

ACRONYMS:

Affordable Housing Development

ACA	Affordable Care Act	United States federal statute representing a significant regulatory overhaul of the country's healthcare system
ACC	Annual Contribution Contract	Annual contracts with Public Housing Authorities for payments toward rent, financing debt service, and financing for modernization
ADA	Americans with Disabilities Act	Federal civil rights law prohibiting discrimination based on disability
ADU	Accessory Dwelling Unit	Mother-in-law apartment
ADWAS	Abused & Deaf Women's' Advocacy Services	Service provider for deaf women fleeing abusive homes in King County but serving a state wide client group
AFR	Applicable Federal Rate	Rate set by U.S. Treasury for imputing interest
AHAB	Affordable Housing Advisory Board	Board appointed by governor to advise on state housing policy
AHMA	Affordable Housing Management Association	Trade group of property managers
AHP	Affordable Housing Program	Financing program of FHLB
AHW	AIDS Housing of Washington	Non-profit housing and services providers (Seattle); changed name to Building Changes
AI	Analysis of Impediments to Fair Housing Choice	Document HUD requires of block grant recipients that identifies fair housing barriers in the community
AMI	Area Median Income	HUD's income tables adjusted for family size
ARCH	A Regional Coalition for Housing	Funding coalition of East King County Cities
ARRA	American Recovery and Reinvestment Act	An economic stimulus package enacted in February 2009.
AWHA	Association of Washington Housing Authorities	Trade association of Public Housing Authorities
BHA	Bellingham Housing Authority	Public housing authority, joint operations with Whatcom County Housing Authority
BOP	Energy Star Builders Option Package	Energy efficient appliances package for which funding may be available from energy providers in a given area
BWCHA	Bellingham/ Whatcom County Housing Authority	Public Joint housing authority, Sponsor (Bellingham and Whatcom County)
CA	Contract Administration	Management of contracts
CACLMTCC	Community Action Council of Lewis, Mason, and Thurston Counties	Non-profit Sponsor, developer and service provider for the three county area (Tumwater)
CADA	Central Area Development Association	Non-profit Sponsor (Seattle)
CARH	Council for Affordable and Rural Housing	Rural Housing Trade Association
CCHS	Catholic Charities Housing Services of the Diocese of Yakima	Non-profit Sponsor (Yakima; Central WA)
CDBG	Community Development Block Grant	Block grant from HUD to local entitlement communities and states
CDC	Community Development Corporation	A non-profit corporation which is governed by a board from a specific community whose purpose and funding is directed to the development of that community.
CDE	Community Development Entity	Entity certified by U.S. Treasury as eligible to receive allocation of New Markets Tax Credits
CDFI	Community Development Financial Institution	Specialty financial institution certified by U.S. Treasury
CFPB	Consumer Financial Protection Bureau	
CFR	Code of Federal Regulations	Listing of U.S. federal regulations
CHAS	Comprehensive Housing Affordability Strategy	Required HUD document of PJ's which articulates their affordable housing needs and plans
CHDO	Community Housing Development Organization	A private non-profit corporation meeting specific requirements outlined in HOME regulations
CHG	Consolidated Homeless Grants	Combines state homeless resources into a single grant opportunity to county governments
CHH	Capitol Hill Housing	Non-profit public development authority (Seattle)
CHMHA	Community House Mental Health Agency	Non-profit mental health service provider and Sponsor (Seattle)
CHOC	Community Home Ownership Center	Home ownership resource center

