

CHAPTER XXII. DEFINITIONS

The following definitions apply, as noted in the respective program regulations.

1937 Act, The

means the United States Housing Act of 1937 (42 U.S.C. 1437 et seq.).

Absorption

In portability (under subpart H of 24 CFR 982): the point at which a receiving PHA stops billing the initial PHA for assistance on behalf of a portability family. The receiving PHA uses funds available under the receiving PHA consolidated ACC.

Adjusted Income

Adjusted income (income upon which rent is based) means Annual Income less the deductions and exemptions found at 24 CFR 5.611.

Adult

A person who is 18 years of age or older or who is a minor that has been emancipated or designated as "sui juris" under any Federal, State or tribal law.

Alteration

Any change in a facility or its permanent fixtures or equipment. Does not include: normal maintenance or repairs, re-roofing, interior decoration or changes to the mechanical systems.

Administrative Fee

Fee paid by HUD to the PHA for administration of the program. See 24 CFR 982.152.

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. See 24 CFR 982.155.

Administrative Plan

The plan that describes PHA policies for administration of the tenant-based programs. See 24 CFR 982.54.

Admission

The point when the Family becomes a participant in the 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) in a tenant-based program.

Anniversary date

The date twelve months from the effective date of the family's last annual reexamination or, during a family's first year in the program, from the effective date of the family's initial examination.

Annual Contributions Contract (ACC)

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

Annual Income

Annual income is the anticipated total income from all sources, including net income derived from assets, received by the Family head and spouse (even if temporarily absent) and by each additional adult family member. It includes all net income from assets for the 12-month period following the effective date of initial determination or reexamination of income.

Anticipated Annual Income

If it is not feasible to anticipate income for a 12-month period, the PHA may use the annualized income anticipated for a shorter period, subject to an Interim Adjustment at the end of the shorter period. This method would be used for teachers who are paid for only nine (9) months, or for participants receiving unemployment compensation.

Applicant (Applicant Family)

A Family that has applied for admission to a program but is not yet a participant.

Asset Income

Imputed income from assets, including business assets, disposed of within the last two years at less than fair market value. (See the definition of Net Family Assets 24 CFR 5.603.)

Assets

Assets means "cash (including checking accounts), stocks, bonds, savings, equity in real property, or the cash value of life insurance policies. Assets do not include the value of personal property such as furniture, automobiles and household effects or the value of business assets." See the definition of Net Family Assets, for assets used to compute annual income. 24 CFR 5.603.

Auxiliary Aids

services or devices that enable persons with impaired sensory, manual, or speaking skills to have an equal opportunity to participate in the benefits of programs or activities.

Bifurcate

To divide a lease as a matter of law such that certain tenants can be evicted or removed while the remaining family members' lease and occupancy rights are allowed to remain intact. See 24 CFR Part 5, 5.2003 Subpart L: Protection for Victims of Domestic Violence.

Budget Authority

An amount authorized and appropriated by the Congress for payment to the PHA under the program. For each funding increment in a PHA program, budget authority is the maximum amount that may be paid by HUD to the PHA over the ACC term of the funding increment.

Care Attendant

A person that regularly visits the housing unit of a participant to provide supportive or medical services. Care attendants are not live-in aides, since they have their own place of residence and, if requested by the PHA, must demonstrate separate residence. Care attendants have no rights of tenancy.

Child

means a member of the Family other than the Family head or spouse 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, 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. In the case of child care necessary to permit employment, the amount deducted shall not exceed the amount of employment income.

Citizen

means a citizen or national of the United States. 24CFR 5.504.

Co-Head of Household

One of two persons held responsible and accountable for the Family.

Common Space

In shared housing: Space available for use by the assisted Family and other occupants of the housing unit.

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 SWICAs (State Wage Information Collection Agency); return information from the Social Security Administration, as referenced at 26 U.S.C. 6103(l)(7)(A); and return information for unearned income from the Internal Revenue Service, as referenced at 26 U.S.C. 6103(l)(7)(B). The consent forms expire after a certain time and may authorize the collection of other information from assistance applicants or participants to determine eligibility or level of benefits.

Continuously Assisted

An applicant is continuously assisted under the 1937 Act if the Family is already receiving assistance under any 1937 Act program when the Family is admitted to the HCV program.

Contract Authority

The maximum annual payment by HUD to a PHA for a funding increment.

Cooperative (term includes mutual housing)

Housing owned by a nonprofit corporation or association, where a member of the corporation or association has the right to reside in a particular apartment, and to participate in housing management. (A special housing type: see 24CFR 982.619.)

