

ACRONYM LIST

Acronym	Definition
AAF	Annual Adjustment Factor
ADA	Americans with Disabilities Act
AFHMP	Affirmative Fair Housing Marketing Plan
AHP	Affordable Housing Program (<i>Grant program of Federal Home Loan Bank</i>)
AMI	Area Median Income
BRA	Brownfield Redevelopment authority
BSP	Bridge Street Place
CDBG	Community Development Block Grant (<i>Federal funds for housing, infrastructure and economic development to cities and MSHDA</i>).
CHAM	Consortium of Housing Asset Management (NIAR division)
CHDO	Community Housing Development Organization
CLI	Community Leadership Institute (Training division)
CNA/PCNA	Capital Needs Assessment or Property Capital Needs Assessment
CPM	Certified Property Manager
CRA	Community Reinvestment Act (of 1977)
CRP	Community Reinvestment Program
CSC	Criminal Sexual Conduct
CSH	Corporation for Supportive Housing (<i>National intermediary for Supportive Housing</i>)
CTEH	Coalition to End Homelessness
DBA	Doing Business As (Development and Communications division)
DDA	Downtown Development Authority
DMVA	Michigan Department of Military and Veterans Affairs
DSC	Debt Service Coverage
EEO	Equal Employment Opportunity
ENTF	Kent County Essential Needs Task Force
FEMA	Federal Emergency Management Agency
FHA	Federal Housing Administration, result of 1934 Federal Housing Act
FHLBI	Federal Home Loan Bank of Indianapolis
FMR	Fair Market Rent
FOIA	Freedom of Information Act
Freddie Mack	Federal Home Loan Mortgage Corporation
FY	Fiscal Year
GNMA	Government National Mortgage Association (Ginnie Mae)
GRHC	Grand Rapids Housing Commission
HAP	Housing Assistance Payment Contract (<i>Section 8 assistance</i>)
HCVP	Housing Choice Voucher Program
HFA	Housing Finance Authority
HOME	Federal funding for grants and loans for housing through City of Grand Rapids and MSHDA
HUD	Housing and Urban Development

HWMUW	Heart of West Michigan United Way
IREM	Institute of Real Estate Management
LIHTC	Low Income Housing Tax Credit (Section 42)
LISC	Local Initiatives Support Corporation
LLC	Limited Liability Corporation
LTV	Loan to Value
MDCR	Michigan Department of Civil Rights
MDHHS	Michigan Department of Health and Human Services
MEDC	Michigan Economic Development and Corporation (<i>Approves state brownfield tax credits</i>)
MEDC	Michigan Economic Development Corp
MFI	Multifamily Initiative (NIAR division)
MIP	Mortgage Insurance Premium
MLB	Michigan Land Bank
MSHDA	Michigan State Housing Development Authority
MWR	Midwest Region
N W O	NeighborWorks Organization (member of the network)
NEF	National Equity Fund (<i>Syndicator of tax credits</i>)
NEPA	National Environmental Policy Act of 1969
NIMBY	"Not In My Back Yard"
NMTC	New Markets Tax Credits
NOFA	Notice of Funding Availability
NOI	Net Operating Income
NTI	NeighborWorks Training Institute (Training division)
OAD	Organizational Assessment Division (a division of NeighborWorks America)
OCAF	Operating Cost Adjustment Factor
OHTS	Organizational Health Tracking System (OAD)
PBV	Project Based Voucher
PILOT	Payment In Lieu of Taxes
PJ	Participating Jurisdiction
PMA	Property Management Association
PROMPT	Production/Program Services, Resource and Financial Management, Organizational Management and Board Governance, Management- Staffing and Personnel, Planning, Technical Operation and Compliance Systems
QAP	Qualified Allocation Plan for Low Income Housing Tax Credits
RD	Rural Development
REAC	Real Estate Assessment Center
RM	Relationship Manager (Field Operations division)
RPOA	Rental Property Owners Association
Section 8	Rent Subsidy allowing tenant to pay only 30% of their income for housing and utilities while the federal government pays the remainder.
SHP	Supportive Housing Program (HUD)
SRO	Single Room Occupancy

TIC	Tenant Income Certification
TIFA	Tax Increment Financing Authority
TTP	Total Tenant Payment
UFAS	Uniform Federal Accessibility Standards
URA	Uniform Relation Act
URA	Uniform Relocation Act
USDA	United States Department of Agriculture
VA	Veterans Administration
VASH	Veterans Affairs Supportive Housing Vouchers