

9499 **DEFINITIONS**

When used in this Chapter, the following words or phrases shall have the meanings ascribed:

AHAP Contract - Agreement to Enter into Project-Based Housing Choice Voucher Program Housing Assistance Payments Contract entered into by DCHA and owner with respect to the property in accordance with the Partnership Program.

Announcement - one or more announcements that may periodically be made by DCHA of the availability of financial assistance under this Chapter.

Applicable laws - federal and District of Columbia laws and regulations of the District of Columbia, DCHA or HUD in effect and applicable to DCHA, the owner or the property, as such laws and regulations may periodically be amended, modified, supplemented or replaced.

Dwelling unit - residential space in existing rental housing that qualifies under the laws of the District of Columbia as a place of habitation or abode for a family, including an apartment or house that contains a living room, kitchen area, sleeping area consisting of 2 or more bedrooms, and bathroom(s). Dwelling units shall not include any units occupied or to be occupied by the owner or any family member of the owner.

Energy conservation improvement - equipment or improvements which, as determined by DCHA, enhance the energy efficiency of the property, reduce energy consumption at the property or are otherwise consistent with the energy conservation policy of HUD or DCHA.

Financial assistance - loans or grants offered periodically by DCHA pursuant to this Chapter.

HAP Contract - Project-Based Housing Choice Voucher Program Housing Assistance Payments Contract entered into by DCHA and owner with respect to the property in accordance with the Partnership Program.

Housing Choice Voucher - a voucher for tenant-based assistance made available by or on behalf of HUD pursuant the Section 8 of the United States Housing Act of 1937, as amended.

Housing Quality Standards or HQS - the housing quality standards promulgated by HUD and set forth in Section 982.401 of Title 24 of the Code of Federal Regulations, as such standards may periodically be amended, modified, supplemented or replaced by HUD.

HUD - the United States Department of Housing and Urban Development.

Owner - one or more individuals, corporations, partnerships, limited liability companies or other privately-controlled legal entities that hold valid legal title to the property.

Partnership Program - Partnership Program for Affordable Housing of DCHA established pursuant to Chapter 93 of this Title 14 of the Code of District of Columbia Municipal Regulations, as the same may periodically be amended, modified, supplemented or replaced by DCHA

Project - (a) rehabilitation or renovation necessary, as determined by DCHA, to make dwelling units in the property comply with UFAS; (b) rehabilitation or renovation to construct or install energy conservation improvements in the property to enhance the energy conservation or efficiency of the dwelling units as determined by DCHA; or (c) repairs to the property necessary, as determined by DCHA, to correct or remove any violations of HQS including repair of specific conditions which could result in future violations of HQS occurring within five (5) years of the date of approval of the application for financial assistance.

Property - the improvements receiving financial assistance.

Rehabilitation work - renovation, rehabilitation, installation or repair of and to the property.

Uniform Federal Accessibility Standards or UFAS - the accessibility standards made applicable to public housing by HUD for purposes of complying with Section 504 of Rehabilitation Act of 1977, as amended, currently set forth in Sections 8.3, 8.32 and Appendix A to Section 40 of Title 24 of the Code of Federal Regulations, as the same may periodically be amended, modified, supplemented or replaced.

SOURCE: Final Rulemaking published at 54 DCR 10637 (November 2, 2007).