

# *National Housing Preservation Database*

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*Data Dictionary Changes for the 2017 Database Redesign*

## Information About the 2017 Database Redesign

In September 2017, the *National Housing Preservation Database (NHPD)* was updated to incorporate new variables, prepackaged extracts, and enhanced user features. Data processing updates were also made to improve data accuracy and reduce the number of duplicate properties in the database.

### *New Features Include:*

- Enhanced filtering capabilities
- New export options that allow users to download subsidy records and subsidy records below property records
- New pre-packaged data extracts, including inactive properties
- New variables, including fair market rent, occupancy rate, target tenant type, census tract, percent of extremely low-income residents, bedroom unit mix counts, construction type, construction year, and subsidy status description
- Addition of Section 514 Direct Loans and state subsidy data for Florida, Connecticut, and Massachusetts

### *Processing Changes Made to Improve Accuracy Include:*

- Creation of 'inconclusive' subsidy status category for subsidies with missing or unverifiable data
- Updated automated address cleaning procedure that reduces the number of duplicate properties. The new procedure is described [here](#)
- Updated process to identify inactive Section 515 Direct Loans, Low Income Housing Tax Credit (LIHTC), US Department of Housing and Urban Development (HUD) Insured Mortgages, and Section 8 Project Based Rental Assistance subsidies
- Replacement of Restriction Clause Expiration Date with the projected property exit date to determine the subsidy end date of Section 515 Direct Loans
- Revision to the calculation of subsidy end date for LIHTC subsidies. LIHTC subsidies are now automatically assumed to have a subsidy end date 30 years past the year the tax credit was placed in service
- Inclusion of newly available geocoded property level information to increase the number of properties with valid latitudes and longitudes

All new variables and changes to existing variables in the database are described below. The left two columns list the data dictionary for the *NHPD* as of September 2017 and the right column describes the changes that were made compared to earlier versions of the *NHPD*.

## Data Dictionary and Record Layout

### Research Tool Data Grid Dictionary

#### Property Level Grid

Variable Name	Variable Description as of September 2017	Description of Change
	<p>[variable name from source dataset]</p> <p>“Possible Values”</p> <p>*Notes</p>	
Property Name	<p>Name of the property</p> <p>[varies by source]</p> <p>“Property Name” “Multiple”*</p> <p>*If property has multiple versions of the same name or different names being imported from different data sources. You may view alternate names in the ‘Research’ Tool Data Grid only by scrolling the mouse over the property name field.</p>	None
Property Address	<p>Physical street address of property*</p> <p>[varies by source]</p> <p>“Street Address”</p>	<p>If a property has multiple subsidies with different addresses, the address from the most accurate data source is displayed. Properties are now standardized and cleaned using Melissa Data.</p>

\*When multiple addresses are provided (ex. a row of townhomes or scattered sites), the first address is displayed. Addresses are also standardized on import.

City	Property city  [varies by source]  "City"	If a property has multiple subsidies with different addresses, the address from the most accurate data source is displayed. Properties are now standardized and cleaned using Melissa Data.
State	Property state  [varies by source]  "State"	If a property has multiple subsidies with different addresses, the address from the most accurate data source is displayed. Properties are now standardized and cleaned using Melissa Data.
Zip	Property zip code*  [varies by source]  "Zipcode"  *Zip plus four information provided by <a href="#">SmartyStreets and Melissa Data</a> .	If a property has multiple subsidies with different addresses, the address from the most accurate data source is displayed. Properties are now standardized and cleaned using Melissa Data.
County Name	Name of county  "County name"	County name is now retrieved using Melissa Data.
Congressional District	115 <sup>th</sup> Congressional District  'Congressional district'	None.

Subsidy End Date	Latest date that any of a property's subsidies is set to expire  'Date'	None.
Total Units	Total number of units in the property*  'Count'  *A value for total assisted units is not provided at the property level because data on assisted units often overlap between subsidies. This count is taken as the max of assisted units for properties receiving multiple subsidies. The total unit value is created using the max total unit count listed by all active or inconclusive subsidies at a property.	None.
Active Subsidies	Total number of active subsidies attached to a property  'Count'*  *A subsidy is considered active if its expiration or maturity date is after the date of the latest NHPD refresh. See specific subsidy field in the 'Research' tool Data Extract data dictionary for additional program-specific rules that may be applied.	Changes were made to how subsidy status is determined for all subsidies which may result in a change in the number of active subsidies at each property.
Inconclusive Subsidies	Total number of inconclusive subsidies attached to a property  'Count'*	New variable.

	<p>*A subsidy is considered inconclusive if its expiration or maturity date is missing. See specific subsidy field in the 'Research' tool Data Extract data dictionary for additional program-specific rules that may be applied.</p>	
Inactive Subsidies	<p>Total number of inactive subsidies attached to a property</p> <p>'Count'*</p> <p>*A subsidy is considered inactive if its expiration or maturity date has passed or the subsidy is missing from subsequent data updates. See the 'Research' tool Data Extract data dictionary for additional program-specific rules that may be applied.</p>	New variable.
Owner	<p>Name of property owner*</p> <p>[varies by source]</p> <p>"Owner name"</p> <p>*This field is left blank when it is not included in the incoming data source and the property has not subsidies where this information is provided.</p>	None.
Owner Type	<p>Organization type of owner*</p> <p>[varies by source]</p> <p>"Profit Motivated"</p> <p>"Non-Profit"</p> <p>"Limited Profit"</p> <p>"Public Entity"***</p>	None.

“Multiple”\*\*

\*This field is left blank when it is not included in the incoming data source and the property has not subsidies where this information is provided.  
 \*\*‘Multiple’ is used if property has multiple versions of the same owner type or different owner types being imported from different data sources.  
 \*\*\*Properties owned by public housing authorities are classified as public entities.

