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Common HUD Terms and Acronyms

## **COMMON HUD TERMS AND ACRONYMS**

| <b>Acronym</b> | <b>Definition</b>  |
|----------------|--|
| 2LP            | Home Affordable<br>Second Lien<br>Program  |
| ABA            | Annual Budget<br>Authority (for HAP<br>expenses in the<br>HCV program)   |
| AC             | Alternative<br>Construction (under<br>Manufactured<br>Housing Programs)  |
| ACA            | Annual Community<br>Assessment   |
| ACA            | Asset Control Area.<br>FHA Single Family<br>Housing designated<br>area for special<br>property sales<br>initiatives. |

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| ACC  | Annual Contributions Contract. Annual Contracts with Public Housing Authorities for payments towards rents, financing debt service and financing for modernization. |
| ACOP | Admissions and Continued Occupancy Policy   |
| ACRS | Administration's system for tracking requests for administrative services   |
| ACS  | American Community Survey   |
| ADA  | Americans With Disabilities Act (Section 504)   |
| Adm  | Administration (HUD Office of)  |

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| AFGE       | American Federation of Government Employees. One of two (AFGE, NFFE) HUD employee unions. AFGE has national recognition. |
| AFFH       | Affirmatively Furthering Fair Housing  |
| AFR        | Applicable Federal Rate  |
| AFS        | Annual Audited Financial Statements  |
| AHAP       | Agreement to Enter into a Housing Assistance Payments Contract   |
| AHS        | American Housing Survey  |
| AI         | Analysis of Impediments (to fair housing); a part of Consolidated Plans  |
| Allocation | Budget Authority transferred from one agency   |

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|----------------|---|
| Allotment      | Authorization by authorized employee to subordinates to incur obligations                   |
| AMP            | Asset Management Project  |
| Antideficiency | Prohibits obligations or expenditures prior to appropriations or in excess of apportionment |
| AO             | Administering Organization  |
| APICs          | America's Private Investment Companies  |
| APP            | Annual Performance Plan   |
| APPS           | Active Partners Performance System  |
| Apportionment  | OMB distribution of authorized (appropriated) funds   |
| Appropriations | Statutory authority permitting agency to incur obligations                                  |

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| APR   | Annual Performance Report (Annual Progress Report for homeless programs)   |
| ARAMS | Automatic Renewal and Amendment Management Subsystem   |
| ARRA  | American Recovery and Reinvestment Act   |
| ASQ   | American Society for Quality   |
| BEDI  | Brownfields Economic Development Initiative. Grants, connected with 108 guaranteed loans to improve security of viability of projects. |
| BLI   | Budget Line Item (in LOCCS)  |
| BLS   | Bureau of Labor Statistics, U.S. Department of Labor   |
| BOSS  | Budget Outlay Support System   |

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| BRI                 | Brownfields<br>Redevelopment<br>Initiative.<br>Interagency<br>initiative<br>addressing financial<br>and legal risks of<br>brownfield clean-up<br>and redevelopment. |
| Brownfields         | Vacant or<br>underutilized<br>industrial and<br>commercial<br>properties that are<br>environmentally<br>contaminated  |
| Budget<br>Authority | Legal authority to<br>enter into financial<br>obligations   |
| CBD                 | Commerce Business<br>Daily  |
| CDBG                | Community<br>Development Block<br>Grant (CPD<br>program)  |
| CEF                 | Community<br>Empowerment<br>Fund; administered<br>by CPD  |

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| CFCF | Capital Fund<br>Education and<br>Training<br>Community<br>Facilities   |
| CFFP | Capital Fund<br>Financing Program  |
| CFO  | Chief Financial<br>Officer (HUD Office<br>of)  |
| CFP  | Capital Fund<br>Program  |
| CFR  | Code of Federal<br>Regulations   |
| CHAS | Comprehensive<br>Housing<br>Affordability<br>Strategy  |
| CHDO | Community<br>Housing<br>Development<br>Organization.<br>Nonprofit housing<br>provider receiving<br>minimum of 15% of<br>HOME Investment<br>Partnership funds |