CHSWW	Catholic Housing Services of Western WA	
CIP	Community Investment Program	Provides a favorably-priced source of wholesale funds
CLS	Columbia Legal Services	State wide program for providing legal and advocacy services for low income households and organizations
CLT	Community Land Trust	Land which is purchased as a trust for current and future owners to maintain its affordability
CNA	Capital Needs Assessment	Report on physical needs for planning for rehab and reserves
Commerce	Washington State Department of Commerce	WA State-Department responsible for administering State level housing programs including the Trust Fund
CPD	Community, Planning & Development	Division of HUD responsible for CDBG, HOME, McKinney, HOPWA
CRA	Community Reinvestment Act	Federal law requiring banks to help meet the credit needs of the local communities in which they are chartered
DASH	Downtown Action to Save Housing	Non-profit Sponsor (Eastside of King County)
DCR	Debt Coverage Ratio	Net Operating Income divided by debt service for operating proforma
DDA	Difficult Development Areas	Annually designated areas by HUD which receive tax credit boost
DESC	Downtown Emergency Service Center	Non-profit services provider and sponsor (Seattle)
DPA	Down Payment Assistance	
DSHS	Department of Social and Health Services	WA State department responsible for funding services
EHA	Eastside Housing Association	Sponsor (Bellevue)
EIS	Environmental Impact Statement	Study that must be prepared when SEPA process identifies potentially harmful environmental impacts
EIV	Enterprise Income Verification	Federal database that provides quick, easy access to resident income information
ESA	Endangered Species Act	Federal law protecting endangered and threatened species
ESAP	Emergency Shelter Assistance Program	State program funding emergency shelter activities
ESG	Emergency Shelter Grant	HUD block grant for shelter services
ESIC	Enterprise Social Investment Corporation	Investor / Foundation
EZ/ EC/ RC/CEZ	Empowerment Zone/ Enterprise Community/ Renewal Community/Community Empowerment Zone	HUD/RHS designation of geographic area for targeting special tax incentives to encourage economic development
FAF	Financial Adjustment Factor	Regulator and conservator of Fannie Mae, Freddie Mac, and the regulator of the 12 Federal Home Loan Banks
FDIC	Federal Deposit Insurance Corporation	
FHA	Federal Housing Administration	HUD's Office of Housing
FHFA	Federal Housing Finance Agency	provides mortgage insurance on loans made by FHA-approved lenders
FHLB	Federal Home Loan Bank	Provides targeted grants twice a year to financial institutions to invest in housing initiatives.
FMR	Fair Market Rent	Area rent levels published by HUD and used in determining Section 8 payment standards
FSA	Financial Security Assurance	
GMA	Growth Management Act	Legislation enacted to control urban sprawl and limit location and type of growth throughout the State
GNMA	Government National Mortgage Association (Ginnie Mae)	
GO	General Obligation	Common type of bond secured by a government's pledge to use legally available resources, including tax revenues, to repay bond holders
GSE	Government Sponsored Enterprises	Group of financial services corporations created to enhance the flow of credit to targeted sectors of the economy
HAC	Housing Assistance Council	Farm worker and Rural housing Provider trade group and technical assistance provider
HAMP	Home Affordable Modification Program	
HAP	Housing Assistance Payment	Contract for project-based Section 8 assistance
HARP	Home Affordable Refinance Program	
HAWK	Homeowners Armed with Knowledge	
HB 2060	House Bill 2060	Bill that authorized supplemental recording fees to fund