CBSA Type	Type of CBSA  “Metropolitan” “Micropolitan”	This field is now retrieved through Melissa Data.
CountyCode	Census designated county code  ‘County code’	This field is now retrieved through Melissa Data or source data.
Census Tract	Census designated census tract code  ‘Census tract’	This field is now retrieved through Melissa Data or source data.
Percent of Extremely Low Income Households	Percent of extremely low-income residents living at the property.  [pct_lt30_median]  ‘Count’	New variable.
Minimum Building Construction Date	Minimum building construction date of all buildings at a property*  [varies by source]	New variable.

	<p>'Year'</p> <p>*If a building was added on to a property as part of an expansion, this date would represent the construction date of the oldest building at the property.</p>	
Maximum Building Construction Date	<p>Maximum building construction date of all buildings at a property*</p> <p>[varies by source]</p> <p>'Year'</p> <p>*If a building was added on to a property as part of an expansion, this date would represent the construction date of the newest building at the property.</p>	New variable.
Target Population	<p>Target tenant population served by the property</p> <p>[varies by source]</p> <p>"Family"</p> <p>"Elderly"</p> <p>"Disabled"</p> <p>"Elderly or Disabled"</p> <p>"Mixed"</p> <p>"Group Home"</p> <p>"Congregate Housing"</p> <p>"Homeless"</p> <p>"General Occupancy"</p>	New variable.
One Bedroom Units	<p>Number of studio or one bedroom units at the property</p>	New variable.



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	[varies by source]	
	'Count'	
Two Bedroom Units	Number of two bedrooms units at the property	New variable.
	[varies by source]	
	'Count'	
Three Bedroom Units	Number of units at the property with three or more bedrooms	New variable.
	[varies by source]	
	'Count'	
Occupancy Rate	Percent of units at the property that are occupied	New variable.
	[pct_occupied]	
	'Count'	
Average Months of Tenancy	Average amount of months tenants have lived at property.	New variable.
Earliest Inactive Date	Earliest date that any of a property's subsidies is set to expire*	No change.
	[varies by source]	
	'Date'	
	*Public housing properties do not have inactive dates as they are considered to be affordable until the building falls out of the inventory through demolition or disposition.	

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Entered Address	Address from originating data source before normalization and verification  [varies by source]  "Property Address"	No change.
Last REAC Date	Date of most recent REAC inspection*  [Release Date 1]  'Date'  * Multi-family properties only  More information can be found in the <a href="#">REAC Codebook</a> .	No change.
Latitude	Property latitude  'Latitude'	This field is now retrieved through Melissa Data and source data.
Longitude	Property longitude  'Longitude'	This field is now retrieved through Melissa Data and source data.
REAC Score	Score received on most recent REAC inspection**  [Inspection Score 1]  "1 to 100" and "a", "b", "c", "*" <ul style="list-style-type: none"> <li>a. No health and safety deficiencies observed</li> </ul>	No change.

- b. One or more non-life threatening health and safety deficiencies observed
- c. One or more health and safety deficiencies observed calling for immediate attention
- \* Deficiencies found regarding smoke detectors
- \*\* Multi-family properties only

More information can be found in the [REAC Codebook](#).

Start Date	Earliest date that any of a property's subsidies went into effect	No change.
	[varies by source]	
	'Date'	
Urban Rural Status	Census designated urban/rural location of property  "Urban Area" "Urban Cluster" "Rural"*	This field is now retrieved through Melissa Data and source data.
	*Considered rural if not located in Urban Area or Cluster according to <a href="#">US Census documentation</a> .	

### Subsidy Level Grid

Variable Name	Variable Description	Change Description
	<p>[variable name from source dataset]</p> <p><b>“Possible Values”</b></p> <p><b>*Notes</b></p>	
Subsidy Name	<p>Type of subsidy</p> <p>“HUD PBRA” “HUD Insured” “HOME” “LIHTC” “Section 515” “Section 538” “State HFA 236” “Public Housing” “State Subsidy”</p>	Added a state subsidy category.
Rent To FMR Ratio	<p>Ratio of average rent of units to the local FMR</p> <p>[rent_to_FMR_ratio]</p> <p>‘Ratio’</p>	No change.
Subsidy ID	<p>ID assigned to property</p> <p>[varies by source]</p>	See program specific descriptions.

"ID"		
ManagerName	Name of property manager*  [varies by source]  "Manager name" *This field is left blank when it is not included in the incoming data source and the property has not subsidiaries where this information is provided.	No change
ManagerType	Organization type of manager*  [varies by source]  "Profit Motivated" "Non-Profit" "Limited Dividend" "Public Entity"*** "Multiple"  *This field is left blank when it is not included in the incoming data source and the property has not subsidiaries where this information is provided. **'Multiple' is used if property has multiple versions of the same manager type or different manager types being imported from different data sources. ***Properties owned by public housing authorities are classified as public entities.	No change
Assisted Units	Number of units covered by subsidy  [varies by source]*	No change

'Count'

\* See specific subsidy field in the 'Research' tool Data Extract data dictionary for additional program-specific rules that may be applied.

Start Date

Start date of contract

See program specific descriptions.

'Date'

[varies by source]\*

\* See specific subsidy field in the 'Research' tool Data Extract data dictionary for additional program-specific rules that may be applied.

End Date

Expiration date of contracts\*

See program specific descriptions.

[varies by source]\*\*

'Date'

\*Public housing properties do not have inactive dates as they are considered to be affordable until the building falls out of the inventory through demolition or disposition.  
\*\* See specific subsidy field in the 'Research' tool Data Extract data dictionary for additional program-specific rules that may be applied.

Program Name

Sub-program name

See program specific descriptions.

"Program name"

[varies by source]\*

\* See specific subsidy field in the 'Research' tool Data Extract data dictionary for additional program-specific rules that may be applied.

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Unpaid Principle Balance	Balance remaining on loan	No change.
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[varies by source]\*

'Dollar Amount'

\* See specific subsidy field in the 'Research' tool Data Extract data dictionary for additional program-specific rules that may be applied.