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| CHRB  | Community Housing Resource Board. Organization assisting with voluntary compliance with fair housing laws. |
| CIO   | Chief Information Officer (HUD Office of)  |
| CIR   | Congressional and Intergovernmental Relations (HUD Office of)  |
| CITI  | Correcting Incorrect Tenant Identifiers  |
| CLPHA | Council of Large Public Housing Authorities  |
| CMHI  | Cooperative Management Housing Insurance Fund. One of four FHA funds                                       |
| CO    | Contracting Officer  |
| CoC   | Continuum of Care approach to assistance to the homeless   |



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|--------------------|---|
| COCC               | Central Office Cost Center  |
| Continuum of Care  | Federal program stressing permanent solutions to homelessness   |
| COE                | Army Corps of Engineers   |
| Con Plan           | Consolidated Plan; a locally developed plan for housing assistance and urban development under the Community Development Block Grant and other CPD programs |
| Contract Authority | Statutory authority. Budget authority permitting contracting or obligations prior to an appropriation for payment.  |
| COOP               | Continuity of Operations  |
| CPD                | Community Planning and Development (HUD Office of)  |

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| CPO   | Chief Procurement Officer (HUD Office of)                                       |
| CPU   | Cost Per Unit (Total Cost/Number of Units)                                      |
| CSI   | Community Strategies Institute  |
| CQA   | Certified Quality Auditor   |
| CQE   | Certified Quality Engineer  |
| DAP   | Development Application Processing (FHA - Multifamily Housing)                  |
| DAP   | Downpayment Assistance Program (FHA - Single Family Housing)                    |
| DAPIA | Design Approval Primary Inspection Agency (under Manufactured Housing Programs) |

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| DARTS             | Departmental<br>Accounts<br>Receivable<br>Tracking/Collection<br>System  |
| Data<br>Warehouse | Information system<br>storing HUD<br>program and<br>operational data   |
| Davis Bacon       | Statutory<br>requirement that<br>persons working on<br>federally assisted<br>projects be paid at<br>least minimum<br>prevailing wage<br>rates. |
| DCR               | Debt Coverage Ratio<br>(NOI/Hard Debt)   |
| DE                | Direct<br>Endorsement.<br>Program permitting<br>lender processed<br>and endorsed FHA<br>mortgages.   |
| DEC               | Departmental<br>Enforcement Center   |
| DGMS              | Departmental<br>Grants Management<br>System  |

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| DHAP | Disaster Housing Assistance Program (HCV Program)  |
| DM   | Data Mart  |
| DOFA | Date of Full Availability  |
| DOT  | Declaration of Trust   |
| DPR  | DAPIA Performance Report (under Manufactured Housing Programs)   |
| DSCR | Debt Service Coverage Ratio  |
| DT   | Delivering Together  |
| DUNS | Dun and Bradstreet Numbering System  |
| EA   | Environmental Assessment. Analysis to determine affect of a project on the environment. May lead to an Environmental Impact Statement (EIS). |

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| EC   | Enforcement Center<br>(formally called Departmental Enforcement Center) |
| EC   | Enterprise Community  |
| ED   | Executive Director  |
| EDA  | Economic Development Administration<br>(part of Dept. of Commerce)      |
| EDI  | Economic Development Initiative (CPD program)                           |
| EDSC | Elderly/Disabled Service Coordinator                                    |
| EDSS | Economic Development and Supportive Services (CPD program)              |
| EEO  | Equal Employment Opportunity  |
| EGI  | Effective Gross Income (GPR - Vacancy Loss + Other Income = EGI)        |

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| EHOP | Equal Housing Opportunity Plan. Plan developed by Public Housing Agencies for use in Sec. 8 and Moderate Rehabilitation programs. |
| EIS  | Executive Information System. Designed for senior management for analysis   |
| EIS  | Empowerment Information System. Programmed reports for top executives   |
| EIS  | Environmental Impact Statement. Analysis of environmental impacts of a proposed project.  |
| EIV  | Enterprise Income Verification  |
| EMAD | Economic and Market Analysis Division   |

