

Whether you have worked within public housing for a long time, or are new to the agency, you may see or hear an acronym you're unfamiliar with. Below is a list of the most commonly used acronyms found in *Lead the Way*. If you'd like to view additional glossary terms, visit [HUD's Glossary](#) page.

**ACC – Annual Contributions Contract** – annual contracts with public housing agencies for payments toward rent, financing debt service, and financing for modernization.

**ACOP – Admissions & Continued Occupancy Policy** – policy adopted by the public housing agency board, in accordance with HUD regulations, for the selection and admission of applicants from the public housing waiting list, screening of applicants for tenancy, occupancy standards and policies, and assistance of families claiming discrimination, among other procedures.

**AMP – Asset Management Project** – a project of the public housing agency that may be a single public housing building or set of buildings grouped for the purpose of management. AMPs have their own property management, funding, budgeting, accounting, and maintenance. Public housing agencies may group up to 250 scattered-site dwelling units into a single AMP.

**CFP – Capital Fund Program** – indicators under the Public Housing Assessment System (PHAS) to examine the period of time it takes to obligate the funds provided to the PHA from the Capital Fund program.

**CFR – Code of Federal Regulations** – the codification of the general and permanent rules published in the Federal Register by the departments and agencies of the Federal Government.

**COCC – Central Office Cost Center** – under asset management, the COCC provides day-to-day oversight of a public housing agency's asset management projects (AMPs) and, in return, each AMP pays the COCC certain allowable fees. The COCC operates just like a property management company.

**FASS – Financial Assessment Subsystem** – category of indicators under the Public Housing Assessment System (PHAS) to measure the financial condition of each public housing project in a PHA according to Uniform Financial Reporting Standards (UFRS). It is determined by data reported to HUD by the PHA in the Financial Data Schedule (FDS).

**FDS – Financial Data Schedule** – a balance of the financial statements arranged in a program format. The FDS must be produced in hard copy, prepared as information supplementary to the financial statements, and reported on by the auditor.

**FMR – Fair Market Rent** – the amount of money that a given property would command if it were open for rent. This amount determines how much of the rent is covered by the PHA for participants of the Housing Choice Voucher and other programs.

**HAP – Housing Assistance Payment** – payments by the PHA to unit owners and renters participating in the Housing Choice Voucher program. Eligible HAP expenses include rent to landlords, utility reimbursements to renters, and escrow deposits. The HAP contract is a written agreement between the public housing agency and the owner of a unit occupied by a housing choice voucher program participant. Under the HAP contract, the public housing agency agrees to make housing assistance payments to the owner on behalf of a specific family leasing a specific unit.

**HCV – Housing Choice Voucher Program** – the federal government’s major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market.

**HQS – Housing Quality Standards** – a measure to help HUD and public housing authorities define “standard housing” and establish the minimum quality criteria necessary for the health and safety of program participants.

**HUD – U.S. Department of Housing and Urban Development** – Established in 1965, HUD’s mission is to increase homeownership, support community development, and increase access to affordable housing free from discrimination. To fulfill this mission, HUD will embrace high standards of ethics, management and accountability and forge new partnerships — particularly with faith-based and community organizations — that leverage resources and improve HUD’s ability to be effective on the community level.

**LOCCS – The Line Of Credit Control System** – a system that HUD uses for obligating and approving funds from numerous programs. Someone on the public housing authority’s staff will have the authority to access this system and request for a draw of funds, which will need to be approved by HUD staff.

**MASS – Management Assessment Subsystem** – category of indicators under the Public Housing Assessment System (PHAS) to assess the housing development’s and public housing authority’s management operations capabilities, including occupancy, Tenant Accounts Receivable (TAR), and accounts payable. It is determined by data reported to HUD by the public housing authority in the Financial Data Schedule (FDS).

**OIG – Office of Inspector General for the U.S. Department of Housing and Urban Development** – an independent and objective organization under HUD to conduct and supervise audits, evaluations, and investigations relating to the Department’s programs and operations.

**OpSub – Operating Subsidy** – HUD subsidy provided for each Asset Management Project (AMP).

**PASS – Physical Assessment Subsystem** – category of indicators under Public Housing Assessment System (PHAS) to determine whether public housing units are decent, safe, sanitary, and in good repair and the degree to which the housing meets Housing Quality Standards (HQS). It is determined by an inspection conducted in accordance with HUD’s Uniform Physical Condition Standards (UPCS).

**PEL – Project Expense Level** – the estimate of the cost to operate each asset management project, exclusive of taxes, utilities, and certain add-ons

**PHA – Public Housing Agency/Authority** – any state, county, municipality, or other governmental entity or public body, or agency or instrumentality of these entities that is authorized to engage or assist in the development or operation of low-income housing under the U.S. Housing Act of 1937.

**PHAS – Public Housing Assessment System** – the system that HUD uses to assess a public housing authority’s performance in managing its federal awards programs. PHAS uses a 100-point scoring system based on four categories of indicators.

**PIH – Office of Public and Indian Housing** – an office of HUD, the role of the Office of Public and Indian Housing is to ensure safe, decent, and affordable housing; create opportunities for residents’ self-sufficiency and economic independence; and assure fiscal integrity by all program participants.

**PUM – Per Unit Month** – an analysis of a property’s income and expenses as an average for each unit for one month.

**RAC – Resident Action Committees** – also called resident councils, these organizations are established by public housing residents, independent of owners, management, and their representatives, to address the needs and interests of residents.

**RAD – Rental Assistance Demonstration** – allows proven financing tools to be applied to at-risk public and assisted housing and has two components: allows Public Housing and Moderate Rehabilitation (Mod Rehab) properties to convert, under a competition limited to 60,000 units, to long-term Section 8 rental assistance contracts; and allows Rent Supplement (Rent Supp), Rental Assistance Payment (RAP), and Mod Rehab properties to convert tenant-based vouchers issued upon contract expiration or termination to project-based assistance.

**REAC – REAL ESTATE ASSESSMENT CENTER** – provides and promotes the effective use of accurate, timely, and reliable information assessing the condition of HUD’s portfolio. REAC also provides information to help ensure safe, decent, and affordable housing. It is designed to restore the public trust by identifying fraud, abuse, and waste of HUD resources.

**SEMAP – The Section Eight Management Assessment Program** – measures the performance of the public housing agencies (PHAs) that administer the Housing Choice Voucher program in 14 key areas. SEMAP helps HUD target monitoring and assistance to public housing agency programs that need the most improvement.