

GLOSSARY

1937 Housing Act:

The United States Housing Act of 1937 [42 U.S.C. 1437 et seq].

Absorption:

In portability, the point at which a receiving housing authority stops billing the initial housing authority for assistance on behalf of a portable family. [24 CFR 982.4]

Adjusted Annual Income:

The amount of household income, after deductions for specified allowances, on which tenant rent is based.

Administrative Fee:

Fee paid by HUD to IHFA for the administration of the program.

Administrative Fee Reserve:

(Formerly “operating reserve”) Account established by PHA from excess administrative fee income. The administrative fee reserve must be used for housing purposes.

Administration Plan:

The plan that describes IHFA policies for the administration of the tenant-based programs.

Admission:

The point when the family becomes a participant in the program. In a tenant-based program, the date used for this purpose is the effective date of the first HAP Contract for a family (first day of initial lease term).

Adult:

A household member who is 18 years or older or who is the head of the household, or spouse, or co-head. An adult must have the legal capacity to enter a lease under State and local law.

Allowances:

Amounts deducted from the household’s annual income in determining adjusted annual income (the income amount used in the rent calculation). Allowances are given for elderly families, dependents, medical expenses for elderly families, disability expenses, and child care expenses for children under 13 years of age. Other allowances can be given at the discretion of IHFA.

Annual Contributions Contract (ACC):

The written contract between HUD and IHFA under which HUD agrees to provide funding for a program under the 1937 Act, and IHFA agrees to comply with HUD requirements for the program.

Annual Income:

All amounts, monetary or not, that:

- a. Go to (or on behalf of) the family head or spouse (even if temporarily absent) or to any other family member, or
- b. Are anticipated to be received from a source outside the family during the 12-month period following admission or annual reexamination effective date; and
- c. Are not specifically excluded from Annual Income.
- d. Annual Income also includes amounts derived (during the 12-month period) from assets to which any member of the family has access.

Applicant/Applicant Family:

A family that has applied for admission to a program but is not yet a participant in the program.

Assets:

See net family assets.

Asset Income:

Income received from assets held by household members. If assets total more than \$5,000, income from the assets is “imputed” and the greater of actual asset income and imputed asset income is counted in annual income.

Assisted Lease (lease):

A written agreement between an owner and a family for the leasing of a dwelling unit to the family. The lease establishes the conditions for occupancy of the dwelling unit by a family with housing assistance payments under a HAP contract between the owner and IHFA.

Certification:

The examination of a household’s income, expenses, and family composition to determine the household’s eligibility for program participation and to calculate the household’s rent for the following 12 months.

Child:

For the purposes of citizenship regulations, a member of the family other than the family head, spouse or co-head who is under 18 years of age.

Child Care Expenses:

Amounts anticipated to be paid by the family for the care of children under 13 years of age during the period for which annual income is computed, but only where such care is necessary to enable a family member to actively seek employment, be gainfully employed, or to further his or her education and only to the extent such amounts are not reimbursed. The amount deducted shall reflect reasonable charges for childcare. In the case of childcare necessary to permit employment, the amount deducted shall not exceed the amount of employment income that is included in annual income.

Citizen:

A citizen or national of the United States.

Congregate Housing:

Housing for elderly or persons with disabilities that meets the HQS for congregate housing.

Consent Form:

Any consent form approved by HUD to be signed by assistance applicants and participants for the purpose of obtaining income information from employers and SWICA's, return information from the Social Security Administration, and return information for unearned income from the Internal Revenue Service. The consent forms may authorize the collection of other information from assistance applicants or participants to determine eligibility or level of benefits.

Contiguous MSA:

In portability, an MSA that shares a common boundary with the MSA in which the jurisdiction of the initial housing authority is located.

Continuously Assisted:

An applicant is continuously assisted under the 1937 Housing Act if the family is already receiving assistance under any 1937 Housing Act program when the family is admitted to the Voucher Program.

Cooperative:

Housing owned by a non-profit corporation or association, and where a member of the corporation or association has the right to reside in a particular apartment, and to participate in management of the housing.

Covered Families:

Families who receive welfare assistance or other public assistance benefits ("welfare benefits") from a State or other public agency ("welfare agency") under a program for which Federal, State, or local law requires that a member of the family must participate in an economic self-sufficiency program as a condition of such assistance.

Decent, Safe, and Sanitary:

Housing is decent, safe, and sanitary if it satisfies the applicable housing quality standards.