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|-------|---|
| EMM   | Executive Management Meeting  |
| EPA   | U.S. Environmental Protection Agency  |
| EPACS | (HUD) Executive Performance Accountability and Communication System (for performance plans for Senior Executives) |
| EPC   | Energy Performance Contracting  |
| EPIC  | Energy Performance Information Center   |
| EPLS  | Excluded Parties List System  |
| EPPEs | Employee Performance Planning and Evaluation System. Used to measure/rate employee job performance.               |

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| ESG              | Emergency Shelter Grants (CPD program)   |
| EVS              | Employee Viewpoint Survey  |
| EZ               | Empowerment Zone   |
| F47              | see MFIS   |
| FA               | Financial Analyst  |
| FAIR             | Federal Activities Inventory Reform (FAIR) Act of 1998   |
| Fair Housing Act | 1968 act (amended in 1974 and 1988) providing HUD Secretary with fair housing enforcement and investigation responsibilities |
| Fannie Mae       | See FNMA   |
| FAR              | Federal Acquisition Regulation   |
| FASPHA           | Financial Assessment Subsystem   |
| FASS             | Financial Assessment Subsystem   |



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| FBCO | Faith-Based and Community Organizations   |
| FDS  | Financial Data Schedule   |
| FEMA | Federal Emergency Management Administration   |
| FERA | Front-End Risk Assessments (FERAs) are documented reviews by management of a component's susceptibility to waste, fraud, abuse and mismanagement. FERAs are conducted on new or substantially revised programs or administrative functions. |
| FFS  | Federal Financial System  |
| FFY  | Federal Fiscal Year   |
| FHA  | Federal Housing Administration (HUD Office of Housing)  |

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| FHAP  | Fair Housing Assistance Program (FHEO program). Program assisting state/local government with processing fair housing complaints.   |
| FHEO  | Fair Housing and Equal Opportunity (HUD Office of)  |
| FHIP  | Fair Housing Initiatives Program (FHEO program). Program to assist state/local government, community groups and housing resource boards to combat housing discrimination. |
| FHLBB | Federal Home Loan Bank Board  |
| FHLMC | Federal Home Loan Mortgage Corporation. Federally chartered stockholder owned corporation supporting secondary market for conventional mortgages.                         |

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| FLRA | Federal Labor Relations Authority   |
| FMC  | Financial Management Center (Section 8; under PIH)  |
| FMD  | Financial Management Division (Public Housing)  |
| FMR  | Fair Market Rent (maximum rent for Section 8 rental assistance)   |
| FMS  | Facilities Management Specialist  |
| FNMA | Federal National Mortgage Association. Federally chartered, stockholder owned corporation supporting secondary market for FHA, VA and conventional mortgages. |
| FOIA | Freedom of Information Act  |

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| FONSI       | Finding of No Significant Impact. Environmental Assessment finding that a project will not significantly affect the quality of human life. |
| FPM         | Field Policy and Management (HUD Office of)  |
| Freddie Mac | See FHLMC  |
| FSI         | Financial Systems Integration  |
| FSS         | Family Self-Sufficiency program  |
| FTE         | Full-time equivalent (employee) (2080 hours of paid employment)  |
| FUP         | Family Unification Program   |
| FWG         | Field Working Group  |
| FY          | Fiscal year  |
| GI          | General Insurance Fund (one of four FHA insurance funds)   |

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| GIMS       | Grants Interface Management System   |
| Ginnie Mae | (HUD) Government National Mortgage Association   |
| GIS        | Geographic Information System  |
| GMC        | Grants Management Center (under Public and Indian Housing)   |
| GMP        | Grants Management Process  |
| GMS        | Grants Management System   |
| GNND       | Good Neighbor Next Door-program for sale of Single Family Properties in revitalization areas to law enforcement officers, firefighters, emergency medical technicians and teachers in order to improve neighborhood security |
| GPO        | Government Printing Office   |