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Owner	Name of property owner*	No change.
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[varies by source]\*\*

"Owner name"

\*This field is left blank when it is not included in the incoming data source and the property has not subsidies where this information is provided.

\*\* See specific subsidy field in the 'Research' tool Data Extract data dictionary for additional program-specific rules that may be applied.

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Owner Type	Organization type of owner*	No change .
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[varies by source]\*

“Profit Motivated”

“Non-Profit”

“Limited Profit”

“Public Entity”\*\*\*

“Multiple”\*\*

\*This field is left blank when it is not included in the incoming data source and the property has not subsidiaries where this information is provided.

\*\*Multiple’ is used if property has multiple versions of the same owner type or different owner types being imported from different data sources.

\*\*\*Properties owned by public housing authorities are classified as public entities.

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### Research Tool Data Extract Dictionary

Variable Name	Variable Description	Change Description
	<p>[variable name from source dataset]</p> <p>“Possible Values”</p> <p>*Notes</p>	
NHPD_ID	Unique ID assigned to each property by NHPD staff	Field no longer available and is replaced with new type of system generated ID.
PropertyName	<p>Name of the property</p> <p>[varies by source]</p> <p>“Property Name”*</p> <p>*If property has multiple versions of the same name or different names being imported from different data sources, you may view alternate names in the ‘Research’ Tool Data Grid only by scrolling the mouse over the property name field.</p>	No change.
StreetAddress	<p>Physical street address of property</p> <p>[varies by source]</p> <p>“Street Address”*</p> <p>*When multiple addresses are provided (ex. a row of</p>	If a property has multiple subsidies with different addresses, the address from the most accurate data source is displayed. Properties are now standardized and cleaned using Melissa Data.

	townhomes or scattered sites), the first address is displayed.	
City	Property city  [varies by source]  "City"	If a property has multiple subsidies with different addresses, the address from the most accurate data source is displayed. Properties are now standardized and cleaned using Melissa Data.
State	Property state  [varies by source]  "State"	If a property has multiple subsidies with different addresses, the address from the most accurate data source is displayed. Properties are now standardized and cleaned using Melissa Data.
ZipCode	Property zip code*  [varies by source]  "Zipcode" *Zip plus four information provided by <a href="#">SmartyStreets</a> .	If a property has multiple subsidies with different addresses, the address from the most accurate data source is displayed. Properties are now standardized and cleaned using Melissa Data.
CBSA_Type	Type of CBSA  "Metropolitan" "Micropolitan"	Field is now retrieved using Melissa Data.
UrbanRuralStatus	Census designated urban/rural location of property  "Urban Area" "Urban Cluster" "Rural"*	Field is now retrieved using Melissa Data.

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\*Considered rural if not located in Urban Area or Cluster according to [US Census documentation](#).

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CountyName	Name of county  "County name"	Field is now retrieved using Melissa Data.
CountyCode	Census designated county code  'County code'	Field is now retrieved using Melissa Data or source data.
CongressionalDistrict	113 <sup>th</sup> Congressional District  'Congressional district'	No change.
Latitude	Property latitude  'Latitude'	Field is now retrieved using Melissa Data or source data.
Longitude	Property longitude  'Longitude'	Field is now retrieved using Melissa Data or source data.
TotalActiveSubsidies	Total number of subsidies attached to a property that have not yet expired  'Count'*  *A subsidy is considered active if its expiration or maturity date is after the date of the latest NHPD refresh. See specific subsidy field additional program-specific rules that may be applied.	Changes were made to how subsidy status is determined for all subsidies which may result in a change in the number of active subsidies at each property.

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TotalInconclusiveSubsidies	Total number of subsidies attached to a property that is classified as inconclusive.  'Count'*  *A subsidy is considered inconclusive if its expiration or maturity date is missing or unclear. See specific subsidy field additional program-specific rules that may be applied.	New field.
TotalInactiveSubsidies	Total number of subsidies attached to a property that have expired.  'Count'*  *A subsidy is considered inactive if its expiration or maturity date is before the date of the latest NHPD refresh or if the subsidy is missing from subsequent data updates. See specific subsidy field additional program-specific rules that may be applied.	New field.
TotalUnits	Total number of units in the property*  [varies by source]  'Count'  *A value for total assisted units is not provided at the property level because data on assisted units often overlap between subsidies.	No change.
EarliestStartDate	Earliest date that any of a property's subsidies went into effect	No change.

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	[varies by source]	
	'Date'	
EarliestEndDate	Earliest date that any of a property's subsidies is set to expire*	No change.
	[varies by source]	
	'Date'	
	*Public housing properties do not have inactive dates as they are considered to be affordable until the building falls out of the inventory through demolition or disposition.	
LatestEndDate	Latest date that any of a property's subsidies is set to expire*	No change.
	[varies by source]	
	'Date'	
	*Public housing properties do not have inactive dates as they are considered to be affordable until the building falls out of the inventory through demolition or disposition.	
OwnerName	Name of property owner*	No change.
	[varies by source]	

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	<p>“Owner name”</p> <p>*This field is left blank when it is not included in the incoming data source and the property has not subsidies where this information is provided.</p>	
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OwnerType	<p>Organization type of owner*</p> <p>[varies by source]</p> <p>“Profit Motivated”  “Non-Profit”  “Limited Profit”  “Non-profit Sponsor”  “No Non-Profit Sponsor”  “Multiple”**</p> <p>*This field is left blank when it is not included in the incoming data source and the property has not subsidies where this information is provided.  **‘Multiple’ is used if property has multiple versions of the same owner type or different owner types being imported from different data sources.</p>	No change.
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ManagerName	<p>Name of property manager*</p> <p>[varies by source]</p> <p>“Manager name”</p> <p>*This field is left blank when it is not included in the incoming data source and the property has not subsidies</p>	No change.
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	where this information is provided.	
ManagerType	<p>Organization type of manager*</p> <p>[varies by source]</p> <p>“Profit Motivated” “Non-Profit” “Limited Dividend” “Public Entity” “Multiple”**</p> <p>*This field is left blank when it is not included in the incoming data source and the property has not subsidiaries where this information is provided. **‘Multiple’ is used if property has multiple versions of the same manager type or different manager types being imported from different data sources.</p>	No change.
REACScore1Date	<p>Date of most recent REAC inspection*</p> <p>[Release Date 1]</p> <p>‘Date’</p> <p>* Multi-family properties only</p>	No change.
REACScore2	<p>Score received on previous REAC inspection**</p> <p>[Inspection Score 2]</p> <p>“1 to 100” and “a”, “b”, “c”, “*”</p>	No change.