Department:

The Department of Housing and Urban Development

Dependent:

A member of the family (except foster children and foster adults) other than the family head, spouse or co-head who is under 18 years of age, or is a person with a disability, or is a full-time student.

Dependent Child:

A member of the family (except foster children and foster adults) other than the family head or spouse, who is under 18 years of age, or is a person with a disability, or is a full-time student.

De Minimus:

Maximum level of paint deterioration before safe work practices and clearance testing are required. (Section 13.3I for specific requirements).

Disability Assistance Expenses:

Reasonable expenses that are anticipated, during the period for which annual income is computed, for attendant care and auxiliary apparatus for a disabled family member and that are necessary to enable a family member (including the disabled member) to be employed, provided that the expenses are neither paid to a member of the family nor reimbursed by an outside source.

Disabled Family:

A family whose head, spouse, co-head or sole member is a person with disabilities; or two or more persons with disabilities living together; or one or more persons with disabilities living with one or more live-in aides.

Disabled Person:

See “person with disabilities”.

Domicile:

The legal residence of the household head or spouse as determined in accordance with State and local law.

Drug-related Criminal Activity:

Illegal manufacture, sale, distribution, or use of a drug, or the possession of a drug with intent to manufacture, sell, distribute or use the drug.

Earned Income Disregard/Disallowance:

The amount of income subject to exclusion due to an increase in earnings for a disabled family member in a qualified family while residing in public housing or assisted housing.

Economic Self-Sufficiency Program:

Any program designed to encourage, assist, train or facilitate the economic independence of HUD-assisted families or to provide work for such families. These programs include programs for job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, and any program necessary to ready a participant for work (including a substance abuse or mental health treatment program), or other work activities.

Enterprise Income Verification (EIV):

HUD’s single source of wage, unemployment compensation, and Social Security benefit information.

Elderly Family:

A family whose head, spouse, co-head or sole member is a person who is at least 62 years of age; or two or more persons who are at least 62 years of age living together, or one or more persons who are at least 62 years of age living with one or more live-in aides.

Elderly Person:

A person who is at least 62 years of age.

Evidence of Citizenship or Eligible Status:

The documents that must be submitted to evidence citizenship or eligible immigration status.

Exception Rent:

An amount that exceeds the published fair market rent.

Extremely Low-Income Families:

Those families whose incomes do not exceed 30% of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 30% or the median income for the area if HUD finds that such variations are necessary because of unusually high or low family incomes.

Fair Housing Act:

Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988 (42 U.S.C. 3601 et seq).

Fair Market Rent (FMR):

The rent, including the cost of utilities (except telephone), as established by HUD for units of varying sizes (by number of bedrooms), that must be paid in the housing market area to rent privately-owned existing, decent, safe and sanitary rental housing of modest (non-luxury) nature with suitable amenities. FMRs are published periodically in the Federal Register.

Family:

Includes but is not limited to, regardless of actual or perceived sexual orientation, gender identity, or marital status:

- a. A family with or without children (the temporary absence of a child from the home due to placement in foster care shall not be considered in determining family composition and family size);
- b. An elderly family;
- c. A disabled family;
- d. The remaining member of a participant family; and
- e. A single person who is not an elderly or displaced person, or a person with disabilities, or the remaining member of a participant family.

Family Members:

Include all household members except live-in aides, foster children and foster adults. All family members permanently reside in the unit, though they may be temporarily absent. All family members are listed on the HUD-50058 form.

Family Rent to Owner:

In the voucher program, the portion of rent to owner paid by the family.

Family Self-Sufficiency Program (FSS Program):

The program established by IHFA to promote self-sufficiency of assisted families, including the coordination of supportive services (42 U.S.C. 1437u).

Family Share:

The portion of rent and utilities paid by the family or the gross rent minus the amount of the housing assistance payment

Family Unit Size:

The appropriate number of bedrooms for a family as determined by IHFA under its subsidy standards.

Financial Assistance:

Financial Assistance that a student receives in excess of tuition (e.g., athletic and academic scholarships) and that the student receives (1) under the Higher Education Act, (2) from private sources, or (3) from an institution of higher education as defined by the Higher Education Act of 1965. Financial Assistance does not include loan proceeds.

Form 50058:

The HUD form that housing authorities are required to complete for each assisted household in public housing to record information used in the certification and recertification process, and, at the option of the housing authority, for interim reexaminations.

FMR/Exception Rent Limit:

The Section 8 existing housing fair market rent published by HUD headquarters, or any exception rent. For a tenancy in the Voucher Program, IHFA may adopt a payment standard up to the FMR/Exception Rent Limit.

