

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

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 1937. 42 U.S.C. 1437 et seq.).
PIH	Office of Public and Indian Housing
PM	Housing Project Manager
PMSA	Primary Metropolitan Statistical Area
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