ACRONYMS USED IN THIS GUIDE

AAF Annual Adjustment Factor ACC **Annual Contributions Contract** AHAP Agreement to Enter into a Housing Payments Contract APPS Active Partners Participation System BMIR Below Market Interest Rate CA **Contract Administrator** CDE Compliance Disposition Enforcement Plan CFR Code of Federal Regulations **CNA** Comprehensive Needs Assessment CPD Office of Community Planning and Development CRN Contingent Repayment Note DEC Departmental Enforcement Center DEMO Portfolio Reengineering Demonstration Program DRS **Debt Restructuring Specialist EHS** Exigent Health and Safety ELIHPA Emergency Low-Income Housing Preservation Act **EMAS** Economic and Marketing Analysis Section FHA Federal Housing Administration **FMR** Fair Market Rents FY Fiscal Year HAP **Housing Assistance Payment** HFA Housing Finance Agency

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LIHPRHA Low-Income Housing Preservation and Resident Homeownership Act

LMSA Loan Management Set Aside

MAHRA Multifamily Assisted Housing Reform and Affordability Act

MFI Median Family Income

MIP Mortgagee in Possession

Mod Rehab Moderate Rehabilitation

MRN Mortgage Restructuring Note

mu2b Mark-up-to-budget

mu2m Mark-up-to-market

OAHP Office of Affordable Housing Preservation

OCAF Operating Cost Adjustments Factor

OGC Office of General Counsel

OMHAR Office of Multifamily Housing Assistance Restructuring

PAE Participating Administrative Entity

PBCA Performance Based Contract Administrator

PCNA Project Capital Needs Assessment

PD Property Disposition

PHA Public Housing Agency (as defined and qualified in accordance with the United States Housing Act of

accordance with the officed States housing Act

1937. 42 U.S.C. 1437 et seq.).

PIH Office of Public and Indian Housing

PM Housing Project Manager

PMSA Primary Metropolitan Statistical Area

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POA Plan of Action

QHWRA Quality of the Quality Housing and Work Responsibility Act of 1998

RCS Rent Comparability Study

REAC Real Estate Assessment Center

REMS Real Estate Management System

RHS Rural Housing Service - 515/8 Projects

SRO Single Room Occupancy

TPA Transfer of Physical Asset

TRACS Tenant Rental Assistance Certification System

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