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	<ul style="list-style-type: none"> <li>a. No health and safety deficiencies observed</li> <li>b. One or more non-life threatening health and safety deficiencies observed</li> <li>c. One or more health and safety deficiencies observed calling for immediate attention</li> </ul> <p>* Deficiencies found regarding smoke detectors</p> <p>** Multi-family properties only</p>	
REACScore2Date	<p>Date of previous REAC inspection*</p> <p>[Release Date 2]</p> <p>'Date'</p> <p>* Multi-family properties only</p>	No change.
REACScore3	<p>Score received on REAC inspection two inspections ago**</p> <p>[Inspection Score 3]</p> <p>"1 to 100" and "a", "b", "c", "**"</p> <ul style="list-style-type: none"> <li>a. No health and safety deficiencies observed</li> <li>b. One or more non-life threatening health and safety deficiencies observed</li> <li>c. One or more health and safety deficiencies observed calling for immediate attention</li> </ul> <p>* Deficiencies found regarding smoke detectors</p> <p>** Multi-family properties only</p>	No change.
REACScore3Date	<p>Date of REAC inspection two inspections ago*</p>	No change.



	[Release Date 3]	
	'Date'	
	* Multi-family properties only	
S8_NumberOfSubsidies	Total number of active HUD Project-based (Section 8) contracts attached to a property	Changes were made to how subsidy status is determined for all subsidies which may result in a change in the number of active subsidies at each property.
	'Count'	
S8_NumberOf Inconclusive Subsidies	Total number of inconclusive Section 8 subsidies attached to the property	New field.
	'Count'	
S8_NumberOf Inactive Subsidies	Total number of inactive Section 8 subsidies attached to the property	New field.
	'Count'	
S8_1_ID	Contract ID assigned to subsidy	Contract ID replaced property ID.
	[contract_id]	
	"Contract ID"	
S8_1_Status	Current status of contract*	Subsidies can now be classified as inconclusive if they are missing a subsidy end date or a subsidy status description. Additionally, since Section 8 contract renewals can lag by a year to be updated in HUD's Section 8 Contracts Database, a year window was added before a Section 8 contract is classified as inactive. Additionally, suspended
	[tracs_status_name] and [tracs_overall_expiration_date]	
	"Active" – [tracs_status_name] values of 'active, pending, executed, or suspended' or [tracs_overall_expiration_date] is in the future.	

	<p>“Inconclusive”- [tracs_status_name] values of expired, [tracs_overall_expiration_date] has passed by less than one year, or both fields are blank</p> <p>“Inactive” – [tracs_status_name] value of ‘terminated’ or [tracs_overall_expiration_date] has passed by more than one year</p> <p>*Properties are kept active even if they do not appear in a data source update for one year due to delays in contract renewals appearing in the originating data.</p>	Section 8 contracts are now classified as active.
S8_1_InacDes	<p>Subsidy status description</p> <p>[tracs_status_name] and [tracs_overall_expiration_date]</p> <p>“Missing from Subsequent Updates” – Subsidy was missing from subsequent data updates</p> <p>“End Date Passed” – [tracs_overall_expiration_date] has passed by more than one year.</p> <p>“Missing End Date” – [tracs_overall_expiration_date] is blank</p> <p>“Terminated” – [tracs_status_name] is equal to terminated.</p>	New field.
S8_1_ProgramName	<p>Specific program name*</p> <p>[program_type_name]</p> <p>“RAP”</p> <p>“PAC/202”</p> <p>“SEC 8 SR”</p> <p>“PD/8 EXISTING”</p> <p>“515/8 SR”</p> <p>“PRAC/811”</p>	No change.

"PENSION FUND"  
 "202/8 NC"  
 "PD/8 SR"  
 "RENT SUPP"  
 "PD/8 MR"  
 "202/162 SR"  
 "UNASSTPRJ SCHAP"  
 "PRESERVATION"  
 "PRAC/202"  
 "LMSA"  
 "HFDA/8 SR"  
 "OLD 202"  
 "202/162 NC"  
 "SEC 8 NC"  
 "202/8 SR"  
 "PAC/811"  
 "202/162 MR"  
 "515/8 NC"  
 "HFDA/8 NC"

\*Program descriptions can be found [here](#) or in the originating data source [codebook](#).

S8_1RenewalStatus	Current status of renewal or non-renewal of contract*	No change.
	[renewal_option_name]	
	"1: Renew Contract Without Restructure"	
	"1a: Mark-Up-To-Market Eligibility"	
	"1b: Discretionary Authority Eligibility Mark-Up-to-Market"	
	"2: Request Renewal Without Restructuring at or Below Comparable Rents"	

“3a: Request Referral to OAHP for Reduction of Contract Rents to Comparable Market Rents”  
 “3b: Request Referral to OAHP for Restructure of Mortgage and Reduction of Contract Rents”  
 “4: Request Renewal for Projects Exempt from OAHP”  
 “5a: Request Contract Renewal for a Portfolio Re-engineering Demonstration Project”  
 “5b: Request Contract Renewal for a Preservation Project”  
 “6: Notification of the intention to Opt-out of the Section 8 Contract”

\*For more information on what renewal statuses mean see the [notes section](#)<sup>6</sup> or the [data dictionary](#).