Fraud and Abuse:

Fraud and abuse means a single act or pattern of actions that:

1. constitutes false statement, omission, or concealment of a substantive fact, made with intent to deceive or mislead: and
2. results in payment of Section-8 program funds in violation of Section-8 program requirements.

Full-Time Student:

As it applies to dependent allowances and wage calculations, a full-time student is a student attending school or a vocational training on a full time basis as defined by the school or vocational center.

Gross Rent:

The sum of the rent to the owner plus any utility allowance for tenant-paid utilities.

Group Home:

A dwelling unit that is licensed by a State as a group home for the exclusive residential use of two to twelve persons who are elderly or persons with disabilities (including any live-in aide).

Head of Household:

The adult member of the family who is the head of the household for purposes of determining eligibility and rent.

Homeownership Program:

The program established by IHFA to assist a family to transition from rental assistance to homeownership by use the monthly housing assistance payment, along with the family's income, towards the purchase of a home.

Household Members:

Include all individuals who reside or will reside in the unit and who are listed on the lease, including live-in aides, foster children and foster adults.

Housing Assistance Payment (HAP):

The monthly assistance by IHFA, which includes

- a. a payment to the owner for rent to the owner under the family's lease, and
- b. an additional payment to the family if the total assistance payment exceeds the rent to owner (utility allowance payment).

Housing Quality Standards (HQS):

The HUD minimum quality standards for housing assistance under the Section 8 Program.

Housing Choice Voucher:

A HUD document issued by IHFA to a family selected for admission to the Housing Choice Voucher Program. This document describes the program and the procedures for IHFA approval of a unit selected by the family. The Housing Choice Voucher also states the obligations of the family under the program.

Housing Choice Voucher Holder:

A family that has an unexpired Housing Choice Voucher.

Imputed Income:

For households with net family assets of more than \$5,000, the amount calculated by multiplying net family assets by a HUD-specified percentage. If imputed income is more than actual income from assets, the imputed amount is used in determining annual income.

Imputed Welfare Income:

The amount of annual income not actually received by a family, as a result of a specified welfare benefit reduction, that is nonetheless included in the family's annual income for purposes of determining rent.

Income Category:

Designation of a family's income range. There are three categories: low income, very-low income and extremely-low income.

Incremental Income:

The increased portion of income between the total amount of welfare and earnings of a family member prior to enrollment in a training program and welfare and earnings of the family member after enrollment in the training program. All other amounts, increases and decreases, are treated in the usual manner in determining annual income.

Independent Student:

A student who meets one or more of the following;

- a. At least 24 years old by December 31 of the award year;
- b. An orphan or a ward of the court through the age of 18;
- c. A veteran;
- d. Have legal dependents other than a spouse
- e. Is a graduate or professional student;
- f. Is married.

Initial Housing Authority:

In portability, both: (1) a housing authority that originally selected a family that later decides to move out of the jurisdiction of the selecting housing authority; and (2) a housing authority that absorbed a family that later decides to move out of the jurisdiction of the absorbing housing authority.

Initial Payment Standard:

The payment standard at the beginning of the HAP contract term.

Initial Rent to Owner:

The rent to owner at the beginning of the initial lease term.

Interim (Examination):

A reexamination of a household's income, expenses, and household status conducted between the annual recertification's when a change in a household's circumstances warrant such a reexamination.

Jurisdiction:

The area in which a PHA has authority under State and local law to administer the Program.

Lease:

A written agreement between an owner and participant for the leasing of a dwelling unit to the participant. The lease establishes the conditions for occupancy of the dwelling unit by a family with housing assistance payments under a HAP Contract between the owner and IHFA.

Legal Capacity:

The participant is bound by the terms of the lease and may enforce the terms of the lease against the owner.

Live-in Aide:

A person who resides with one or more elderly persons, or near-elderly persons, or persons with disabilities, and who:

- a. Is determined to be essential to the care and well being of the person.
- b. Is not obligated for the support of the persons; and
- c. Would not be living in the unit except to provide the necessary supportive services.

Low-income Families:

Those families whose incomes do not exceed 80% of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80% of the median for the area on the basis of HUD's findings that such variations are necessary because of unusually high or low family incomes.

Manufactured Home:

A manufactured structure that is built on a permanent chassis, is designed for use as a principal place of residence, and meets the HQS.