		local affordable housing efforts and statewide housing operating subsidy
HB 2163	House Bill 2163	Bill authorized in 2004 legislation which provides for an additional \$10 per document recording fee which is dedicated to
HC	Housing Credit	
HCV	Housing Choice Vouchers	Tenant based rental vouchers
HDC	Housing Development Consortium of Seattle/ King County	Association of nonprofit developers/ sponsors
HEN	Homeless Essential Needs	Formerly Disability Lifeline that helps provides rental assistance and other essential needs
HERA	Housing and Economic Recovery Act of 2008	Through the Federal Housing Administration (FHA) borrowers in will be able to refinance into more affordable government-insured mortgages
HFA	Housing Finance Agency	State bond and tax credit allocating agency, e.g., WSHFC
HFC	Housing Finance Commission	Same as WSHFC
HFU	Housing Finance Unit	Division of Washington State Department of Commerce responsible for Housing Trust Fund
HHF	Hardest Hit Fund	
HOF	Housing Opportunity Fund (King County)	King County's local funding source for housing
HOME	HOME Investment Partnership	HUD's housing block grant program
HOPE VI	Homeownership & Opportunity for People Everywhere VI	HUD program for revitalization of severely distressed public housing
HOEPA	Home Ownership and Equity Protection Act	Amends the Truth in Lending Act, or TILA, to respond to abusive lending practices in the home-equity lending market
HOPWA	Housing Opportunities for People with AIDS	HUD program for housing persons living with AIDS
HQS	Housing Quality Standards	HUD standards for physical condition of rental units
HSF	Home Security Fund	Supports government homeless prevention and housing assistance programs.
HTF	Housing Trust Fund	Washington State program through Department of Commerce for funding housing
HUD	Housing and Urban Development	U.S. Dept. of-
ICDA	Interim Community Development Association	International District in Seattle based CDC, housing developer, operator and service provider
IDIS	Integrated Disbursement Information System	provides HUD with current information regarding the program activities underway across the Nation
IERR	Inland Empire Residential Resources	Non-profit sponsor and service provider focused on households with disabilities (Spokane)
IHBG	Indian Housing Block Grant	Block grant to TDHEs through NAHASDA
iMAX	Integrated Multifamily Access eXchange	HUD program designed as a replacement for the TRACSMail subsystem of Tenant Rental Assistant Certification System
IRR	Internal Rate of Return	Method investors use of calculating investment return
IRS	Internal Revenue Service	Agency responsible for tax collection and tax law enforcement including LIHTC
KCHA	King County Housing Authority	Public Housing Authority for King County
KCHFP	King County Housing Finance Program	Funding resource for King County projects
LEED	Leadership in Energy and Environmental Design	Standards for green building developed by USGBC
LIHEAP	Low Income Home Energy Assistance Program	Federal program designed to assist low income households in meeting their immediate home energy needs
LIHI	Low Income Housing Institute	Non-profit sponsor, service provider and consultant in Western Washington
LIHTC	Low-Income Housing Tax Credit	Federal tax credit to encourage investment in low income housing; managed by the WSHFC
LISC	Local Initiative Support Corporation	Nationwide community development support organization and Investor.
LO COMP	Loan Officer Compensation	
LOC	Letter of Credit	A letter from a bank guaranteeing that a buyer's payment to a seller will be received on time and for the correct amount
MA	Municipal Advisor	

MBS	Mortgage-Backed Security	
MCC	Mortgage Credit Certificate	a certificate issued by governments that allows a taxpayer to claim a tax credit for some portion of the mortgage interest paid
MCDC	Municipalities Continuing Disclosure Cooperation Initiative	
MHTA	Mobile Home Tenants Association	Organization of mobile home park associations
MID	Mortgage Interest Deduction	
MIF	Mortgage Insurance Fund	pays the lender if the mortgagor defaults
MOR	Management and Occupancy Review	Verifies compliance of the property with the terms of the Housing Assistance Payments (HAP)
MOU	Memorandum of Understanding	Describing a bilateral or multilateral agreement between parties
MPC	Mortgage Participation Certificates	A pass-through security that represents ownership in a pool of conventional mortgages put together by Freddie Mac
MRB	Mortgage Revenue Bonds	Tax-exempt bonds that governments issue through HFAs to help fund below-market-interest-rate mortgages for first-time qualifying homebuyers
MSA	Metropolitan Statistical Area	A metropolitan or micropolitan statistical area's geographic delineation
NAAH	Native American Affordable Housing	Federal funding program for Native Housing
NAHASDA	Native American Housing and Self Determination Act	Law reforming HUD's funding of Indian housing
NAHB	National Association of Home Builders	Trade Association mostly of for-profit single-family homebuilders.
NAHRO	National Association of Housing and Redevelopment Officials	National Trade Association for Public Housing Authorities and public housing officials
NDC	National Development Council	National non-profit provider of technical assistance to local and state governments
NEF	National Equity Fund	Investor related to LISC and funder of Impact Capital predevelopment loan funds
NEPA	National Environmental Protection Act	National process for assessing environmental impact of governmental decisions and projects
NHDC	National Housing Development Corporation	A not-for-profit corporation that focuses on improving the quality of life for low-income families by stabilizing and revitalizing neighborhoods via acquisition and preservation of the nation's affordable housing stock.
NIBP	New Issue Bond Program	Provide temporary financing for HFAs to issue new mortgage revenue bonds.
NIMBY	"Not In My Back Yard"	Term used to refer to neighbors who oppose a housing project
NLIHC	National Low Income Housing Coalition	National organization of local housing advocacy groups
NMHC/ NAA	National Multi Housing Council and National Apartment Association	National Trade Association for multi-family builders, funders and managers.
NMTC	New Markets Tax Credit	Federal tax credit to encourage investment in low-income communities (not housing)
NOFA	Notice of Funding Availability	Publication of application for funding by a public source
NOI	Net Operating Income	Rent & other revenue minus operating expenses but not debt service
NSP	Neighborhood Stabilization Program	HUD program established to purchase and redevelop foreclosed and abandoned homes and residential properties
O & M	Operation and Maintenance	
OCAF	Operating cost Adjustment Factor	Annual factors used to adjust Section 8 rents.
OCC	Office of the Comptroller of the Currency	
OFM	Office of Financial Management	State office responsible for state budget
OH	Office of Housing, Seattle	Manager of Seattle Levy funding and all Seattle housing programs
ORFH	Office of Rural & Farmworker Housing	Housing consultant based in Yakima
POWER	Parents Organizing for Welfare and Economic Right	
PBCA	Performance-Based Contract Administration	Administering Project-Based Section 8 HAP contracts

