

**FMR/exception rent limit.** The Section 8 existing housing fair market rent published by HUD headquarters, or any exception rent. In the certificate program, the initial contract rent for a dwelling unit plus any utility allowance may not exceed the FMR/exception rent limit (for the dwelling unit or for the family unit size). In the voucher program, the HA may adopt a payment standard up to the FMR/exception rent limit.

**FSS program.** Family self-sufficiency program.

**Funding increment.** Each commitment of budget authority by HUD to an HA under the consolidated annual contributions contract for the HA program.

**HA. Housing Agency.**

**HAP contract.** Housing assistance payments contract.

**Housing agency (HA).** A State, county, municipality or other governmental entity or public body (or agency or instrumentality thereof) authorized to engage in or assist in the development or operation of low-income housing, including an Indian housing authority (IHA). ("PHA" and "HA" mean the same thing.)

**Housing assistance payment.** The monthly assistance payment by an HA. The total assistance payment consists of:

- (1) A payment to the owner for rent to owner under the family's lease.
- (2) An additional payment to the family if the total assistance payment exceeds the rent to owner. In the certificate program, the additional payment is called a "utility reimbursement".

**Housing assistance payments contract (HAP contract).** A written contract between an HA and an owner, in the form prescribed by HUD headquarters, in which the HA agrees to make housing assistance payments to the owner on behalf of an eligible family.

**Housing quality standards (HQS).** The HUD minimum quality standards for housing assisted under the tenant-based programs. See § 982.401.

**HQS.** Housing quality standards.

**HUD.** The U.S. Department of Housing and Urban Development.

**HUD requirements.** HUD requirements for the Section 8 programs. HUD requirements are issued by HUD headquarters, as regulations, **Federal Register** notices or other binding program directives.

**IHA.** Indian housing authority.

**Indian.** Any person recognized as an Indian or Alaska Native by an Indian Tribe, the federal government, or any State.

**Indian housing authority (IHA).** A housing agency established either:

- (1) By exercise of the power of self-government of an Indian Tribe, independent of State law; or
- (2) By operation of State law providing specifically for housing authorities for Indians.

**Initial contract rent.** In the certificate program, the contract rent at the beginning of the initial lease term.

**Initial HA.** In portability, the term refers to both:

- (1) An HA that originally selected a family that subsequently decides to move out of the jurisdiction of the selecting HA.
- (2) An HA that absorbed a family that subsequently decides to move out of the jurisdiction of the absorbing HA.

**Initial lease term.** The initial term of the assisted lease. The initial lease term must be for at least one year.

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

**Jurisdiction.** The area in which the HA has authority under State and local law to administer the program.

**Lease.** (1) A written agreement between an owner and a tenant for the leasing of a dwelling unit to the tenant. 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 the HA.

(2) In cooperative housing, a written agreement between a cooperative and a member of the cooperative. The agreement establishes the conditions for occupancy of the member's cooperative dwelling unit by the member's family with housing assistance payments to the cooperative under a HAP contract between the cooperative and the HA. For purposes of part 982, the cooperative is the Section 8 "owner" of the unit, and the cooperative member is the section 8 "tenant".

**Lease addendum.** In the lease between the tenant and the owner, the lease language required by HUD.

**Live-in aide.** Defined in 24 CFR 813.102.

**Local preference.** A preference used by the HA to select among applicant families without regard to their federal preference status.

**Local preference limit.** Ten percent of total annual waiting list admissions to the HA's tenant-based certificate and voucher programs. The local preference limit is used to select among applicants without regard to their federal preference status.

**Low-income family.** Defined in 24 CFR 813.102. (Section 982.201(b) describes when a low-income family is income-eligible for admission to the certificate or voucher program.)

**MSA.** Metropolitan statistical area.

**1937 Housing Act.** The United States Housing Act of 1937 (42 U.S.C. 1437 and following sections). The HUD tenant-based program is authorized by Section 8 of the 1937 Housing Act (42 U.S.C. 1437f).

**1937 Housing Act program.** Any of the following programs:

- (1) The public housing program or Indian housing program.
- (2) Any program assisted under Section 8 of the 1937 Act (42 U.S.C. 1437f) (including assistance under a Section 8 tenant-based or project-based program).
- (3) The Section 23 leased housing program.

(4) The Section 23 housing assistance payments program. ("Section 23" means Section 23 of the United States Housing Act of 1937 before enactment of the Housing and Community Development Act of 1974.)

**NOFA.** Notice of funding availability.

**Notice of funding availability (NOFA).** For funding (contract or budget authority) that HUD distributes by competitive process, HUD headquarters invites HA applications by publishing a NOFA in the **Federal Register**. The NOFA explains how to apply for assistance, and the criteria for awarding the funding.

**Operating reserve.** Administrative fee reserve.

**Owner.** Any person or entity with the legal right to lease or sublease a unit to a participant.

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

**Payment standard.** In the voucher program, an amount used by the HA to calculate the housing assistance payment for a family. Each payment standard amount is based on the fair market rent. The HA adopts a payment standard for each bedroom size and for each fair market rent area in the HA jurisdiction. The payment standard for a family is the maximum monthly subsidy payment.

**PBC.** Project-based certificate program. See 24 CFR part 983.

**Person with disabilities** (disabled person). Defined in 24 CFR 813.102.

**PHA.** Public housing agency. See definition of "housing agency". ("Public housing agency" and "housing agency" mean the same thing.)

**Portability.** Renting a dwelling unit with Section 8 tenant-based assistance outside the jurisdiction of the initial HA.