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| GPR  | Gross Potential Rent<br>(Number of Units x<br>Monthly Rent x 12<br>(months/annual) =<br>GPR)  |
| GPRA | Government<br>Performance and<br>Results Act.<br>Requires Federal<br>Agencies to<br>establish<br>performance<br>standards and<br>report on results. |
| GSA  | General Services<br>Administration  |
| GTM  | Government<br>Technical Monitor<br>(for contracts)  |
| GSE  | Government<br>Sponsored<br>Enterprises (Fannie<br>Mae and Freddie<br>Mac)   |
| GTR  | Government<br>Technical<br>Representative (for<br>contracts)  |
| HAMP | Home Affordable<br>Modification<br>Program  |

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| HAP     | Housing Assistance Payments  |
| HAP     | Housing Assistance Plan. Housing plans required by CDBG program.   |
| HARP    | Home Affordable Refinance Program  |
| HART    | HUD's Assistance and Recovery Team   |
| HCA     | Housing Credit Agency  |
| HCA     | Housing Counseling Agency  |
| HCV     | Housing Choice Voucher   |
| HERA    | Housing and Economic Recovery Act  |
| HERFORU | HEREMS Field Office Reporting Utility aka HEREMS   |
| HFA     | Housing Finance Agency. State or local agencies responsible for financing and preserving low/mod housing within a state. |

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| HHS    | Health and Human Services (U.S. Department of)   |
| HIFMIP | HUD Integrated Financial Management Improvement Project  |
| HIPRS  | HUD Integrated Performance Reporting System (HIPRS) application tracks and reports accomplishments on the national Management Plan goals in Headquarters and the local goals in the Field offices. |
| HMDA   | Home Mortgage Disclosure Act. 1975 Act, amended 1989, requires mortgage lending institutions to collect and disclose information on their lending practices.                                       |
| HOC    | Homeownership Center (FHA - Single Family Housing field structure)   |



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| HOME     | Home Investment Partnerships (CPD program)                                     |
| HOPE VI  | Program for Revitalization of Severely Distressed Public Housing (PIH program) |
| HOPWA    | Housing Opportunities for Persons with AIDS (CPD program)                      |
| HQS      | Housing Quality Standards  |
| HUD      | U.S. Department of Housing and Urban Development                               |
| HUDCAPS  | HUD Central Accounting Processing System                                       |
| HUDCLIPS | HUD Client Information and Policy Systems                                      |
| HUDstat  | Internal Reporting System  |
| HUD-VASH | HUD-Veterans Affairs Supportive Housing program                                |
| HUSM     | HUD Utility Schedule Model   |

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| IBS              | Integrated Business System   |
| ICDBG            | Indian Community Development Block Grant program   |
| IDA              | Individual Development Account   |
| IDIS             | Integrated Disbursement and Information System (CPD system)  |
| IG               | Inspector General (HUD Office of)  |
| IHA              | Indian Housing Authorities   |
| IHBG             | Indian Housing Block Grants program  |
| IMS or (IMS-PIC) | Inventory Management System  |
| IPA              | Independent Public Accountant  |
| IPA              | Intergovernmental Personnel Act. Permits temporary assignment of employees to public and private sector. |

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| IPIA | Production Inspection Primary Inspection Agency (under Manufactured Housing Programs) |
| IPIA | Improper Payments Information Act   |
| IPR  | IPIA Performance Report (under Manufactured Housing Programs)                         |
| IRR  | Internal Rate of Return   |
| IRV  | Traditional method of determining property values (NOI/Cap Rate = Value)              |
| IT   | Information Technology  |
| ITIM | Information Technology Investment Management  |
| LAS  | Loan Accounting System; direct loans  |
| LASS | Lender Assessment Subsystem   |

