



guide to

HUD USER

data sets



PD&R



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 timeframe 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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DATA SET REFERENCE GUIDE

Each data set is rated by its relevance and usefulness for research in the designated categories.

	Housing Markets	Housing Finance	Disabilities	Community/ Neighborhood Conditions	Demographics	Homelessness	Fair Housing	Economic Conditions	Quality of Life	Rural
50th Percentile Rent Estimates	High	—	—	—	—	—	—	Low	—	—
American Housing Survey	High	High	—	Medium	—	—	Low	Low	Medium	Low
Annual Adjustment Factors	High	—	—	—	—	—	—	Low	—	—
CINCH	High	Low	—	—	Low	—	—	Medium	—	—
Consolidated Planning	Medium	—	—	High	High	—	Medium	Medium	Low	—
Fair Market Rents	High	—	—	—	—	—	—	Low	—	—
Geographic Information Systems	Medium	Medium	Low	High	High	—	Low	Low	Low	Low
Government Sponsored Enterprise Data	—	High	—	—	—	—	Medium	—	—	—
Housing Affordability Data System	High	Medium	—	Low	—	—	—	Low	—	—
Income Limits	High	—	—	—	—	—	—	Low	—	—
Low-Income Housing Tax Credit	Medium	Medium	—	—	—	—	—	—	—	—
Manufactured Home & Subprime Lender List	—	High	—	—	—	—	Low	—	—	—
Metropolitan Area Look-Up	Low	Low	Low	—	Low	—	—	Low	Low	—
Metropolitan Area Quarterly Residential & Business Vacancy Report	Medium	—	—	Low	—	—	—	Low	—	—
Multifamily Tax Subsidy Income Limits	Medium	Medium	—	—	—	—	—	Low	—	—
Neighborhood Stabilization Data	—	—	—	High	Medium	—	—	Medium	—	—

	Housing Markets	Housing Finance	Disabilities	Community/ Neighborhood Conditions	Demographics	Homelessness	Fair Housing	Economic Conditions	Quality of Life	Rural
Physical Inspection Scores	Medium	—	—	Low	—	—	—	—	Medium	—
Picture of Subsidized Households	High	—	—	Low	High	—	Medium	—	—	Low
Property Owners & Managers Survey	Medium	High	—	—	—	—	—	—	—	—
Qualified Census Tracts & Difficult Development Areas	Medium	Medium	—	Medium	—	—	—	—	—	—
Residential Financial Survey	—	High	—	—	—	—	—	—	—	—
Special Tabulations of Households	—	—	Low	Medium	Medium	—	Medium	Low	—	—
State of the Cities Data Systems	Medium	—	—	High	Medium	—	—	Medium	Low	—
USPS Vacancies Data	Medium	Low	—	Medium	—	—	Low	Medium	—	—
USPS Zip Code Crosswalk Files	—	—	—	Low	—	—	—	—	—	—

50TH PERCENTILE RENT ESTIMATES

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

Rent estimates at the 50th percentile (or median) are 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, 2001 – 2011

AMERICAN HOUSING SURVEY (NATIONAL DATA)

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

The American Housing Survey (AHS) is the most detailed, recurring 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 – 2009 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 American Housing Survey (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 60 metropolitan areas, where householders are interviewed every 4 years.

Anticipated Release Date: In fall for preceding year.

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

Periods Available: 1995, 1996, 1998, 2002, 2004, 2007, 2009.

Data for earlier years (1974 – 1983 and 1984 – 2004) are available on CD-ROM.

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, 2010–2011);

Microsoft Word (1998–99, 2002, 2006–2009)

Periods Available: Annual, 1997 – 2011

ASSISTED HOUSING: NATIONAL AND LOCAL

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

This data set is also known as A PICTURE OF SUBSIDIZED HOUSEHOLDS because it allows the user to sketch 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: March

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

Periods Available: 1996 – 1998, 2000, 2004 – 2009

COMPONENTS OF INVENTORY CHANGE

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

The Components of Inventory Change (CINCH) reports are processed every two years, using data derived 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 – 2009)

Periods Available: Biennially, 1985 – 2009

CONSOLIDATED PLANNING (CHAS DATA)

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

The U.S. Department of Housing and Urban Development (HUD) periodically receives “custom tabulations” of data from the U.S. Census Bureau that are largely not available through standard Census products. These data, known as the CHAS data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low-income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds. Elements of the CHAS data are available through CPD Maps, the online mapping tool from HUD’s Office of Community Planning and Development (<http://egis.hud.gov/cpdmaps>).

The CHAS data used to be derived from the decennial Census but now rely on the American Community Survey (ACS). Going forward, the CHAS will be released annually based on ACS 1-year, 3-year, or 5-year estimates.

Anticipated Release Date: Annually, around October

Formats: SAS, .csv

Period Available: 2000, 2005 – 2007, 2006 – 2008, 2005 – 2009

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

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 – 2011

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: The Federal Housing Finance Agency, now overseeing the GSEs, releases the data.