Covered Families

Families who receive welfare assistance or other public assistance benefits (“welfare benefits”) from a State or other public agency 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 for such assistance.

Dating Violence

For purposes of interpreting the Violence Against Women Act, Violence committed by a person: Who is or has been in a social relationship of a romantic or intimate nature with the victim; and where the existence of such a relationship shall be determined based on a consideration of the following factors: (i) the length of the relationship, (ii) the type of relationship; and (iii) the frequency of interaction between the persons involved in the relationship.

Dependent

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. In the context of student eligibility restrictions, a dependent child is the child of an enrolled student who meets the criteria of 24 CFR 5.612.

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, 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.

Displaced Family

A Family in which each member, or whose sole member, is a person displaced by governmental action, or a person whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal disaster relief laws.

Domestic Violence

Includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

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, use, or possession with intent to manufacture, sell, distribute, or use, of a controlled substance (as defined in section 802 of title 21)

Drug-Trafficking

The illegal manufacture, sale, or distribution, or the possession with intent to manufacture, sell, or distribute, of a controlled substance as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802).

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, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant for work (including a substance abuse or mental health treatment program).

Elderly Family

A Family whose head, spouse, 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

An individual who is at least 62 years of age.

Eligible Immigration Status

For a non-citizen, verification of immigration status eligible for assisted housing consisting of a signed certification and the original copy of an acceptable INS document. **24 CFR 5.508**

Emancipated Minor

A person under age 18 who does not live or intend to live with his/her parents, and who has been declared “emancipated” by a court of competent jurisdiction. An emancipated minor is eligible to be a head of household and sign a PHA lease.

Employer Identification Number (EIN)

The nine-digit taxpayer identifying number that is assigned to an individual, trust, estate, partnership, association, company, or corporation pursuant to sections 6011(b), or corresponding provisions of prior law, or 6109 of the Internal Revenue Code.

Evidence of citizenship or eligible status

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

Extremely Low Income Family

Family whose Annual Income is equal to or less than 30% of Area Median Income, as published by HUD adjusted for Family size.

Fair Housing Act

Means 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. See periodic publications in the Federal Register in accordance with 24 CFR 888.

Family includes, but is not limited to:

- (1) 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);
- (2) An elderly family;
- (3) A near-elderly family;
- (4) A disabled family;
- (5) A displaced family;
- (6) The remaining member of a participant family; and
- (7) 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 Rent to Owner

In the HCV program, the portion of rent paid to the Owner by the Family. For calculation of family rent to Owner, see 24 CFR 982.515(b).

Family Self-Sufficiency Program (FSS Program)

The program established by a PHA in accordance with 24 CFR 984 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.

Family Unit Size

The appropriate number of bedrooms for a Family, as determined by the PHA under the PHA subsidy standards.

Financial Assistance - with respect to Student Eligibility

Financial assistance includes any assistance the student receives that is in excess of tuition under the Higher Education Act of 1965, from other sources, and from institutions of higher education.

1. Under the HE Act of 1965: includes Pell Grants, Federal Supplement Educational Opportunity Grants, Academic Achievement Incentive Scholarships, State Assistance under the Leveraging Educational Assistance Partnership Program, the Robert G. Byrd Honors Scholarship Program and the Federal Work Study programs.
2. Assistance from private sources: would include non-governmental sources of assistance, including assistance that may be provided to a student from a parent, guardian or other family member, whether residing within the Family receiving HCV assistance or not, and from other persons not residing with the assisted family.
3. From an institution of higher education: requires a reference to a particular institution and the institution's listing of financial assistance.
4. Financial assistance does not include loan proceeds, e.g., the Perkins, Stafford and Plus loans under the HE Act of 1965 are not considered as financial assistance.

Foster Adult

An adult (usually a person with disabilities) who is placed in someone's home by a governmental agency so the Family can help with his/her care. Foster adults may be members of PHA households, but they have no rights as remaining family members. The income received by the Family for the care of a Foster Adult is excluded from Annual Income.

Full-Time Student

A person who is carrying a subject load that is considered full-time for day students under the standards and practices of the educational institution attended. An educational institution includes a vocational school with a diploma or Certificate Program, as well as an institution offering a college degree. 24 CFR 5.603

Funding Increment

Each commitment of budget authority by HUD to a PHA under the consolidated Annual Contributions Contract for the HCV program.

