

## 3699 DEFINITIONS

3699.1 For the purpose of this chapter, the following words and phrases shall have the meaning ascribed:

**Applicant** - an employee who is in good standing with the District of Columbia government and has been employed by the District for more than one (1) year.

**Cooperative** - a cooperative legally incorporated pursuant to the District of Columbia Cooperative Association Act, D. C. Law 5-57 (D. C. Official Code §§ 29-901 et seq.), or a cooperative association incorporated in another jurisdiction for the primary purpose of owning and operating real property in which its members reside. A Cooperative shall also be a “**tenant organization**” as defined in D.C. Official Code § 42-3401.03(18) (2001), meaning an organization that represents at least a majority of the heads of household in the housing accommodation for at least ninety (90) days and those households in which any member has been an employee of the owner during the preceding one hundred twenty (120) days.

**Deferred Payment Loan** - funds made available by the District to eligible participants in the Program to assist in the payment of the principal that is deferred until the property is sold, transferred, or otherwise ceases to be the principal residence of the participant.

**DHCD** - the District of Columbia Department of Housing and Community Development.

**Director** - the Director of the D.C. Department of Housing and Community Development.

**District of Columbia Government Employee** - as defined in the District Personnel Manual (as may be amended from time to time).

**Downpayment Matching Funds** - funds made available by the District to eligible participants in the Program or to assist the participants in saving towards a downpayment and closing costs for the first-time purchase of a housing unit that is to be used as the participant’s principal residence.

**First Mortgage Loan** - a loan made to a household for purchase of a housing unit and secured by a first priority deed of trust on the property purchased, or on the loan recipient’s share or stock in a cooperative, if applicable.

**First-time Homebuyer** - purchaser who has had no ownership interest in a principal residence in the District of Columbia at any time during the 3-year period ending on the date of the application for assistance, but includes an applicant who has divorced or separated during the 3-year period where a formal settlement did not convey an ownership interest in a principal residence which had been jointly owned.

**Household** - all of the persons living in a housing unit.

**Housing Unit** - any room or group of rooms forming a single-family residential unit, including but not limited to: a semi-detached condominium, cooperative, or semi-detached or detached home, that is used or intended to be used for living, sleeping, and the preparation and eating of meals by human occupants.

**Metropolitan Police Housing Assistance Program** - the Program identified by D.C. Law 10-70, effective November 5, 1993, that established sliding scale property tax credits and income tax credits to police officers participating in the Employer-Assisted Housing Program.

**Monthly Carrying Charges (MCC)** - the monthly costs charged to occupants of a cooperative to cover the unit’s share of the principal and interest payments, taxes, insurance and normal

operating costs, including utilities, maintenance, management fees, vacancy reserve, and replacement reserve. The monthly carrying charges shall be approved by DHCD as reasonable and consistent with sound and common practices among other cooperative housing developments in the District prior to disbursement of Matching Funds or a loan.

**Police Officer** - officers of all ranks employed by the District of Columbia Metropolitan Police Department.

SOURCE: Notice of Final Rulemaking published at 40 DCR 155, 161 (January 8, 1993); as amended by Notice of Final Rulemaking published at 42 DCR 799, 800 (February 10, 1995).