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| LDRS  | (HUD) Leadership Development Recognition System (incentive awards system for executives, managers and supervisors) |
| LGBT  | Collectively refers to the lesbian, gay, bisexual and transgender community  |
| LIHTC | Low Income Housing Tax Credit  |
| LM    | Loan Management  |
| LMR   | Labor Management Relations   |
| LOCCS | Line of Credit Control System  |
| LDP   | Limited Denials of Participation   |
| LR    | Labor Relations (usually in reference to HUD programmatic compliance with Davis-Bacon and related Acts)            |

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| MAHRA | Multifamily Assisted Housing Reform and Affordability Act of 1997              |
| MAP   | Multifamily Accelerated Processing (FHA-Multifamily Housing process)           |
| MAPS  | Monitoring and Planning System   |
| MARS  | Multifamily Accounting Reporting and Servicing System aka CSMS; HUD-held loans |
| MBA   | Mortgage Bankers Association   |
| MBE   | Minority Business Enterprise   |
| MBS   | Mortgage-Backed Securities (for secondary market issued by Ginnie Mae)         |
| MDDR  | Multifamily Delinquency and Default Reporting                                  |

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| MFHRHIIP | Multifamily Housing Rental Housing Integrity Improvement Project   |
| MFIS     | Multifamily Insurance System aka F47-insured loans   |
| MHA      | Making Home Affordable   |
| MHCC     | Manufactured Housing Consensus Committee. Statutory Federal Advisory Committee that provides recommendations to the Secretary regarding HUD's MHCSS and related procedural and enforcement regulations |
| MHCSS    | Manufactured Housing Construction and Safety Standards. Federal standards for the design, construction, and installation of manufactured homes.  |

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| MHCSSA      | Manufactured Housing Construction and Safety Standards Act of 1974. Federal law establishing MHCSS for all manufactured homes produced in the United States after June 15, 1976. |
| MIS         | Management Information System  |
| MLIS        | Mortgage Lending Information System  |
| M&M         | Management and Marketing. Single Family program to manage and market acquired properties using contractors.  |
| MMIF or MMI | Mutual Mortgage Insurance Fund (one of four FHA funds)   |
| MSPB        | Merit Systems Protection Board. Independent agency which hears and adjudicates federal employees' allegations of abuse of merit principles.                                      |

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| MOU     | Memorandum of Understanding                                 |
| MTCS    | Multifamily Tenant Characteristics System                   |
| MTW     | Moving to Work  |
| NACO    | National Association of Counties                            |
| NAHASDA | Native American Housing Assistance Self-Determination Act   |
| NAHB    | National Association of Home Builders                       |
| NAHRO   | National Association of Housing and Redevelopment Officials |
| NAPA    | National Academy of Public Administration                   |
| NAR     | National Association of Realtors                            |
| NAREB   | National Association of Real Estate Brokers                 |



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| National Partnership for Reinventing Government | Formally known as NPR (National Performance Review). Review of federal government operations resulting in recommendations for improvement. |
| NCHS  | National Center for Health Statistics  |
| NCSBCS  | National Conference of States on Building Codes and Standards  |
| NED   | Non-Elderly Disabled   |
| NEPA  | National Environmental Policy Act  |
| NFC   | National Finance Center  |
| NFFE  | National Federation of Federal Employees (one of 2 employee unions in HUD)   |
| NGMS  | Next Generation Management System  |

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| NIBS  | National Institute of Building Sciences                   |
| NOFA  | (HUD) Notice of Funding Availability                      |
| NOI   | Net Operating Income (EGI - Operating Expenses = NOI)     |
| NPV   | Net Present Value   |
| NRP   | Nuisance Remedy Program                                   |
| NSF   | National Science Foundation                               |
| NSP   | Neighborhood Stabilization Program                        |
| NTO   | National Tenant's Organization                            |
| OCHCO | Office of the Chief Human Capital Officer                 |
| ODEEO | (HUD) Office of Departmental Equal Employment Opportunity |
| ODOC  | (HUD) Office of Departmental Operations and Coordination  |