S8_1_AssistedUnits	Number of units covered by contract  [assisted_units]  'Count'	No change.
S8_1StartDate	Start date of contract  [tracs_effective_date]  'Date'	No change.
S8_1_EndDate	Expiration date of contract  [tracs_overall_expiration_date]  'Date'	No change.

S8_1_RentToFMR	Ratio of average rent of units to the local FMR  [rent_to_FMR_ratio]  'Ratio	No change.
S8_2_ID	Contract ID assigned to subsidy  [contract_id]  "Contract ID"	Contract ID replaced property ID.
S8_2_Status	Current status of contract*  [tracs_status_name] and [tracs_overall_expiration_date]  "Active" – [tracs_status_name] values of 'active, pending, executed, or suspended' or [tracs_overall_expiration_date] is in the future. "Inconclusive"- [tracs_status_name] values of 'expired', [tracs_overall_expiration_date] has passed by less than one year, or both fields are blank "Inactive" – [tracs_status_name] value of 'terminated' or [tracs_overall_expiration_date] has passed by more than one year  *Properties are kept active even if they do not appear in a data source update for one year due to delays in contract renewals appearing in the originating data.	Subsidies can now be classified as inconclusive if they are missing a subsidy end date or a subsidy status description. Additionally, since Section 8 contract renewals can lag by a year to be updated in HUD's Section 8 Contracts Database, a year window was added before a Section 8 contract is classified as inactive. Additionally, suspended Section 8 contracts are now classified as active.
S8_2_InacDes	Subsidy status description  [tracs_status_name] and [tracs_overall_expiration_date]	New field.

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	<p>“Missing from Subsequent Updates” – Subsidy was missing from subsequent data updates</p> <p>“End Date Passed” – [tracs_overall_expiration_date] has passed by more than one year.</p> <p>“Missing End Date” – [tracs_overall_expiration_date] is blank</p> <p>“Terminated” – [tracs_status_name] is equal to terminated.</p>	
S8_2_ProgramName	<p>Specific program name*</p> <p>[program_type_name]</p> <p>“RAP”</p> <p>“PAC/202”</p> <p>“SEC 8 SR”</p> <p>“PD/8 EXISTING”</p> <p>“515/8 SR”</p> <p>“PRAC/811”</p> <p>“PENSION FUND”</p> <p>“202/8 NC”</p> <p>“PD/8 SR”</p> <p>“RENT SUPP”</p> <p>“PD/8 MR”</p> <p>“202/162 SR”</p> <p>“UNASSTPRJ SCHAP”</p> <p>“PRESERVATION”</p> <p>“PRAC/202”</p> <p>“LMSA”</p> <p>“HFDA/8 SR”</p> <p>“OLD 202”</p> <p>“202/162 NC”</p> <p>“SEC 8 NC”</p> <p>“202/8 SR”</p>	No change.

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“PAC/811”  
 “202/162 MR”  
 “515/8 NC”  
 “HFDA/8 NC”

\*Program descriptions can be found [here](#) or in the originating data source [codebook](#).

S8\_2\_RenewalStatus      Current status of renewal or non-renewal of contract\*      No change.

[renewal\_option\_name]

“1: Renew Contract Without Restructure”  
 “1a: Mark-Up-To-Market Eligibility”  
 “1b: Discretionary Authority Eligibility Mark-Up-to-Market”  
 “2: Request Renewal Without Restructuring at or Below Comparable Rents”  
 “3a: Request Referral to OAHP for Reduction of Contract Rents to Comparable Market Rents”  
 “3b: Request Referral to OAHP for Restructure of Mortgage and Reduction of Contract Rents”  
 “4: Request Renewal for Projects Exempt from OAHP”  
 “5a: Request Contract Renewal for a Portfolio Re-engineering Demonstration Project”  
 “5b: Request Contract Renewal for a Preservation Project”  
 “6: Notification of the intention to Opt-out of the Section 8 Contract”

\*For more information on what renewal statuses mean see the [notes section](#)<sup>6</sup> or the [data dictionary](#).

S8_2_AssistedUnits	Number of units covered by contract  [assisted_units]  'Count'	No change.
S8_2_StartDate	Start date of contract  [tracs_effective_date]  'Date'	No change.
S8_2_EndDate	Expiration date of contract  [tracs_overall_expiration_date]  'Date'	No change.
S8_2_RentToFMR	Ratio of average rent of units to the local FMR  [rent_to_FMR_ratio]  'Ratio'	No change.
S202_NumberOfSubsidies	Total number of active Section 202 subsidies attached to the property  'Count'	Changes were made to how subsidy status is determined for all subsidies which may result in a change in the number of active subsidies at each property.
S202_NumberOfInconclusiveSubsidies	Total number of inconclusive Section 202 subsidies attached to the property  'Count'	New field.



S202_NumberOf Inactive Subsidies	Total number of inactive Section 202 subsidies attached to the property  'Count'	New field.
S202_1_ID	HUD REMS Property ID  [REMS Property ID]  "REMS ID"	No change.
S202_1_Status	Current status of S.202 subsidy  [Loan Maturity Date]  "Active" – date is in future as of NHPD refresh "Inconclusive"-date is missing "Inactive" – date is in past as of NHPD refresh or subsidy is missing from subsequent data refreshes	Subsidies can now be classified as inconclusive if they are missing a subsidy end date.
S202_1_InacDes	Subsidy status description  [Loan Maturity Date]  "Missing from subsequent updates"- Subsidy is missing from subsequent data updates "Missing end date"- [Loan Maturity Date] is blank "End date passed" – [Loan Maturity Date] is in the past	New field.
S202_1_ProgramName	Specific program name  [SOA Description]	No change.