Manufactured Home Space:

In manufactured home space rental, a space leased by an owner to a family. A manufactured home owned and occupied by the family is located on the space. IHFA does not provide assistance for Manufactured Home Spaces.

Medical Expenses:

Medical expenses, including medical insurance premiums that are anticipated during the period for which annual income is computed, and that are not covered by insurance.

Mixed Family:

A family whose members include those with citizenship or eligible immigration status, and those without citizenship or eligible immigration status.

Moderate Rehabilitation:

Rehabilitation involving a minimum expenditure of \$1000 for a unit, including its prorated share of work to be accomplished on common areas or systems, to:

- a. Upgrade to decent, safe and sanitary condition to comply with the Housing Quality Standards or other standards approved by HUD, from a condition below these standards (improvements being of a modest nature and other than routine maintenance); or
- b. Repair or replace major building systems or components in danger of failure.

Monthly Adjusted Income:

One twelfth of annual adjusted income.

Monthly Income:

One twelfth of annual income.

Mutual Housing:

Included in the definition of "cooperative".

National:

A person who owes permanent allegiance to the United States, for example, as a result of birth in a United States territory or possession.

Near-elderly Family:

A family whose head, spouse, or sole member is a person who is at least 50 years of age but below the age of 62; or two or more persons who are at least 50 years of age but below the age of 62 living together, or one or more persons who are at least 50 years of age but below the age of 62 living with one or more live-in aides.

Net Family Assets:

Net cash value after deducting reasonable costs that would be incurred in disposal of real property, savings, stocks, bonds, and other forms of capital investment, including interests in Indian trust land and excluding equity accounts in HUD homeownership programs. The value of necessary items of personal property such as furniture and automobiles shall be excluded.

In cases where a trust fund has been established and the trust is not revocable by, or under the control of, any member of the family or household, the value of the trust fund will not be considered an asset so long as the fund continues to be held in trust. Any income distributed from the trust fund shall be counted when determining annual income.

In determining net family assets, housing authorities or owners, as applicable, shall include the value of any business or family assets disposed of by an applicant or participant for less than fair market value (including a disposition in trust, but not in a foreclosure or bankruptcy sale) during the two years preceding the date of application for the program or reexamination, as applicable, in excess of the consideration received therefore. In the case of a disposition as part of a separation or divorce settlement, the disposition will not be considered to be for less than fair

market value if the applicant or participant receives important consideration not measurable in dollar terms.

Noncitizen:

A person who is neither a citizen nor national of the United States.

Notice of Funding Availability (NOFA):

For budget authority that HUD distributes by competitive process, the Federal Register document that invites applications for funding. This document explains how to apply for assistance and the criteria for awarding the funding.

Owner:

Any person or entity, including a cooperative, having the legal right to lease or sublease existing housing.

Parents:

For purposes of the student eligibility restrictions, and consistent with long-standing HUD policy regarding eligibility for Section 8 programs, means the biological or adoptive parents, or guardians (e.g., grandparents, aunt/uncle, godparents, etc.) or such other definition as may be adopted by the PHA.

Participant (Participant Family):

A family that has been admitted to IHFA's program and is currently assisted in the program. The family becomes a participant on the effective date of the first HAP contract executed by IHFA for the family (first day of initial lease).

Payment Standard:

In a voucher tenancy, the maximum monthly assistance payment for a family (before deducting the total tenant payment by family contribution). For a voucher tenancy, IHFA sets a payment standard in the range from 90% to 110% of the current FMR.

Person with Disabilities:

For **eligibility and allowances** purposes, means a person who complies with any one of the following:

A. Has a disability as defined in 42 U.S.C. 423,

OR

B. Is determined, pursuant to HUD regulations, to have a physical, mental, or emotional impairment that:

a. Is expected to be of a long-continued and indefinite duration;

b. Substantially impedes his or her ability to live independently, and

c. Is of such a nature that such ability to live independently could be improved by more suitable housing conditions;

OR

C. Has a developmental disability as defined in 42 U.S.C. 6001.

This definition does not exclude persons who have the disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome. The definition does not include a person whose disability is based solely on any drug or alcohol dependence.

For purposes of **Reasonable Accommodation**, means an individual with handicaps as defined in 24 CFR 8.3. A person who has a physical or mental impairment that substantially limits one or more major life activities, has a record of such impairment, or is regarded as having such impairment. For purposes of other programs and activities, the term does not include any individual who is an alcoholic or drug abuser, and whose current use of alcohol or drugs prevents the individual from participating in the program or activities in question, whose participation, by reason of such current alcohol or drug use, would constitute a direct threat to property or the safety of others. For a full definition, see 24 CFR 8.3.