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| Officer Next Door/OND | HUD sale of Single Family Properties in revitalization areas to police officers in order to improve neighborhood security. Now Good Neighbor Next Door (GNND) |
| OFFP                  | Operating Fund Financing Program  |
| OFND                  | Operating Fund Program  |
| OGC                   | (HUD) Office of General Counsel   |
| OHHLHC                | (HUD) Office of Healthy Homes and Lead Hazard Control   |
| OIG                   | Office of Inspector General   |
| OLHC                  | See Office of Healthy Homes and Lead Hazard Control   |
| OLR                   | (HUD) Office of Labor Relations- now OLSE   |

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| OLSE               | (HUD) Office of Labor Standards and Enforcement  |
| OMB                | U.S. Office of Management and Budget   |
| OMB Circular A-76  | Policies and procedures to determine if work should be contracted or performed in-house                                      |
| OMB Circular A-102 | Policies for Federal Departments for establishing and maintaining internal controls in program and administrative activities |
| OMHAR              | (HUD) Office of Multifamily Housing Assistance Restructuring   |
| OMHP               | Office of Manufactured Housing Programs  |
| ONAP               | Office of Native American Programs   |

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| Operating Subsidies | Payments authorized by the U.S. Housing Act of 1937 for operating costs of low-rent public housing projects.  |
| OPIIS               | Online Property Integrated Information Suite formerly NASS  |
| OPM                 | Office of Personnel Management  |
| OPPLI               | Office of Policy, Program, and Legislative Initiatives  |
| Outlay              | Measure of government spending for budget purposes. Any type of funds used to liquidate a federal obligation. |
| OSDBU               | (HUD) Office of Small and Disadvantaged Business Utilization  |
| P&F                 | program and funding (budget table)  |

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| PACS | HUD Performance Accountability and Communication System (for managers and supervisors)  |
| PAE  | Participating Administrative Entity. Organization eligible to implement mortgage restructuring and rental assistance sufficiency (Restructuring) Plans. ( multifamily housing assistance restructuring) |
| PAS  | Program Accounting System; grants   |
| PASS | Physical Inspection Assessment Subsystem  |
| PATH | Partnership for Advancing Technology in Housing (PD&R program)  |

|      |   |
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| PATH | Prevention Assistance and Temporary Housing (Homeless program )     |
| PBCA | Performance Based Contract Administrator                            |
| PBVP | Project-Based Voucher Program                                       |
| PEL  | Project Expense Level   |
| PD   | Property Disposition.<br>Disposition of real property.              |
| PD   | Position Description.<br>Description of the functions of a position |
| PD&R | Policy Development and Research (HUD Office of)                     |

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| PFS   | Performance Funding System. Formula used to calculate the amount of operating subsidies required by each PHA to operate it's public housing. |
| PFS   | Pre-Foreclosure sale (REO program)   |
| PHA   | Public Housing Authority   |
| PHARS | Public Housing Authority Recovery and Sustainability Initiative  |
| PHAS  | Public Housing Assessment System (under REAC)  |
| PHDEP | Public Housing Drug Enforcement Program (PIH program)  |
| PHMAP | Public Housing Management Assessment Program (under PIH)   |



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| PHRS  | Public Housing Revitalization Specialist                        |
| PIA   | Primary Inspection Agency (under Manufactured Housing Programs) |
| PIC   | Public and Indian Housing Information Center                    |
| PIH   | Public and Indian Housing (HUD Office of)                       |
| PILOT | Payment in Lieu of Taxes  |
| PJs   | Participating Jurisdictions (in HOME program)                   |
| PL    | Public Law  |
| PMS   | Portfolio Management Specialist (Public and Indian Housing)     |
| PMS   | Property Management System (Multifamily)                        |
| POCA  | Plan of Corrective Action                                       |

