



GUIDE TO HUD USER DATA SETS



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



This guide is intended to serve as a helpful reference tool for the data sets available from the HUD USER Clearinghouse, and on our website at www.HUDUSER.org. We have provided a brief description of each data set along with its Web address, release data, format(s), and the time frame to which the data applies. For assistance, or to order by phone, please call our HUD USER Help Desk at (800) 245-2691, option 1, M - F 8:30 a.m. to 5:15 p.m. EST.



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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, establish 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 Office of Management and Budget metropolitan area and nonmetropolitan county.

Anticipated Release Date: Every October

Formats: PDF, HTML, Microsoft Excel

Periods Available: Annual, 1983 – 2009

Income Limits

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

Income limits are calculated for metropolitan areas and nonmetropolitan 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.

Anticipated Release Date: Every new calendar year

Formats: Microsoft Word, PDF, HTML, Microsoft Excel

Periods Available: Annual, 1990 – 2009

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. 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, 2001 – 09



Annual Adjustment Factors

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

The Department of Housing and Urban Development establishes the rent adjustment factors — called Annual Adjustment Factors (AAFs) — on the basis of Consumer Price Index (CPI) data relating to changes in residential rent and utility costs.

Anticipated Release Date: Every new calendar year

Formats: PDF (1997, 2000 – 01, 2003 – 05); Microsoft Word (1998–99, 2002, 2006–09)

Periods Available: Annual, 1997 – 2009

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 nonfarm, residential properties. The 1991 data is also available.

Anticipated Release Date: Following Census 2010

Formats: Self-extracting .exe, ASCII

Periods Available: 1991, 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: Summer 2009 for 2008

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

Periods Available: 1996, 1997, 1998, 2000, 2004



Low-Income Housing Tax Credit Database

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

The LIHTC database is the only complete national source of information on the size, unit mix, and location of individual projects. Through our continued support of the national LIHTC database, HUD is assisting researchers in their efforts to learn more about the effects of the tax credit program.

Anticipated Release Date: Every spring

Formats: HTML, dBase (self-extracting .ZIP)

Periods Available: Annual. The database covers LIHTC projects placed in service from 1987 to 2006.

Qualified Census Tracts and Difficult Development Areas

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

Low-Income Housing Tax Credit Qualified Census Tracts must have 50 percent of 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.

Formats: PDF, dBase, HTML

Periods Available: Annual, 2000 – 09



American Housing Survey (National Data)

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

The AHS is the most detailed, 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

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

Periods Available: Biennially, 1995 – 2007 on www.HUDUSER.org.

Data is available on CD-ROMs for earlier periods:
annually 1973 – 1983 and biennially 1985 – 1993.

American Housing Survey (Metropolitan Data)

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

The AHS is the most detailed, 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 21 metropolitan areas, where householders are interviewed every 6 years.

Anticipated Release Date: Every other year in late summer

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

Periods Available: 1995, 1996, 1998, 2002, 2004, 2007. Data for earlier years are available on CD-ROM.



Property Owners & 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 of what motivates and shapes their rental and maintenance policies.

Anticipated Release Date: This was a one-time survey

Formats: SAS, ASCII, dBase

Period 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 not widely 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

Formats: HTML, dBase, SAS, SPSS

Period Available: 2000

Note: Boundary files suitable for mapping the CHAS Data (using your own GIS software) can be obtained at www.huduser.org/geo/summarylevel.asp



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 list users.

Anticipated Release Date: Intermittent

Format: Microsoft Excel

Periods Available: Annual, 1993 – 2006

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, income intervals, age of householder, size of household, and housing conditions, based on the 1990 and 2000 Census for select geographic areas in the United States. This system allows the user to extract data in order to conduct longitudinal analyses of changes in particular areas.

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 publishes extensive information on the mortgage purchases of Fannie Mae and Freddie Mac, two Government Sponsored Enterprises (GSEs) for which HUD had oversight responsibility through mid-2008. 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: Future releases to be made by the Federal Housing Finance Agency, which has assumed oversight responsibility for the GSEs.

Format: ASCII (self-extracting .exe)

Periods Available: Annual, 1993 – 2007

State of the Cities Data Systems

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

The State of the Cities Data Systems (SOCDS) consists 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 Comprehensive Housing Affordability Strategy (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 – 2009



Neighborhood Stabilization Program Data

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

The Neighborhood Stabilization Program (NSP) data provides information that may prove useful to NSP grantees implementing the program. The following information can be found: data used to calculate formula grants, data on Income Limits applicable to NSP, data showing which Census Block Groups qualify for area benefit, and local level foreclosure data.

Anticipated Release Date: Unknown

Format: Microsoft Excel

Period Available: 2008

Components of Inventory Change (CINCH) reports

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

The CINCH reports are processed every two years, using data collected from the national American Housing Survey (AHS). The data compare the characteristics of individual housing units over time. This comparison allows researchers to see not only changes in the characteristics of housing units, but also changes in the characteristics of occupants. Information is available on the characteristics of units added and removed from the housing stock.

Anticipated Release Date: Every other year

Formats: PDF (all years), SAS and ASCII (2001 - 07)

Periods Available: Biennially, 1985 – 2005



Housing Affordability Data Systems

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

The Housing Affordability Data System (HADS) is a set of files derived from the 1985 – 2005 national American Housing Survey (AHS) and the 2002 and 2004 Metropolitan AHS. The data document the affordability of housing units and the housing cost burdens of households, with respect to adjusted median incomes, Fair Market Rents, and poverty incomes.

Anticipated Release Date: Every other year

Formats: ASCII, SAS

Periods Available: Biennially, 1985 – 2005 (derived from AHS National Data),
2002 – 04 (derived from AHS Metropolitan Data)

HUD Aggregated USPS Administrative Data on Address Vacancies

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

HUD has entered into an agreement with the United States Postal Service (USPS) to receive quarterly aggregate data on addresses identified by the USPS as having been “vacant” or “No-Stat” in the previous quarter. HUD is making these data available for researchers and practitioners to explore their potential uses in tracking neighborhood change on a quarterly basis.

Anticipated Release Date: Every March, June, September, and December.

Format: dBase

Periods Available: Quarterly, 2005 – 09



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Many of HUD USER's data sets can be downloaded, free of charge, by visiting our website at www.huduser.org. The Government Sponsored Enterprise and the American Housing Survey data sets are available on CD-ROM for a nominal fee by calling the HUD USER Help Desk at (800)245-2691, option 1, M - F 8:30 a.m. to 5:15 p.m. EST or by visiting the HUD USER Web Store at webstore.huduser.org. For the latest information on any of the data sets, please visit www.huduser.org/datasets/pdrdatas.html.

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