Portability:

Renting a dwelling unit with Section 8 tenant-based assistance outside the jurisdiction of the initial housing authority.

Premises:

The building or complex in which a dwelling unit is located, including common areas and grounds.

Private Space: In shared housing, the portion of a contract unit that is for the exclusive use of an assisted family.

Preservation:

This program encourages owners of eligible multifamily housing projects to preserve low-income housing affordability and availability while reducing the long-term cost of providing rental assistance. The program offers several approaches to restructuring the debt of properties developed with project-based Section 8 assistance whose HAP contracts are about to expire.

Proration of Assistance:

The reduction in a family's housing assistance payment to reflect the proportion of family members in a mixed family who are eligible for assistance.

Public Housing:

Housing assisted under the 1937 Act, other than under Section 8. Public housing includes dwelling units in a mixed financed project that are assisted by a PHA with capital or operating funds.

Public Housing Agency:

A State, county, municipality or other government entity or public body (or agency or instrumentality thereof) authorized to engage in or assist in the development or operation of low-income housing.

Reasonable Rent:

A rent to owner that is not more than charged: (a) for comparable units in the private unassisted market; and (b) for a comparable unassisted unit in the premises.

Receiving Housing Authority:

In portability, a housing authority that receives a family selected for participation in the tenant-based program of another housing authority. The receiving housing authority issues a voucher, and provides program assistance to the family.

Recertification:

A reexamination of a household's income, expenses, and family composition to determine the household's rent for the following 12 months.

Remaining Member of a Participant Family:

A member of the family listed on the lease who continues to live in an assisted household after all other family members have left.

Rent to Owner:

The monthly rent payable to the owner under the lease. Rent to owner covers payment for any housing services, maintenance, and utilities that the owner is required to provide and pay for.

Responsible Entity:

For the Public Housing Program, the Section 8 tenant-based assistance program (24 CFR 982), and the Section 8 project-based certificate or voucher program (24 CFR 983), and the Section 8 moderate rehabilitation program (24 CFR 882), responsible entity means the PHA administering the program under an ACC with HUD. For all other Section 8 programs, responsible entity means the Section 8 project owner.

Shared Housing:

A unit occupied by two or more families. The unit consists of both common space for shared use by the occupants of the unit and separate private space for each assisted family.

Shelter Allowance:

That portion of a welfare benefit (e.g., TANF) that the welfare agency designates to be used for rent and utilities.

Single Person:

Someone living alone or intending to live alone who does not qualify as an elderly person, a person with disabilities, or the remaining member of a participant family.

Single Room Occupancy Housing (SRO):

A unit for occupancy by a single eligible individual capable of independent living that contains no sanitary facilities or food preparation facilities, or contains either, but not both, types of facilities.

Special Admission:

Admission of an applicant that is not on IHFA's waiting list, or admission without considering the applicant's waiting list position.

Special Housing Types:

Special housing types include: SRO housing, congregate housing, group homes, shared housing, cooperatives (including mutual housing), and manufactured homes (including manufactured home space rental).

Specified Welfare Benefit Reduction:

A reduction of welfare benefits by the welfare agency, in whole or in part, for a family member, as determined by the welfare agency, because of fraud by a family member in connection with the welfare programs; or because of welfare agency sanction against a family member for noncompliance with a welfare agency requirement to participate in an economic self-sufficiency program. "Specified welfare benefit reduction" does not include a reduction or termination of welfare benefits by the welfare agency; at the expiration of a lifetime or other time limit on the payment of welfare benefits; because a family member is not able to obtain employment, even though the family member has complied with welfare agency economic self-sufficiency or work activities requirements; or because a family member has not complied with other welfare agency requirements.

State Wage Information Collection Agency (SWICA):

The State agency receiving quarterly wage reports from employers in the State, or an alternative system that has been determined by the Secretary of Labor to be as effective and timely in providing employment-related income and eligibility information.

Student:

As it applies to the student rule, all students enrolled either full-time or part-time at an institute of higher education.

Subsidy Standards:

Standards established by IHFA to determine the appropriate number of bedrooms and amount of subsidy for families of different sizes and compositions.

Tenant:

The person or persons (other than a live-in aide) who execute the lease or lessee of the dwelling unit.

Third-party (verification):

Oral or written confirmation of a household's income, expenses, or household composition provided by a source outside the household, such as an employer, doctor, school official, etc.