	<p>“202 DIRECT LOAN/ ELDERLY/ PRE – 1974”  “202/8 DIRECT LOAN/ ELDERLY-HANDICAPPED”  “202/162 DIRECT LOAN FOR HANDICAPPED W/PAC”</p>	
S202_1_Start Date	<p>Start date of subsidy</p> <p>[Final Endorsement Date]</p> <p>‘Date’</p>	No change.
S202_1_EndDate	<p>Expiration date of subsidy</p> <p>[Loan Maturity Date]</p> <p>‘Date’</p>	No change.
S202_1_AssistedUnits	<p>Total number of units covered by subsidy</p> <p>[Project Number of Assisted Units]</p> <p>‘Count’</p>	No change.
S202_1_PrincipalBalance	<p>Balance remaining on loan</p> <p>[Amortized Unpaid Principal Balance]</p> <p>“Dollar amount”</p>	No change.
S202_2_ID	<p>HUD REMS Property ID</p> <p>[REMS Property ID]</p> <p>“REMS ID”</p>	No change.

S202_2_Status	<p>Current status of S.202 subsidy</p> <p>[Loan Maturity Date]</p> <p>“Active” – date is in future as of NHPD refresh  “Inconclusive”-date is missing  “Inactive” – date is in past as of NHPD refresh or subsidy is missing from subsequent data refreshes</p>	Subsidies can now be classified as inconclusive if they are missing subsidy end dates.
S202_2_InacDes	<p>Subsidy status description</p> <p>[Loan Maturity Date]</p> <p>“Missing from subsequent updates”- Subsidy is missing from subsequent data updates  “Missing end date”- [Loan Maturity Date] is blank  “End date passed” – [Loan Maturity Date] is in the past</p>	New field.
S202_2_ProgramName	<p>Specific program name</p> <p>[SOA Description]</p> <p>“202 DIRECT LOAN/ ELDERLY/ PRE – 1974”  “202/8 DIRECT LOAN/ ELDERLY-HANDICAPPED”  “202/162 DIRECT LOAN FOR HANDICAPPED W/PAC”</p>	No change.
S202_2_StartDate	<p>Start date of subsidy</p> <p>[Final Endorsement Date]</p> <p>‘Date’</p>	No change.

S202_2_EndDate	Expiration date of subsidy  [Loan Maturity Date]  'Date'	No change.
S202_2_AssistedUnits	Total number of units covered by subsidy  [Project Number of Assisted Units]  'Count'	No change.
S202_2_PrincipalBalance	Balance remaining on loan  [Amortized Unpaid Principal Balance]  "Dollar amount"	No change.
S236_NumberOf Subsidies	Total number of active State HFA financed Section 236 subsidies attached to property  'Count'	Changes were made to how subsidy status is determined for all subsidies which may result in a change in the number of active subsidies at each property.
S236_NumberOf Inconclusive Subsidies	Total number of inconclusive State HFA financed Section 236 subsidies attached to property  'Count'	New field.
S236_NumberOf Inactive Subsidies	Total number of inactive State HFA financed Section 236 subsidies attached to property  'Count'	New field.

S236_1_ID	Section 236 program property ID  [HUD Project Number]  “HUD ID”	No change.
S236_1_Status	Current status of S236 subsidy  [maturity date]  “Active” – date is in future as of NHPD refresh “Inconclusive”-date is missing “Inactive” - date is in past as of NHPD refresh or subsidy is missing from subsequent data refreshes	Subsidies can now be classified as inconclusive if they are missing subsidy end dates.
S236_1_InacDes	Subsidy status description  [maturity date]  “Missing from subsequent updates”- Subsidy is missing from subsequent data updates “Missing end date”-[maturity date] is blank “End date passed” – [maturity date] is in the past	New field.
S236_1_ProgramName	Name of S236 sub-program  [Section of the Act Description]  “236(J)(1)/ 202 ELDERLY HSG.” “236(J)(1)/ 223(E)/LOWER INCOME FAMILIES/DECLIN. AREA” “236(J)(1)/ LOWER INCOME FAMILIES” “241(F)/ 236 EQUITY LOAN”	No change.

S236_1_StartDate	Start date of subsidy  [First Payment Date]  'Date'	No change.
S236_1_EndDate	Expiration date of subsidy  [Maturity Date]  'Date'	No change.
S236_1_AssistedUnits	Total number of units covered by subsidy  [Total Property Units]  'Count'	No change.
S236_2_ID	Section 236 program property ID  [HUD Project Number]  "HUD ID"	No change..
S236_2_Status	Current status of S236 subsidy  [maturity date]  "Active" – date is in future as of NHPD refresh "Inconclusive"-date is missing "Inactive" - date is in past as of NHPD refresh or subsidy is missing from subsequent data refreshes	Inconclusive subsidy status category added.

S236_2_InacDes	Subsidy status description  [maturity date]  “Missing from subsequent updates”- Subsidy is missing from subsequent data updates “Missing end date”-[maturity date] is blank “End date passed” – [maturity date] is in the past	New field.
S236_1_ProgramName	Name of S236 sub-program  [Section of the Act Description]  “236(J)(1)/ 202 ELDERLY HSG.” “236(J)(1)/ 223(E)/LOWER INCOME FAMILIES/DECLIN. AREA” “236(J)(1)/ LOWER INCOME FAMILIES” “241(F)/ 236 EQUITY LOAN”	No change.
S236_2_StartDate	Start date of subsidy  [First Payment Date]  ‘Date’	No change.
S236_2_EndDate	Expiration date of subsidy  [Maturity Date]  ‘Date’	No change.

S236_2_AssistedUnits	Section 236 program property ID  [HUD Project Number]  “HUD ID”	No change.
FHA_NumberOf Subsidies	Total Number active of FHA subsidies  ‘Count’	Changes were made to how subsidy status is determined for all subsidies which may result in a change in the number of active subsidies at each property.
FHA_NumberOf Inconclusive Subsidies	Total Number inconclusive of FHA subsidies  ‘Count’	New field.
FHA_NumberOf Inactive Subsidies	Total Number inactive of FHA subsidies  ‘Count’	New field.
FHA_1_ID	FHA property ID  [HUD Project Number]  “HUD ID”	No change.
FHA_1_Status	Current status of FHA subsidy*  [maturity date] and [term_type]  “Active” – date is in future as of NHPD refresh “Inconclusive” – date is missing. “Inactive” - date is in past as of NHPD refresh, has disappeared from the database in subsequent data updates, or is in the ‘Terminated Multifamily Mortgages	An inconclusive subsidy status category was added and the process to identify inactive mortgages was made more conservative. Previously all mortgages in HUD’s Terminated Mortgages Database were listed as inactive. However, active mortgages can be listed in the HUD Terminated Mortgages Database if they were suspended, refinanced, or transferred ownership. The process to identify inactive mortgages was updated to reflect this.



