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COMMON HUD TERMS AND ACRONYMS

Acronym	Definition
2LP	Home Affordable Second Lien Program
ABA	Annual Budget Authority (for HAP expenses in the HCV program)
ACA	Annual Community Assessment
ACA	Asset Control Area. FHA Single Family Housing designated area for special property sales initiatives.
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)
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
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
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
APR	Annual Performance Report (Annual Progress Report for homeless programs)
ARAMS	Automatic Renewal and Amendment Management Subsystem
ARRA	American Recovery and Reinvestment Act
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

BRI	Brownfields Redevelopment Initiative. Interagency initiative addressing financial and legal risks of brownfield clean-up and redevelopment.
Brownfields	Vacant or underutilized industrial and commercial properties that are environmentally contaminated
Budget Authority	Legal authority to enter into financial obligations
CBD	Commerce Business Daily
CDBG	Community Development Block Grant (CPD program)
CEF	Community Empowerment Fund; administered by CPD
CFCF	Capital Fund Education and Training Community Facilities
CFFP	Capital Fund Financing Program
CFO	Chief Financial Officer (HUD Office of)
CFP	Capital Fund Program
CFR	Code of Federal Regulations
CHAS	Comprehensive Housing Affordability Strategy
CHDO	Community Housing Development Organization. Nonprofit housing provider receiving minimum of 15% of HOME Investment Partnership funds
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
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)
CPO	Chief Procurement Officer (HUD Office of)
CPU	Cost Per Unit (Total Cost/Number of Units)
CSI	Community Strategies Institute
DAP	Development Application Processing (FHA - Multifamily Housing)
DAP	Downpayment Assistance Program (FHA - Single Family Housing)
DARTS	Departmental Accounts Receivable Tracking/Collection System
Data Warehouse	Information system storing HUD program and operational data
Davis Bacon	Statutory requirement that persons working on federally assisted projects be paid at least minimum prevailing wage rates.
DCR	Debt Coverage Ratio (NOI/Hard Debt)

DE	Direct Endorsement. Program permitting lender processed and endorsed FHA mortgages.
DEC	Departmental Enforcement Center
DGMS	Departmental Grants Management System
DHAP	Disaster Housing Assistance Program (HCV Program)
DM	Data Mart
DOFA	Date of Full Availability
DOT	Declaration of Trust
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).
EC	Enforcement Center (formally called Departmental Enforcement Center)
EC	Enterprise Community
ED	Executive Director
EDA	Economic Development Administration (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)

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
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.
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
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)
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.

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

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.
IPIA	Improper Payments Information Act
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
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)
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
MFHRHIIP	Multifamily Housing Rental Housing Integrity Improvement Project
MFIS	Multifamily Insurance System aka F47-insured loans
MHA	Making Home Affordable
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.
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
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
NIBS	National Institute of Building Sciences
NOFA	(HUD) Notice of Funding Availability
NOI	Net Operating Income ($\text{EGI} - \text{Operating Expenses} = \text{NOI}$)
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
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
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
ONAP	Office of Native American Programs
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)
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)

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. Disposition of real property.
PD	Position Description. Description of the functions of a position
PD&R	Policy Development and Research (HUD Office of)
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)
PHRS	Public Housing Revitalization Specialist
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)
PMS	Portfolio Management Specialist (Public and Indian Housing)

PMS	Property Management System (Multifamily)
POST	PIH One Stop Tool
PTR	Post Technical Reviews
PUM	Per Unit Month
PV	Present Value
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)
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.
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
SAC	Special Applications Center (under PIH)
SAMA	Site Appraisal and Market Analysis. Required for commitment of FHA mortgage insurance on most Multifamily Projects and large subdivisions.
SAVE	Systematic Alien Verification for Entitlements Program
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)

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.
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
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
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
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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