PCHA	Pierce County Housing Authority	County wide public housing authority for Pierce County
PHA	Public Housing Authorities	Local housing authorities
PHADA	Public Housing Authorities Directors Association	
PIS	Placed in Service	The date when property is in a state of readiness and is available for a specific use.
PITI	Principal, Interest, Taxes & Insurance	Housing costs used in calculating affordability for homeowners
PJ	Participating Jurisdiction	HOME block grant recipient communities
PMI	Private Mortgage Insurance	Insurance to offset losses in the case where a mortgagor is not able to repay the loan and the lender is not able to recover its costs.
PPMPDA	Pike Place Market Public Development Authority	Non-profit Sponsor (Seattle)
PRAC	Project Rental Assistance Contract	Rent subsidy with Section 202 and 811 projects
PSRC	Puget Sound Regional Council	
QAP	Qualified Allocation Plan	Details the selection criteria and application requirements for housing tax credits and tax-exempt bonds.
QCT	Qualified Census Tracts	Federally determined census tracks (Section 42 of the Internal Revenue Code) which get a boost in tax credits
QHWRA	Quality Housing & Work Responsibility Act	Law reforming HUD's funding of PHAs
QM	Qualified Mortgage	
QRM	Qualified Residential Mortgage	
RAC	Reservation and Allocation Contract	Documents which allocated tax credits to individual projects by the Washington State Housing Finance Commission
RAD	Rental Assistance Demonstration	Allows proven financing tools to be applied to at-risk public and assisted housing
RCAC	Rural Community Assistance Corporation	National farm worker and rural developer, technical assistance provider and consultant
RD	Rural Development	US Department of Agriculture- Provides consultations, assistance and funding opportunities for, individuals and businesses located in <i>rural</i> communities.
REAC	Real Estate Assessment Center	
REET	Real Estate Excise Tax	Tax on purchase price of land and buildings, potential source of affordable housing revenue
REMIC	Real Estate Mortgage Investment Conduit	Used for the pooling of mortgage loans and issuance of mortgage-backed securities
REO	Real Estate Owned	Class of property owned by a lender, usually in workout
RESPA	Real Estate Settlement Procedures Act	Consumer protection statute to help consumers become better shoppers for settlement services
RFP	Request for Proposals	Competitive process for soliciting proposals
RFQ	Request for Qualifications	Competitive process for selecting contractors and consultants without fee proposals
RHS	Rural Housing Service	Manage housing programs for US Dept. of Agriculture
SAFE Act	Secure and Fair Enforcement Mortgage Licensing Act	Designed to enhance consumer protection and reduce fraud through the setting of minimum standards for the licensing and registration of state-licensed mortgage loan
SAIL	State Apartment Incentive Loan Program	Provides low-interest <i>loans</i> on a competitive basis to affordable housing developers
SCIDPDA	Seattle Chinatown/ International District Public Development Authority	Non-profit CDC and Sponsor (Seattle)
SEC	Securities and Exchange Commission	
SEED	South East Effective Development	Non-profit CDC and Sponsor (Seattle)
SEPA	State Environmental Protection Act	State Process for assessing environmental impact of governmental decisions and projects
SHA	Seattle Housing Authority	Public Housing Authority of Seattle, sponsor and service provider
SHOP	Self-Help Homeownership Opportunities Program	HUD program for land/ infrastructure subsidy on self-help housing
SHP	Supportive Housing Program	HUD program for homeless housing which provides service dollars as well as rent subsidy
SHPO	State Historic Preservation Officer	State contact for State Historic Preservation Office and liaison with National Historic process
SLIHC	Spokane Low Income Housing Coalition	Trade Association for Eastern Washington Housing

