transmission (TRACS guide which gives error codes)
MI move-in certification
MO move-out certification
Office Automation Rule 24 CFR Part 208 Electronic Transmission of Required Data for Certification and Recertification and Subsidy Billing Procedures for Multifamily Subsidized Projects (Regulation requiring owners and PBCAs to use TRACS)
OARQ (Owner/Agent Request) Owner/Agent-initiated Repayment Agreement
Pet Policy Owner policy on pets in elderly units, governed by 24 CFR Section 243
RHIIP Rental Housing Integrity Improvement Project
http://www.hud.gov/offices/hsg/mfh/rhiip/mfhrhiip.cfm
SAVE Systematic Alien Verification for Entitlements
Special Claims HAP payments for vacancy or damage loss
50059 HUD form 50059; tenant certification
SS Social Security (Income)
SSI Supplemental Security Income
SSDI Social Security Disability Insurance
TASS see computer systems
TM termination
TTP Total Tenant Payment
UIV Upfront Income Verification
UT unit transfer
Voucher form HUD-52670-A, Part 1, Schedule of Tenant Assistance Payments Due (Owner submission for payment)
UA Utility Allowance

Additional EIV Terms
CAAF Coordinator Access Authorization Form
HFC Housing Field Office Coordinator
HOH Head of Household
HSC Housing Coordinator
HSU Housing User
NDNH National Directory of New Hires
PI Period of Income
POI Period of Income
SWA State Workforce Agency
SWICA State Wage Information Collection Agencies
UAAF User Access Authorization Form

Statistical & Census Terms
ACS American Community Survey (from the Census Bureau – www.census.gov)
CBSA Core-Based Statistical Area
HMFA HUD Metropolitan Fair Market Rent [FMR] Area
MFI Median Family Income

Disaster Terms

FEMA Federal Emergency Management Administration
DVP Disaster Voucher Program; replaces KDHAP see PIH Notice 2006-12
PDA Preliminary Disaster Assessment
DRP Disaster Response Plan
ERT Emergency Response Team
APL Affected Portfolio List
TR Tracking Report
NOC National Operations Center
NRCC National Response Coordination Center
JFO Joint Field Office
RRCC Regional Response Coordination Center
NRF National Response Framework
FRC Federal Resource Coordinator