Grantee

The person or legal entity to which a grant is awarded and that is accountable for the use of the funds provided.

Gross Rent

The sum of the rent to Owner plus any utility allowance

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. (A special housing type: see 24CFR 982.610 to 982.614.)

Guest

For the purposes of eligibility and lease enforcement, a guest is a person temporarily staying in the housing unit with the consent of the applicant or participant. 24 CFR 5.A

Housing Assistance Payments (HAP) Contract

The legal contract between the PHA and the landlord/owner

Head of Household

The adult member of the Family who is the head of the household for purposes of determining income eligibility and rent

Housing Assistance Payment

The monthly assistance payment the PHA pays to the Owner on the Family's behalf.

Housing Quality Standards (HQS)

The HUD minimum quality standards for housing assisted under the tenant-based programs. See 24 CFR 982.401.

Immediate Family Member

For purposes of interpreting the Violence Against Women Act, a spouse, parent, brother or sister, or child of the person, or an individual to whom that person stands in loco parentis (in place of a parent); or any other person living in the household of that person and related to that person by blood or marriage.

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 Information

Information relating to an individual's income, including:

- (1) All employment income information known to current or previous employers or other income sources that HUD or the processing entity determines is necessary for purposes of determining an assistance applicant's or participant's eligibility for, or level of assistance in, a covered program;
- (2) All information about wages, as defined in the State's unemployment compensation law, including any social security number; name of the employee; quarterly wages of the employee; and the name, full address, telephone number, and, when known, Employer Identification Number of an employer reporting wages under a State unemployment compensation law;
- (3) With respect to unemployment compensation:
 - (i) Whether an individual is receiving, has received, or has applied for unemployment compensation;
 - (ii) The amount of unemployment compensation the individual is receiving or is entitled to receive; and
 - (iii) The period with respect to which the individual actually received such compensation;
- (4) Unearned IRS income and self-employment, wages and retirement income as described in the Internal Revenue Code, 26 U.S.C. 6103(I)(7); and
- (5) Wage, social security (Title II), and supplemental security income (Title XVI) data obtained from the Social Security Administration.

Independent College Student

Criteria for determining independence from parents:

1. must be of legal contract age under the state law (18 in Texas)
2. must have established a household separate from parent(s) or legal guardians for at least one year prior to application for occupancy OR must meet the U. S. Dept. of Education's definition of an independent student--student must
 - a. be at least 24 by December 31 of the award year for which aid is sought
 - b. be an orphan or ward of the court through age 18
 - c. be a veteran of the U. S. Armed Forces
 - d. have legal dependents other than a spouse
 - e. be a graduate or professional student; OR
 - f. be married.
3. must not be claimed as a dependent by parents or legal guardians pursuant to IRS regulations.
4. must obtain a certification of the amount of financial assistance that will be provided by parents, signed by the individual providing the support.

Initial Public Housing Authority (IPHA)

In portability, the term refers to both:

1. A PHA that originally selected a Family that later decides to move out of the jurisdiction of the selecting PHA; and
2. A PHA that absorbed a Family that later decides to move out of the jurisdiction of the absorbing PHA.

Initial Payment Standard

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

Initial Rent to Owner

The rent to the owner at the beginning of the HAP Contract term

Jurisdiction

The area in which the PHA has authority under State and local law to administer the program. From State Law: The area of operation of a municipal housing authority is the municipality for which the authority is created and the area that is within five miles of the territorial boundaries of the municipality and is not within the territorial boundaries of another municipality. The area of operation of a county housing authority is the county in which the authority is created excluding the parts of the county that are within the territorial boundaries of a municipality. The area of operation of a regional housing authority is the counties for which the authority is created excluding the parts of the counties that are within the territorial boundaries of a municipality.

Kinship Care

An arrangement in which a relative or non-relative becomes the primary caregiver for a child or children but is not the biological parent of the child or children. The primary caregiver need not have legal custody of such child or children to be a kinship caregiver under this definition. (Definition provided by the Kinship Care Project, National Association for Public Interest Law) The primary caregiver must be able to document Kinship care, which is usually accomplished through school or medical records.

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 PHA.
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 PHA. For purposes of 24 CFR 982, the cooperative is the HCV "landlord" of the housing unit, and the cooperative member is the HCV "tenant."

Live-in Aide

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

1. Is determined to be essential to the care and well-being of the persons;
2. Is not obligated for the support of the persons; and
3. Would not be living in the housing unit except to provide the necessary supportive services.