	<p>Database' with a [term_type] code equal to 20, 14, 17, 18, 60, 13, 26, 11, or 21.</p> <p>*supporting data used from the <a href="#">'Terminated Multifamily Mortgages Database'</a></p>	<p>Further, the following new HUD insured mortgages are now tracked by the NHPD: 542(b) QPE Rihs Sharing -- FFB NC/SR; 542(b) QPE Risk Sharing -- FFB Existing; 542(c) HFA Risk Shg -- FFB NC/SR; 542(c) HFA Risk Sharing-Existing; 542(c) HFA Risk Sharing -FFB Existing/Coop/Apts/MHP/ALF; 542(c) HFA Risk Sharing-Recent Comp; 542(b) QPE Green Risk Shg: &gt;15 yr term; 542(b) QPE Green Risk Shg: &lt; 15 yr term w/ Amortz Reserve; 542(B) QPE Risk Sharing Plus &lt; 15 yr term, no Amtz Balloon; 542(b)QPE Risk Sharing-Existing; 542(b) QPE Risk Sharing-Recent Comp</p>
FHA_1_InacDes	<p>Subsidy status description</p> <p>[maturity date] and [term_type]</p> <p>"Missing from subsequent updates"- Subsidy is missing from subsequent data updates          "Missing end date"-[maturity date] is blank          "End date passed" – [maturity date] is in the past          "Terminated mortgage" – Subsidy is listed in the Terminated Multifamily Mortgages Database with a [term_type] code equal to 20, 14, 17, 18, 60, 13, 26, 11, or 21.</p>	<p>New field.</p>
FHA_1_ProgramName	<p>Specific name of FHA sub-program*</p> <p>[Section]</p> <p>"Name"</p> <p>*Only FHA programs with affordability restrictions are</p>	<p>No change.</p>

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included in the database. A list of these programs can be found on the second to last page of the [Data Dictionary](#).

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FHA_1_StartDate	Start date of subsidy  [First Payment Date]  'Date'	No change.
FHA_1_EndDate	Expiration date of subsidy  [Maturity Date]  'Date'	No change.
FHA_1_AssistedUnits	Total number of units covered by subsidy  [Total Units]  'Count'	No change.
FHA_1_PrincipalBalance	Balance remaining on loan  [Amortized Principal Balance]  'Dollar Amount'	No change.
FHA_2_ID	FHA property ID  [HUD Project Number]  "HUD ID"	No change.

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FHA_2_Status	<p>Current status of FHA subsidy*</p> <p>[maturity date] and [term_type]</p> <p>“Active” – date is in future as of NHPD refresh          “Inconclusive” – date is missing.          “Inactive” - date is in past as of NHPD refresh, has disappeared from the database in subsequent data updates, or is in the ‘Terminated Multifamily Mortgages database’ with a term_type code equal to 20, 14, 17, 18, 60, 13, 26, 11, or 21.</p> <p>*supporting data used <a href="#">‘Terminated Multifamily Mortgages’</a></p>	<p>An inconclusive subsidy status category was added and the process to identify inactive mortgages was made more conservative. Previously all mortgages in HUD’s Terminated Mortgages Database were listed as inactive. However, active mortgages can be listed in the HUD Terminated Mortgages Database if they were suspended, refinanced, or transferred ownership. The process to identify inactive mortgages was updated to reflect this.</p>
FHA_2_InacDes	<p>Subsidy status description</p> <p>[maturity date] and [term_type]</p> <p>“Missing from subsequent updates”- Subsidy is missing from subsequent data updates          “Missing end date”-[maturity date] is blank          “End date passed” – [maturity date] is in the past          “Terminated mortgage” – Subsidy is listed in the Terminated Multifamily Mortgages Database with a [term_type] code equal to 20, 14, 17, 18, 60, 13, 26, 11, or 21.</p>	<p>New field.</p>
FHA_2_ProgramName	<p>Specific name of FHA sub-program*</p> <p>[Section]</p> <p>“Name”</p>	<p>No change.</p>

\*Only FHA programs with affordability restrictions are included in the database. A list of these programs can be found on the second to last page of the [Data Dictionary](#).

FHA_2_StartDate	Start date of subsidy  [First Payment Date]  'Date'	No change.
FHA_2_EndDate	Expiration date of subsidy  [Maturity Date]  'Date'	No change.
FHA_2_AssistedUnits	Total number of units covered by subsidy  [Total Units]  'Count'	No change.
FHA_2_PrincipalBalance	Balance remaining on loan  [Amortized Principal Balance]  'Dollar Amount'	No change.
LIHTC_NumberOfSubsidies	Total number of active LIHTC subsidies attached to property  'Count'	Changes were made to how subsidy status is determined for all subsidies which may result in a change in the number of active subsidies at each property.

