

## ACRONYMS:

## Affordable Housing Development

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

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

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

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

<b>PCHA</b>	Pierce County Housing Authority	County wide public housing authority for Pierce County
<b>PHA</b>	Public Housing Authorities	Local housing authorities
<b>PHADA</b>	Public Housing Authorities Directors Association	
<b>PIS</b>	Placed in Service	The date when property is in a state of readiness and is available for a specific use.
<b>PITI</b>	Principal, Interest, Taxes & Insurance	Housing costs used in calculating affordability for homeowners
<b>PJ</b>	Participating Jurisdiction	HOME block grant recipient communities
<b>PMI</b>	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.
<b>PPMPDA</b>	Pike Place Market Public Development Authority	Non-profit Sponsor (Seattle)
<b>PRAC</b>	Project Rental Assistance Contract	Rent subsidy with Section 202 and 811 projects
<b>PSRC</b>	Puget Sound Regional Council	
<b>QAP</b>	Qualified Allocation Plan	Details the selection criteria and application requirements for housing tax credits and tax-exempt bonds.
<b>QCT</b>	Qualified Census Tracts	Federally determined census tracts (Section 42 of the Internal Revenue Code) which get a boost in tax credits
<b>QHWRA</b>	Quality Housing & Work Responsibility Act	Law reforming HUD's funding of PHAs
<b>QM</b>	Qualified Mortgage	
<b>QRM</b>	Qualified Residential Mortgage	
<b>RAC</b>	Reservation and Allocation Contract	Documents which allocated tax credits to individual projects by the Washington State Housing Finance Commission
<b>RAD</b>	Rental Assistance Demonstration	Allows proven financing tools to be applied to at-risk public and assisted housing
<b>RCAC</b>	Rural Community Assistance Corporation	National farm worker and rural developer, technical assistance provider and consultant
<b>RD</b>	Rural Development	US Department of Agriculture- Provides consultations, assistance and funding opportunities for, individuals and businesses located in <i>rural</i> communities.
<b>REAC</b>	Real Estate Assessment Center	
<b>REET</b>	Real Estate Excise Tax	Tax on purchase price of land and buildings, potential source of affordable housing revenue
<b>REMIC</b>	Real Estate Mortgage Investment Conduit	Used for the pooling of mortgage loans and issuance of mortgage-backed securities
<b>REO</b>	Real Estate Owned	Class of property owned by a lender, usually in workout
<b>RESPA</b>	Real Estate Settlement Procedures Act	Consumer protection statute to help consumers become better shoppers for settlement services
<b>RFP</b>	Request for Proposals	Competitive process for soliciting proposals
<b>RFQ</b>	Request for Qualifications	Competitive process for selecting contractors and consultants without fee proposals
<b>RHS</b>	Rural Housing Service	Manage housing programs for US Dept. of Agriculture
<b>SAFE Act</b>	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
<b>SAIL</b>	State Apartment Incentive Loan Program	Provides low-interest <i>loans</i> on a competitive basis to affordable housing developers
<b>SCIDPDA</b>	Seattle Chinatown/ International District Public Development Authority	Non-profit CDC and Sponsor (Seattle)
<b>SEC</b>	Securities and Exchange Commission	
<b>SEED</b>	South East Effective Development	Non-profit CDC and Sponsor (Seattle)
<b>SEPA</b>	State Environmental Protection Act	State Process for assessing environmental impact of governmental decisions and projects
<b>SHA</b>	Seattle Housing Authority	Public Housing Authority of Seattle, sponsor and service provider
<b>SHOP</b>	Self-Help Homeownership Opportunities Program	HUD program for land/ infrastructure subsidy on self-help housing
<b>SHP</b>	Supportive Housing Program	HUD program for homeless housing which provides service dollars as well as rent subsidy
<b>SHPO</b>	State Historic Preservation Officer	State contact for State Historic Preservation Office and liaison with National Historic process
<b>SLIHC</b>	Spokane Low Income Housing Coalition	Trade Association for Eastern Washington Housing

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