



U.S. Department of Housing and Urban Development
Office of Policy Development and Research



Data Sets Available From HUD USER



This guide is intended to serve as a helpful reference tool for the data sets contained on the HUD USER website at www.HUDUSER.org. We have provided a brief description of each of the data sets, along with the website address, release dates, formats, and periods available.

Please note that in addition to their availability as free downloads, all American Housing Survey files and the 2001 Residential Finance Survey are available on CD-ROM for a nominal charge by calling **1-800-245-2691**, option 1, or on the HUD USER Web Store.

Table of Contents

Fair Market Rents.....	4
Income Limits	4
50th Percentile Rent Estimates.....	4
Annual Adjustment Factors.....	5
Section 8 Administrative Fees.....	5
Assisted Housing: National and Local.....	5
Low-Income Housing Tax Credit Database	6
Qualified Census Tracts and Difficult Development Areas.....	6
Research Maps (R-MAPS) Vol. 2 and Vol. 3	7
HUD Enterprise Geographic Information System (EGIS)	7
U.S. – Mexico Cross-Border Planning and Colonias Monitoring.....	7
American Housing Survey (National Data)	8
American Housing Survey (Metropolitan Data).....	8
Property Owners and Managers Survey	8
Consolidated Plan Data (CHAS Data)	9
The 2001 Residential Finance Survey.....	9
Special Tabulations of Households	9
Government Sponsored Enterprise Data	10
State of the Cities Data Systems.....	10
HUD Subprime and Manufactured Home Lender List.....	10



Fair Market Rents

<http://www.huduser.org/datasets/fmr.html>

Fair Market Rents (FMRs) determine the payment standard amounts for the Housing Choice Voucher program, determine initial renewal rents for some expiring project-based Section 8 contracts, determine initial rents for housing assistance payment contracts, and serve as a rent ceiling for the HOME program. HUD calculates and publishes FMRs annually for each OMB metropolitan area and nonmetropolitan county.

Anticipated Release Date: Every October

Format: PDF, Microsoft Word, Microsoft Excel

Periods Available: Annual, 1983–2006

Income Limits

<http://www.huduser.org/datasets/il.html>

Income limits are calculated for metropolitan areas and non-metropolitan counties in the United States and its territories using the Fair Market Rent (FMR) area definitions used in the Section 8 program. They are based on HUD estimates of median family income, with adjustments for family size. Adjustments are also made for areas that have unusually high or low income to housing cost relationships.

Anticipate Release Date: Every new calendar year

Format: Microsoft Word, PDF

Periods Available: Annual, 1990–2005

50th Percentile Rent Estimates

<http://www.huduser.org/datasets/50per.html>

This database contains rent estimates at the 50th percentile (or median) calculated for all Fair Market Rent areas. THESE ARE NOT FAIR MARKET RENTS. Under certain conditions, as set forth in the Interim Rule (Federal Register Vol. 65, No. 191, Monday October 2, 2000, pages 58870-58875), these 50th percentile rents can be used to set success rate payment standards.

Anticipated Release Date: Every October

Format: Microsoft Excel

Periods Available: Annual, 2000–05

Annual Adjustment Factors

<http://www.huduser.org/datasets/aaf.html>

The Department of Housing and Urban Development determines the rent adjustment factors, called Annual Adjustment Factors (AAFs), on the basis of Consumer Price Index (CPI) data on changes in residential rent and utility costs, and data obtained from annual Random Digit Dialing (RDD) rent-change surveys of the HUD regions.

Anticipated Release Date: Every November or December

Format: PDF (1997, 2000–01, 2003–04), Microsoft Word (1998–99, 2002)

Periods Available: Annual, 1997–2004

Section 8 Administrative Fees

<http://www.huduser.org/datasets/sec8.html>

This data set evaluates the fees that PHAs receive for administering the certificate and voucher programs. Fees are listed for each metropolitan FMR area and nonmetropolitan county.

Anticipated Release Date: Intermittent

Format: Microsoft Word, PDF

Periods Available: Annual, 1997–2001

Assisted Housing: National and Local

<http://www.huduser.org/datasets/assthsg.html>

This data set sketches a picture of nearly five million subsidized households across the United States. It includes: (1) Totals, (2) Indian Housing, (3) Public Housing, (4) Section 8 Certificates and Vouchers, (5) Section 8 Moderate Rehabilitation, (6) Section 8 New and Substantial Rehabilitation, (7) Section 236, (8) Other HUD subsidies, and (9) Low Income Housing Tax Credits (LIHTC).