Format: ASCII (self-extracting .exe)

Periods Available: Annual, 1993 – 2007

HOUSING AFFORDABILITY DATA SYSTEM

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

The Housing Affordability Data System (HADS) is a set of files derived from the 1985 and later national American Housing Survey (AHS) and the 2002 and later Metro AHS. This system categorizes housing units by affordability and households by income, with respect to the Adjusted Median Income, Fair Market Rent (FMR), and poverty income. It also includes housing cost burden for owner and renter households. These files have been the basis for the worst case needs tables since 2001. The data files are available for public use, since they were derived from AHS public use files and the published income limits and FMRs. We are providing these files to give to the community of housing analysts the opportunity to use a consistent set of affordability measures.

Anticipated Release Dates: Every other year

Formats: ASCII, SAS

Periods Available: Biennially, 1985 – 2009 (derived from AHS National Data), 2002 – 2009 (derived from AHS Metro Data)

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 – 2011

UNIFORM RELOCATION ACT INCOME LIMITS

<http://www.huduser.org/portal/datasets/ura.html>

The Uniform Relocation Act Income Limits establish the extent of replacement housing assistance dependent on qualifying as Low-income, as defined by HUD. The Act applies to all Federal agencies that initiate action that forces households to relocate from their residence.

Anticipated Release Date: Every new calendar year

Formats: PDF and Microsoft Word

Periods Available: 2004 – 2011

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: Early fall

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

Periods Available: Annual. The database covers LIHTC projects placed in service from 1987 to 2009.

MANUFACTURED HOME AND SUBPRIME LENDER LIST

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

HUD periodically 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

METROPOLITAN AREA LOOK-UP

<http://www.huduser.org/portal/datasets/geotools.html>

The Metropolitan Area Look-Up provides the user with a facility to select a state and county combination to determine if the selected county is part of an Office of Management and Budget (OMB) defined Core Based Statistical Area (CBSA). The system has been updated with OMB area definitions published for FY 2009. (FY 2009 OMB CBSA Publication)

Anticipated Release Date: Following any major OMB revisions of the CBSA

Formats: Web-based look up table

Periods Available: 2009

MULTIFAMILY TAX SUBSIDY INCOME LIMITS

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

Multifamily Tax Subsidy Projects (MTSP) Income Limits were developed to meet the requirements established by the Housing and Economic Recovery Act of 2008 (Public Law 110-289) that allows 2007 and 2008 projects to increase over time. The MTSP Income Limits are used to determine qualification levels, as well as to set maximum rental rates for projects funded with tax credits authorized under section 42 of the Internal Revenue Code (the Code) and projects financed with tax-exempt housing bonds issued to provide qualified residential rental development under section 142 of the Code.

Anticipated Release Dates: Annually

Formats: HTML, Microsoft Excel, Microsoft Word, PDF

Periods Available: 2009 – 2010

NEIGHBORHOOD STABILIZATION PROGRAM DATA

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

HUD's Neighborhood Stabilization data supplies program application and program support information for the Neighborhood Stabilization Program (NSP). NSP provides grants to every state, certain local communities, and other organizations to purchase foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes. The program is authorized under Title III of the Housing and Economic Recovery Act of 2008. There have been three rounds of funding for NSP in 2008, 2009, and 2010.

Anticipated Release Date: Ongoing

Format: Mapping tools and Microsoft Excel

Period Available: 2008, 2009, 2010

PHYSICAL INSPECTION SCORES

<http://www.huduser.org/portal/datasets/pis.html>

HUD's Real Estate Assessment Center conducts physical property inspections of properties that are owned, insured, or subsidized by HUD, including public housing and multifamily assisted housing. This release provides a full historical view of the results of those inspections, providing point-in-time property scores. Results are available for download as a comma-delimited data set. Separate data sets are available for public housing and for multifamily assisted properties.

Anticipated Release Dates: Annual

Formats: TXT, Microsoft Excel

Periods Available: 2001 – 2010

PICTURE OF SUBSIDIZED HOUSEHOLDS

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

This data set allows the user to sketch 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: March

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

Periods Available: 1996 – 1998, 2000, 2004 – 2009

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: 1995 – 1996

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 – Current year

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.

Anticipated Release Date: Survey was completed twice.

Formats: Self-extracting .exe, ASCII

Periods Available: 1991, 2001

SPECIAL TABULATIONS OF HOUSEHOLDS

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

The 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. Previous tabulations are based on the 1990 and 2000 Census for select geographic areas in the United States. Since the Census long form (from which this information has been derived in the past) has been discontinued, PD&R and HUD USER will endeavor to derive the same or substantively similar information from 5-year American Community Survey data.

Anticipated Release Date: 2010 Special Tabulations data (derived from 5-year [2005-2009] American Community Survey) is anticipated for release in 2012.

Format: HTML

Periods Available: 1990, 2000 (derived from Census long form)

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 Dates: 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 – Current Year

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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