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|-------|---|
| POST  | PIH One Stop Tool   |
| PTR   | Post Technical Reviews  |
| PUM   | Per Unit Month  |
| PV    | Present Value   |
| QA    | Quality Assurance   |
| QAM   | Quality Assurance Manual  |
| QC    | Quality Control   |
| QHWRA | Quality Housing and Work Responsibility Act                                 |
| QMR   | (HUD) Quality Management Review program (for oversight of field operations) |
| RAD   | Rental Assistance Demonstration   |
| RAMPS | Recovery Act Management and Performance System                              |
| REAC  | (HUD) Real Estate Assessment Center   |

|                       |   |
|-----------------------|---|
| REAP                  | Resource Estimation and Allocation Process (under Chief Financial Officer)  |
| REMIC                 | Real Estate Mortgage Investment Conduit (under Ginnie Mae)  |
| REMS                  | Real Estate Management System (under REAC)  |
| Rent Supplement       | Payments to owners of private housing on behalf of qualified low income tenants. (Housing and Urban Development Act of 1965). |
| Rental Rehabilitation | Grants to cities and states for rehabilitation of rental housing. (Housing Act of 1937)                                       |
| REO                   | real estate owned (in reference to defaulted FHA-insured properties)  |

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| Reservation | Set-aside of funds for a particular program initiative.  |
| RESPA       | Real Estate Settlement Procedures Act. Requires lenders to provide borrowers under Federal loan or mortgage insurance programs to receive specific loan transaction information. |
| RHF         | Replacement Housing Factor   |
| RHIIP       | Rental Housing Integrity Improvement Project   |
| RFP         | Request for Proposals. Used to solicit proposals for contracts under the negotiated procurement method.  |

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| RFQ  | Request for Quotations. Used to solicit price quotes under the simplified acquisition procurement method. |
| RIF  | Reduction In Force. Action by management to reduce or adjust an agency's workforce.                       |
| RMI  | Removed from Inventory  |
| ROI  | Rate on Investment (Cash Flow/Initial Investment)   |
| ROSS | Resident Opportunity and Supportive Services  |
| S+C  | Shelter Plus Care   |
| S&E  | Salaries and Expenses Appropriation   |
| SAA  | State Administrative Agency (under Manufactured Housing Programs)   |

|            |   |
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| SAC        | Special Applications Center (under PIH)   |
| SAMA       | Site Appraisal and Market Analysis.<br>Required for commitment of FHA mortgage insurance on most Multifamily Projects and large subdivisions. |
| SAVE       | Systematic Alien Verification for Entitlements Program  |
| SC         | On-site Completion of Construction (under Manufactured Housing Programs)  |
| Schedule A | Excepted appointment for positions which are not practical to examine   |
| Schedule B | Excepted appointment to positions for which there is not competitive exams  |

|              |   |
|--------------|---|
| Schedule C   | Appointment exempt from competitive procedures for individuals involved in setting Presidential policies or serving in confidential positions reporting to policy makers. |
| SCS2         | Strong Cities, Strong Communities   |
| Section 3    | Obligates PHAs to afford resident access to jobs and contracting opportunities created by federal funding   |
| Section 5(h) | Permits PHAs to sell all or part of a public housing development to eligible residents  |
| Section 8    | Housing Assistance Payment Program (Housing and Community Development Act of 1974)  |

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| Section 8                     | Housing Choice Voucher Program (Housing and Community Development Act of 1974)   |
| Section 8(a)                  | Small Business Act authorizing SBA to enter into contracts with other federal agencies for goods and services. SBA then subcontracts work with eligible small firms. |
| Section 8 FMC                 | Section 8 Financial Management Center (under PIH)  |
| Section 9 Operating Subsidies | See Operating Subsidies  |
| Section 184                   | Loan Guarantee Program   |
| Section 202                   | Loans for construction/rehab of housing for the elderly or handicapped   |
| Section 203                   | Basic FHA Single Family mortgage insurance program.  |