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. A special housing type: see 24 CFR 982.620 and 982.621.

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. See 24 CFR 982.622 to 982.624.

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.

Monthly Adjusted Income

One twelfth of adjusted annual income

Monthly Income

One twelfth of annual income

MSA

Metropolitan statistical area.

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.

Net Family Assets

1. Net cash value after deducting reasonable costs that would be incurred in disposing of real property, savings, stocks, bonds, and other forms of capital investment, excluding 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.
2. 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 under 24 CFR 5.609.
3. In determining net family assets, PHAs or Owners, as applicable, shall include the value of any business or family assets disposed of 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

Owner

Means the person or entity (or employee of an owner) that leases an assisted dwelling unit to an eligible Family and includes, when applicable, a mortgagee. Owner: Any person or entity with the legal right to lease or sublease a housing unit to a participant. In the HCV program, "Owner" is the same as "Landlord".

Participant (participant family)

A Family that has been admitted to the PHA 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 PHA for the Family (first day of initial lease term).

Payment Standard

The maximum subsidy payment for a Family (before deducting the family contribution). The PHA sets a payment standard in the range from 90 percent to 110 percent of the current FMR/exception rent limit. For payment standard over 110 percent to 120 percent the PHA must have written permission from HUD.

Person with Disabilities 42 USC 1437a(b)(3)

Means a person who

1. Has a disability as defined in Section 223 of the Social Security Act 42 USC 423 ; or,
2. Has a physical or mental impairment that:
 - Is expected to be of long continued and indefinite duration;
 - Substantially impedes his/her ability to live independently; and,
 - Is of such nature that such disability could be improved by more suitable housing conditions; or,
3. Has a developmental disability as defined in Section 102 (5) (b) of the Developmental Disabilities Assistance and Bill of Rights Act 42 USC 6001 (5).

This is the definition that is used for eligibility and granting deductions for rent.

Portability

Renting a dwelling unit with HCV tenant-based assistance outside the jurisdiction of the initial PHA.

Premises

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

Processing Entity

The person or entity that, under any of the programs covered under this Plan, is responsible for making eligibility and related determinations and any income reexamination.

Public Housing Agency (PHA)

- (1) Any State, county, municipality, or other governmental entity or public body which is authorized to administer the program (or an agency or instrumentality of such an entity), and
- (2) Any of the following:
 - (i) A consortia of housing agencies, each of which meets the qualifications in paragraph (1) of this definition, that HUD determines has the capacity and capability to efficiently administer the program (in which case, HUD may enter into a consolidated ACC with any legal entity authorized to act as the legal representative of the consortium members);
 - (ii) Any other public or private non-profit entity that was administering a Section 8 HCV tenant-based assistance program pursuant to a contract with the contract administrator of such program (HUD or a PHA) on October 21, 1998; or
 - (iii) For any area outside the jurisdiction of a PHA that is administering a tenant-based program, or where HUD determines that such PHA is not administering the program effectively, a private non-profit entity or a governmental entity or public body that would otherwise lack jurisdiction to administer the program in such area.

Qualified Individual with Disabilities, Section 504

Means an individual with disabilities who meets the essential eligibility requirements and who can achieve the purpose of the program or activity without modifications in the program or activity that the PHA can demonstrate would result in a fundamental alteration in its nature.

1. Essential eligibility requirements include: ...stated eligibility requirements such as income as well as other explicit or implicit requirements inherent in the nature of the program or activity, such as requirements that an occupant of multifamily housing be capable of meeting the recipient's selection criteria and be capable of complying with all obligations of occupancy with or without supportive services provided by persons other than the PHA.
2. For example, a chronically mentally ill person whose particular condition poses a significant risk of substantial interference with the safety or enjoyment of others or with his or her own health or safety in the absence of necessary supportive services may be "qualified" for occupancy in a project where such supportive services are provided by the PHA as a part of the assisted program. The person may not be 'qualified' for a project lacking such services. 24 CFR § 8.3

Reasonable Rent

A rent to Owner that is not more than rent charged:

- (1) For comparable units in the private unassisted market; and
- (2) For comparable unassisted units in the premises.

Receiving PHA

In portability: A PHA that receives a Family selected for participation in the tenant-based program of another PHA. The receiving PHA issues a Voucher and provides program assistance to the Family.

Remaining Family Member

A remaining family member is defined as a family member listed on the most recent reexamination who is 18 years of age or older, who meets all other eligibility criteria, and is a member of a participant family, but not a signatory to the lease and who continues to live in the housing unit after all other family members have left.