Anticipated Release Date: To be determined

Format: HTML, text file, self-extracting .exe

Periods Available: 1976–77, 1993, 1996–98



Low-Income Housing Tax Credit Database

<http://lihtc.huduser.org/>

The LIHTC database, created by HUD and available to the public since 1997, is the only complete national source of information on the size, unit mix, and location of individual projects. With the continued support of the national LIHTC database, HUD hopes to help researchers learn more about the effects of the tax credit program.

Anticipated Release Date: Every spring

Format: HTML, dBase (self-extracting .zip)

Periods Available: The database covers LIHTC projects placed in service from 1987 to 2002.

Qualified Census Tracts and Difficult Development Areas

<http://qct.huduser.org/>

The Low-Income Housing Tax Credit Qualified Census Tracts were determined as follows: to be eligible, a census tract must have 50 percent of its households with incomes below 60 percent of the Area Median Gross Income (AMGI) or have a poverty rate of 25 percent or more. Difficult Development Areas are designated by HUD and are based on Fair Market Rents, income limits, and the 2000 Census counts. Maps of Qualified Census Tracts are available at: <http://qct.huduser.org/QCTGIS/USMainLand/Map.aspx>.

Anticipated Release Date: Difficult Development Areas are updated annually in autumn. Qualified Census Tracts may be updated simultaneously with Difficult Development Areas.

Format: PDF, dBase

Periods Available: Annual, 2000–06

Research Maps (R-MAPS) Vol. 2 and Vol. 3

<http://www.huduser.org/datasets/gis.html>

Research Maps (R-MAPS), a Policy Development and Research initiative, initiates a new series of HUD products designed to democratize housing and urban data, making the data more widely accessible and useful to researchers, policymakers, and practitioners. The geographically coded data — readable through LandView® (which is included) — will enable you to apply the powerful tools of spatial analysis to a wide variety of housing and urban issues in your locality and throughout the United States.

Anticipated Release Date: To be determined

Format: Shapefile format, LandView format

Periods Available: 2001

HUD Enterprise Geographic Information System (EGIS)

<http://www.huduser.org/datasets/gis.html>

The enterprise geographic information system (EGIS) is the second prototype of an Internet application that the U.S. Department of Housing and Urban Development (HUD) is developing with Environmental Systems Research Institute, Inc. (ESRI). The EGIS will provide users with easy access to mapping tools and HUD data to support housing and community development programs at the state, county, city, and neighborhood levels.

Anticipated Release Date: Intermittent

Format: HTML

Periods Available: 2004

U.S. – Mexico Cross-Border Planning and Colonias Monitoring

<http://www.huduser.org/datasets/gis.html>

The U.S. Department of Housing and Urban Development collaborated with the U.S. Department of Interior, Geological Survey, and Mexican partners to create a bi-national Internet-based Geographic Information System (GIS) application for four sister cities along the U.S. – Mexico Border. For each of the urban areas, the web mapping applications provide statistical and spatial analysis tools.

Anticipated Release Date: Intermittent

Format: HTML

Periods Available: 2005



American Housing Survey (National Data)

<http://www.huduser.org/datasets/ahs.html>

The AHS is the largest, regular national housing sample survey in the United States. The U.S. Census Bureau conducts the AHS to obtain up-to-date housing statistics for the Department of Housing and Urban Development. It provides data on apartments, single-family homes, mobile homes, vacant homes, family composition, income, housing and neighborhood quality, housing costs, equipment, fuels, sizes of housing units, and recent movers.

Anticipated Release Date: Every other year in late spring

Format: SAS, ASCII (self-extracting .exe)

Periods Available: Biennially, 1995–2003 on www.HUDUSER.org. Data is available on CD-ROMs for earlier periods — Annually 1973–83 and biennially 1985–93.

American Housing Survey (Metropolitan Data)

<http://www.huduser.org/datasets/ahs.html>

The AHS is the largest, regular national housing sample survey in the United States. The U.S. Census Bureau conducts the AHS to obtain up-to-date housing statistics for the Department of Housing and Urban Development. The metropolitan area surveys are conducted for 47 metropolitan areas, where householders are interviewed every 4 to 6 years.

Anticipated Release Date: Every other year in late spring

Format: SAS, ASCII, ZIP (self extracting .zip for 1995 and 1996)

Periods Available: 1995, 1996, 1998, 2002, 2004 (2000 skipped). Data for earlier years are available on CD-ROM.