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| Section 108        | Section 108 Loan Guarantee Program (under CPD)                                   |
| Section 202/811    | Programs for housing assistance to the elderly and people with disabilities      |
| Section 207        | Basic FHA multifamily insurance program  |
| Section 221(d) (2) | FHA Single Family Mortgage insurance for low/moderate income families            |
| Section 221(d) (3) | FHA mortgage insurance for Multifamily housing for low/moderate income families. |
| Section 223(e)     | FHA mortgage insurance with housing in older declining neighborhoods             |
| Section 223(f)     | FHA mortgage insurance to refinance existing multifamily housing                 |

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|-------------|--|
| Section 231 | Mortgage insurance for housing constructed or rehabilitated primarily for elderly persons        |
| Section 235 | FHA single family mortgage insurance with subsidies on interest for low/moderate income families |
| Section 236 | FHA multifamily mortgage insurance with subsidies on interest for low/moderate income projects   |
| SEMAP       | Section 8 Management Assessment Program  |
| SES         | Senior Executive Service. Personnel/Payroll system for executives. (Civil Service Act of 1978)   |
| SHP         | Supportive Housing Program   |
| SLR         | Subsidy Layering Review  |

|                             |  |
|-----------------------------|--|
| SMA                         | SAA Monitoring Assessment (under Manufactured Housing Programs)  |
| Source Evaluation Board     | Group of HUD officials responsible for reviewing proposals on competitive contracts of more than \$500,000 |
| Special Risk Insurance Fund | One of four FHA funds used primarily for higher risk programs (eg. Section 235; Section 223(e))            |
| SRI                         | Special Risk Insurance Fund (of FHA)   |
| SRO                         | Single-Room Occupancy. Mortgage insurance under Section 221(d) for single room apartments.                 |
| STARS                       | System for tracking calls requesting computer-related assistance   |

|            |  |
|------------|--|
| START      | Neighborhood Networks Strategic Tracking and Reporting Tool                |
| Super NOFA | HUD's consolidated approach to issuance of Notices of Funding Availability |
| TAC        | Technical Assistance Center (REAC Helpdesk)                                |
| TANF       | Temporary Assistance to Needy Families                                     |
| TARC       | Troubled Agency Recovery Center (under PIH)                                |
| TASS       | Tenant Assessment Subsystem  |
| TDAT       | Tribal Directory Assessment Tool   |
| TDHEs      | Tribally Designated Housing Entities                                       |
| TEAPOTS    | Title VIII Paperless Office and Tracking System (FHEO system)              |

|                    |  |
|--------------------|--|
| Title I (HCD 1974) | Title I of the Housing and Community Development Act of 1974 (CDBG) authorized CDBG                        |
| Title I (NHA 1937) | Title I of the National Housing Act of 1937 provided FHA insurance for home improvements and mobile homes. |
| Title VI           | Loan Guarantee Program   |
| TLI                | Targeted Lending Initiative (of Ginnie Mae)  |
| TRACS              | Tenant Rental Assistance Certification System  |
| Turnkey            | Completed housing unit initially financed and constructed by private sponsor and purchased by PHA          |
| UEL                | Utilities Expense Level  |

|      |  |
|------|--|
| UFAS | Uniform Federal Accessibility Standards  |
| UMA  | Unit Months Available  |
| UML  | Unit Months Leased   |
| UNP  | Formerly known as UNA Unrestricted Net Assets will now be referred to as Unrestricted Net Position |
| UPCS | Uniform Physical Condition Standards   |
| USC  | United States Code   |
| USDA | U.S. Department of Agriculture   |
| USHA | United States Housing Act of 1937  |
| VA   | Veterans Affairs (U.S. Department of)  |
| VASH | HUD-Veterans Affairs Supportive Housing Program  |

|            |  |
|------------|--|
| VAWA       | Violence Against Women Act and Department of Justice Reauthorization Act of 2005                       |
| VCA        | Voluntary Compliance Agreement. Conciliation agreement signed by a complainant to resolve a complaint. |
| VMS        | Voucher Management System  |
| WASS       | Web Access Security Subsystem  |
| Youthbuild | HUD program to promote apprenticeships for needy youth in building trades                              |

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Agency

Resources

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