Renewal Units

The number of units, as determined by HUD, for which funding is reserved on HUD books for a PHA's program. This number is used in calculating renewal budget authority in accordance with 24 CFR 982.102.

Rent to Owner

The total monthly rent payable to the Owner under the lease for the housing unit. The Rent to Owner covers payment for any housing services, maintenance and utilities that are included in the lease.

Residency Preference

A Local Preference for admission of families that reside within a specified area, including families with a member who works or has been hired to work in the area, i.e. 'Residency Preference Aarea'.

Residency Preference Area

The specified area where families must reside to qualify for a residency preference.

Shared Housing

A housing unit occupied by two or more families. The housing unit consists of both common space for shared use by the occupants of the housing unit and separate private space for each assisted family. A special housing type: see 24 CFR 982.615 to 982.618.

Single Person

A person who is not an elderly, person with disabilities, a displaced person or the remaining member of a participant family.

Single Room Occupancy Housing (SRO)

A unit that contains no sanitary facilities or food preparation facilities, or contains either, but not both types of facilities. (a special housing type: see 24CFR 982.602 to 982.605.)

Social Security Number (SSN)

The nine digit number that is assigned to a person by the Social Security Administration and that identifies the record of the person's earnings reported to the Social Security Administration. The term does not include a number with a letter as a suffix that is used to identify an auxiliary beneficiary.

Special Admission

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

Special Housing Types

See subpart M of 24 CFR 982. Subpart M states the special regulatory requirements for: 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 program; 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.

Stalking

For purposes of interpreting the Violence Against Women Act, to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass or intimidate; or to place under surveillance with the intent to kill, injure, harass or intimidate another person; and in the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to (i) that person, (ii) a member of the immediate family of that person; or (iii) the spouse or intimate partner of that person.

Subsidy Standards

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

Suspension

Stopping the clock on the term of a Family's Voucher, for such period as determined by the PHA, from the time when the Family submits a request for PHA approval to lease a housing unit, until the time when the PHA approves or denies the request.

Tenancy Addendum

In the lease between the tenant and the Owner, the lease language required by HUD.

Tenant

Means an individual or a family renting or occupying an assisted dwelling unit, i.e. the person or persons (other than a live-in aide) who executes the lease as lessee of the dwelling unit.

Tenant Rent

The amount payable monthly by the Family as rent to the PHA or Owner, as applicable.

Total Tenant Payment

1. A Family renting a housing unit at or below the payment standard pays as gross rent the highest of 30% of the monthly adjusted income, 10% of the monthly gross income, or the established minimum rent.
2. A Family renting a housing unit above the payment standard pays the highest of 30% of the monthly adjusted income, 10% of the monthly gross income, or the established minimum rent, plus any rent above the payment standard.

Uniform Federal Accessibility Standards

Standards for the design, construction, and alteration of publicly owned residential structures to insure that physically disabled persons will have ready access to and use of such structures. The standards are set forth in Appendix A to 24 CFR Part 40. See cross reference to UFAS in 504 regulations, 24 CFR 8.32 (a).

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 housing unit, an amount equal to the estimate made or approved by a PHA or HUD of the monthly cost of a reasonable consumption of such utilities and other services for the housing unit by an energy conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthful living environment.

Utility Reimbursement

The amount, if any, by which the utility allowance for the housing unit, if applicable, exceeds the Total Tenant Payment for the Family occupying the housing unit.

Very Low-Income Family

A very low-income Family has an Annual Income less than 50 percent of the median Annual Income for the area, adjusted for family size, as determined by HUD.

Violent Criminal Activity

Any illegal criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force against the person or property of another.

Voucher (also known as Housing Choice Voucher – “HCV”)

The document issued by a PHA to a Family selected for admission to the HCV program. This document describes the program and the procedures for PHA approval of a housing unit selected by the Family. The Voucher also states obligations of the Family under the HCV program.

Voucher Holder

A Family holding a Housing Choice Voucher with unexpired search time.

Waiting List Admission

An admission from the PHA waiting list.

Welfare Assistance

Welfare or other payments to families or individuals, based on need, that are made under programs funded, separately or jointly, by Federal, State or local governments.

Welfare-to-Work (WTW) Families

Families assisted by a PHA with Voucher funding awarded to the PHA under the HUD Welfare-to-Work Voucher program (including any renewal of such WTW funding for the same purpose).

Work Activities

As described in the HUD definitions at 24 CFR 5.603.