Property Owners and Managers Survey

<http://www.huduser.org/datasets/poms.html>

The Property Owners and Managers Survey (POMS) Overview, Summary Tables, and Source and Accuracy Statement are available from the U.S. Census Bureau. POMS was designed to gain a better understanding of the property owners and managers on whom the nation depends to provide affordable rental housing and what motivates their rental and maintenance policies.

Anticipated Release Date: This was a one-time survey

Format: SAS, ASCII, dBase

Periods Available: The survey was conducted once during 1995–96.

Consolidated Plan Data (CHAS Data)

<http://www.huduser.org/datasets/cp.html>

The Department of Housing and Urban Development (HUD) has received from the U.S. Census Bureau a special tabulation of Census 2000 data that are largely not available through standard Census products. These “special tabulation” data are used by local governments for housing planning as part of the Consolidated Planning process. HUD also uses some of these data in allocation formulas for distributing funds to local jurisdictions. CHAS refers to the Comprehensive Housing Affordability Strategy, now a component of the Consolidated Plan.

Anticipated Release Date: Following Census 2010

Format: HTML, dBase, SAS, SPSS

Periods Available: 2000

The 2001 Residential Finance Survey

<http://www.huduser.org/datasets/rfs.html>

The 2001 Residential Finance Survey (RFS) was sponsored by the Department of Housing and Urban Development and conducted by the Census Bureau. The RFS is a follow-on survey to the 2000 decennial census designed to collect, process, and produce information about the financing of all non-farm, residential properties. The 1991 data are also available.

Anticipated Release Date: Following Census 2010

Format: Self-extracting .exe, ASCII

Periods Available: 1991, 2001

Special Tabulations of Households

<http://www.huduser.org/datasets/spectabs.html>

The Economic and Market Analysis Division “Special Tabulations” data retrieval system produces tabular statistical summaries of counts of households by tenure, by income intervals, by age of householder, by size of household, and by housing conditions based on the 1990 and 2000 Census for select geographic areas in the United States. This system allows a user to extract data to conduct a longitudinal analysis of changes in a particular area.

Anticipated Release Date: Following Census 2010

Format: HTML

Periods Available: 1990, 2000





Government Sponsored Enterprise Data

<http://www.huduser.org/datasets/gse.html>

The Department of Housing and Urban Development has released extensive information on the mortgage purchases of Fannie Mae and Freddie Mac, two Government Sponsored Enterprises (GSEs) that HUD oversees. The information is intended to aid mortgage lenders, planners, researchers, and housing advocates in studying the flow of mortgage credit and capital in America's communities.

Anticipated Release Date: Every fiscal year-end

Format: ASCII (self-extracting .exe)

Periods Available: Annual, 1993–2003

State of the Cities Data Systems

<http://socds.huduser.org/index.html>

The State of the Cities Data Systems consist of the following databases that cover metropolitan areas, central cities, and suburbs: Historical Census Data, Current Employment Statistics, County Business Patterns Data, FBI Crime Data, Building Permits Data, Urban Public Finance Data, and CHAS Data.

Anticipated Release Date: Current Labor Force and Building Permits data are updated monthly. FBI Crime data and County Business Pattern Special Extracts are updated annually. SOCDS Census and Urban Public Finance data updates occur as new data become available. New databases may be added periodically.

Format: HTML

Periods Available: Periodic, 1970–2005

HUD Subprime and Manufactured Home Lender List

<http://www.huduser.org/datasets/manu.html>

HUD annually identifies a list of lenders who specialize in either subprime or manufactured home lending. The subprime and manufactured home lender list is updated and revised in response to feedback from lenders, policy analysts, housing advocacy groups, and other users of the lists.

Anticipated Release Date: Intermittent

Format: Microsoft Excel

Periods Available: Annual, 1993–2002

Index

American Housing Survey, 2, 8

ASCII, 8, 9, 10

census tracts, 6

CHAS, 9, 10

Consumer Price Index, 5

dBase files, 6, 8, 9

employment, 10

Fair Market Rents, 4, 5, 6

Fannie Mae, 10

Freddie Mac, 10

GIS, 6, 7

HOME Program, 4

HTML, 5, 6, 7, 9, 10

income, 4, 5, 6, 8, 9

income limits, 4, 6

labor, 10

Low-Income Housing Tax Credits, 5, 6

Microsoft Excel files, 4, 10

Microsoft Word files, 4, 5

PDF files, 4, 5, 6

permits, 10

Residential Finance Survey, 2, 10

SAS files, 8, 9, 10

SPSS files, 9

State of the Cities, 10

U.S. Census Bureau, 6, 8, 9, 10

ZIP files, 6, 8

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