		sponsors and advocacy organizations (Spokane)
SNAP	Spokane Neighborhood Action Programs	Non-profit service provider and sponsor (Spokane)
SPAN	Statewide Poverty Action Network	
SPRAC	Senior Project Rental Assistance Contracts	
SRO	Single Room Occupancy	A single room living unit without its own bathroom and/or kitchen facilities
TA	Technical Assistance	Project, organization and development assistance provided by consultants or HUD-funded intermediaries
TANF	Temporary Assistance for Needy Families	Federal welfare program, replaced Aid to Families with Dependent Children (AFDC)
TBA	To Be Announced	
TBRA	Tenant Based Rental Assistance	Rent subsidies that a tenant can take from unit to unit
TCAP	Tax Credit Assistance Program	Provides grant funding for capital investment in Low Income Housing Tax Credit (LIHTC) projects via a formula-based allocation to State housing credit allocation agencies
TCEP	Tax Credit Exchange Program	Administered by the Treasury Department and is designed to help stalled LIHTC programs move forward
TCLP	Temporary Credit and Liquidity Program	Temporary bond purchase and liquidity program designed to help state and local housing finance agencies
TDC	Total Development Cost	Sum of acquisition, construction and development costs in a project – hard and soft costs
TDHE	Tribal Designated Housing Entity	Entity selected by tribes to receive IHBG under NAHASDA
TDR	Transfer of Development Rights	A program that allows owners of land in certain areas to sell development rights to developers in other areas
THA	Tacoma Housing Authority	Public Housing Authority of Tacoma, sponsor and service provider
THOR	Transitional Housing Operations and Rent	State program providing rental assistance to homeless families
TIF	Tax Increment Financing	Financing today with anticipated future tax revenue from the increased value of property improved by the funding
TILA	Truth in Lending Act	
TOD	Transit Oriented Development	Higher density developments around transit hubs
TRACS	Tenant Rental Assistance Certification System	a computer system created by HUD that enables owners to electronically submit their monthly tenant certifications and voucher information to CHFA
TRID	TILA-RESPA Integrated Disclosure	
TU	Tenants Union	Advocacy and service group serving low income tenants
UA	Utility Allowance	Designed to help tenants cover costs in addition to rent
UPCS	Uniform Physical Condition Standards	
URA	Uniform Relocation Assistance & Real Property Acquisition Act	Regulations that come into effect when households or businesses are displaced by federally-assisted activities
USDA	U.S. Dept. of Agriculture	
USDA RD	U.S. Dept. of Agriculture Rural Development	Housing department of USDA
USGBC	U.S. Green Building Council	National land initiator of Green Building standards
VA	Veterans Affairs	Provides patient care and federal benefits to veterans and their dependents.
VASH	Veterans Affairs Supportive Housing	VA programs for homeless vets
VCFT	Value Capture Finance Tool	
VHA	Vancouver Housing Authority	Public Housing Authority of Vancouver, WA, service provider and sponsor
VOC	Volatile organic compounds	Paints and finishes with low amounts of VOC to comply with sustainable building programs
VRDO	Variable Rate Demand Obligation	Debt security which bears interest at a floating (variable) rate adjusted at specified intervals.
WCRA	Washington Community Reinvestment Assn.	Consortium of private lenders who provide permanent financing to affordable housing projects
WFF	Washington Families Fund	Gates Foundation and publicly-funded source for homeless family housing services within Washington State outside of the Pierce/ King/ Snohomish counties

		area served by the Sound Families program.
WIC	Women, Infants, Children	Provides federal grants to states for food, health care and nutritional education for women, infants and children up to age five
WLIHA	Washington Low Income Housing Alliance	State advocacy group created by the merger of Washington Low Income Housing Network (WLIHN) and Washington Low Income Housing Congress (WLIHC)
WSHFC	WA State Housing Finance Commission	State agency that manages the low income housing tax credit funding process in Washington State.
WSHTF	WA State Housing Trust Fund	CTED/ HFU – Principal State of Washington funding source for developing affordable housing
WWHA	Walla Walla Housing Authority	Public Housing Authority of Walla Walla, sponsor and service provider