Total Tenant Payment (TTP):

Total tenant payment is the amount calculated under Section 3(a) (1) of the 1937 Act which is the higher of:

- a. 30% of the family's monthly adjusted income;
- b. 10% of the family's monthly income;
- c. Minimum rent; or
- d. If the family is receiving payments for welfare assistance from a public agency and a part of such payments, adjusted in accordance with the family's actual housing costs, is specifically designated by such agency to meet the family's housing costs, the portion of such payments which is so designated.

If the family's welfare assistance is ratably reduced from the standard of need by applying a percentage, the amount calculated under Section 3(a) (1) shall be the amount resulting from one application of the percentage.

Tuition:

The meaning given this term by the institute of higher education in which the student is enrolled. This term does not include books and supplies.

Upfront Income Verification:

The verification of income before or during a reexamination, through an independent source that systematically and uniformly maintains income information in computerized form for a large number of individuals. UIV is considered a type of third-party verification, which is a regulatory requirement in the rent calculation process.

Utility Allowance:

If the cost of utilities (except telephone) and other housing services for an assisted unit is not included in the tenant rent but is the responsibility of the family occupying the unit, an amount equal to the estimate made or approved by IHFA or HUD of the monthly cost of a reasonable consumption of such utilities and other services for the unit by an energy-conservative household of modest circumstances consistent with the requirement of a safe, sanitary, and healthful living environment.

Utility Reimbursement (or Utility Allowance Payment (UAP)):

In the voucher program, the portion of the housing assistance payment that exceeds the amount of the rent to owner. It is only paid when the housing assistance payment exceeds the rent to owner and represents a payment to the household for tenant paid utilities.

Verification:

The process of obtaining statements from individuals who can attest to the accuracy of the amounts of income, expenses, or household member status (e.g., employers, public assistance agency staff, doctors).

The four types of verifications are:

- a. Upfront Income Verification (UIV) or EIV.
- b. Third-party verification, either written or oral, obtained from employers, public assistance agencies, schools. etc.
- c. Documentation such as a copy of a birth certificate or bank statements.

- d. Family certification or declaration (only used when third-party or documentation verification is not available).

Very Low-income Families:

Families whose incomes do not exceed 50% of the median family income for the area, as determined by HUD with adjustments for smaller and larger families except that HUD may establish income ceilings higher or lower than 50% of the median for the area if HUD finds that such variations are necessary because of unusually high or low family incomes.

Veteran:

A person who served in the active military, naval, or air service, and who was discharged or released under conditions other than dishonorable.

Violent Criminal Activity:

Any illegal criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause or be reasonably likely to cause, serious bodily injury or property damage.

Voucher (Rental Voucher):

A HUD document issued by IHFA to a family selected for admission to the Housing Choice Voucher Program. This document describes the program and the procedure for IHFA approval of a unit selected by the family and states the obligations of the family under the program.

Voucher Holder:

A family holding a voucher with an unexpired term (search time).

Waiting List Admission:

An admission from IHFA's waiting list. [24 CFR 982/4].

Welfare Assistance:

Welfare or other payments to families or individuals, based on need, that are made under programs funded by Federal, State or local governments. [24 CFR 5.603(d)].

Welfare Rent:

In "as-paid" welfare programs, the amount of the welfare benefit designated for shelter and utilities.

Welfare-to-Work (MTW) Families:

Families assisted with voucher funding awarded under the HUD welfare-to-work voucher program.

ACRONYMS

ACC	Annual Contributions Contract
CFR	Code of Federal Regulations
EID	Earned Income Disregard
EIV	Enterprise Income Verification System
FMR	Fair Market Rent
FSS	Family Self Sufficiency (Program)
HAP	Housing Assistance Payment
HCV	Housing Choice Voucher
HOPWA	Housing Opportunities for Persons with Aids
HQS	Housing Quality Standards
HUD	Department of Housing and Urban Development
INS	(U.S) Immigration and Naturalization Service
LEP	Limited English Proficiency
NOFA	Notice of Funding Availability
PHA	Public Housing Agency
RTA	Request for Tenancy Approval
SAVE	Systematic Alien Verification for Entitlements Program
SEMAP	Section 8 Management Assessment Program
TAFI	Temporary Assistance to Families in Need (Idaho's program)
TANF	Temporary Assistance to Needy Families (National program)
TTP	Total Tenant Payment
UAP	Utility Allowance Payment/Utility Reimbursement
UIV	Upfront Income Verification
VAWA	Violence Against Women Act