LIHTC_NumberOf Inconclusive Subsidies	Total number of inconclusive LIHTC subsidies attached to property  'Count'	New field.
LIHTC_NumberOf Inactive Subsidies	Total number of inactive LIHTC subsidies attached to property  'Count'	New field.
LIHTC_1_ID	LIHTC property ID  [HUD_ID]  "HUD ID"	No change.
LIHTC_1_Status	Current status of LIHTC subsidy*  [YR_PIS] – Year placed in service [NONPROG] – Non-programmatic  "Active" – [YR_PIS] +29 is in future and [NONPROG] does not equal 1 or is blank. "Inconclusive" – [YR_PIS] + 30 is in the past or [NONPROG] = 1, or [YR_PIS] and [YR_ALLOC] are blank "Inactive"- data is missing from subsequent data refreshes.  *You can find out more information at these originating variables in the <a href="#">LIHTC Codebook</a> .	An inconclusive subsidy status category was added and the process to identify inactive tax credits was made more conservative. Previously tax credits were listed as inactive if their end date passed or if they were listed as non-programmatic. However, a tax credit listed as non-programmatic may still be active. Additionally, property owners that receive tax credits may agree to offer affordability restrictions at the property beyond the extended use period. Since these additional years of affordability restrictions are not tracked by HUD's LIHTC Database, subsidy end date cannot be used to accurately identify whether a tax credit is inactive.
LIHTC_1_InacDes	Subsidy status description	New field.

	[YR_PIS], [YR_ALLOC], and [NONPROG]	
	<p>“Missing from subsequent updates”- Subsidy is missing from subsequent data updates</p> <p>“Missing end date”-[YR_PIS] and [YR_ALLOC] are blank</p> <p>“End date passed” –Calculated subsidy end date is in the past</p> <p>“Nonprogrammatic” – [nonprog] is equal to 1</p>	
LIHTC_1 program name	<p>Name of program</p> <p>[credit]</p> <p>“4% Tax Credit”</p> <p>“9% Tax Credit”</p> <p>“4% and 9% Tax Credit”</p>	The tax credit type is now displayed in this field instead of “LIHTC”.
LIHTC_1_StartDate	<p>Start date of subsidy*</p> <p>[YR_PIS] or [YR_ALLOC] if [YR_PIS] is blank</p> <p>‘Date’</p> <p>*An assumed start date of January 1 is used since only the year placed in service is provided in the originating dataset.</p>	No change.
LIHTC_1_EndDate	<p>Expiration date of subsidy*</p> <p>[YR_PIS] + 29 or [YR_ALLOC] + 31 if [YR_PIS] is blank.</p> <p>‘Date’</p> <p>*An assumed end date of December 31st of the previous year is used since only the year placed in service is</p>	Previously subsidy end date was determined by adding 15 years plus the year placed in service. If the tax credit was still listed in HUD’s LIHTC Database after 15 years, the subsidy end date was recalculated to the year placed in service plus 30 years.

	provided in the originating dataset.	
LIHTC_1_AssistedUnits	Total number of units covered by subsidy  [LI_Units]  'Count'	No change.
LIHTC_2_ID	LIHTC property ID  [HUD_ID]  "HUD ID"	No change.
LIHTC_2_Status	Current status of LIHTC subsidy*  [YR_PIS] – Year placed in service [NONPROG] – Non-programmatic  "Active" – [YR_PIS] +1529 is in future and [NONPROG] does not equal 1 or is blank. If [YR_PIS] +15 is in the past, [YR_PIS] +30 must be in the future. "Inconclusive" – "Inactive" – [YR_PIS] + 30 is in the past or [NONPROG] = 1, [YR_PIS] and [YR_ALLOC] are blank "Inactive"-data is missing from subsequent data refreshes. *You can find out more information at these originating variables in the <a href="#">LIHTC Codebook</a> .	An inconclusive subsidy status category was added and the process to identify inactive tax credits was made more conservative. Previously tax credits were listed as inactive if their end date passed or if they were listed as non-programmatic. However, a tax credit listed as non-programmatic may still be active. Additionally, property owners that receive tax credits may agree to offer affordability restrictions at the property beyond the extended use period. Since these additional years of affordability restrictions are not tracked by HUD's LIHTC Database, subsidy end date cannot be used to accurately identify whether a tax credit is inactive.
LIHTC_2_InacDes	Subsidy status description  [YR_PIS], [YR_ALLOC], and [NONPROG]	New field.

	<p>“Missing from subsequent updates”- Subsidy is missing from subsequent data updates</p> <p>“Missing end date”-[YR_PIS] and [YR_ALLOC] are blank</p> <p>“End date passed” –Calculated subsidy end date is in the past</p> <p>“Nonprogrammatic” – [nonprog] is equal to 1</p>	
LIHTC_2_ProgramName	<p>Name of program</p> <p>[credit]</p> <p>“4% Tax Credit”</p> <p>“9% Tax Credit”</p> <p>“4% and 9% Tax Credit”</p>	The tax credit type is now displayed in this field instead of “LIHTC”.
LIHTC_2_StartDate	<p>Start date of subsidy*</p> <p>[YR_PIS] or [YR_ALLOC] if [YR_PIS] is blank.</p> <p>‘Date’</p> <p>*An assumed start date of January 1 is used since only the year placed in service is provided in the originating dataset.</p>	No change.
LIHTC_2_EndDate	<p>Expiration date of subsidy*</p> <p>[YR_PIS] + 29 or [YR_ALLOC]+31 if [YR_PIS] is blank.</p> <p>‘Date’</p> <p>*An assumed end date of December 31st of the previous year is used since only the year placed in service is provided in the originating dataset.</p>	Previously subsidy end date was determined by adding 15 years plus the year placed in service. If the tax credit was still listed in HUD’s LIHTC Database after 15 years, the subsidy end date was recalculated to the year placed in service plus 30 years.



LIHTC_2_AssistedUnits	Total number of units covered by subsidy  [LI_Units]  'Count'	No change.
RHS515_NumberOfSubsidies	Total number of active RHS 515 subsidies attached to property  'Count'	Changes were made to how subsidy status is determined for all subsidies which may result in a change in the number of active subsidies at each property.
RHS515_NumberOf Inconclusive Subsidies	Total number of inconclusive RHS 515 subsidies attached to property  'Count'	New field.
RHS515_NumberOf Inactive Subsidies	Total number of inactive RHS 515 subsidies attached to property  'Count'	New field.
RHS515_1_ID	RHS515 Property ID  [Borrower_ID]-[Project_ID]-[Project_Check_Digit]  "ID"	Section 515 Direct Loan ID replaced system generated ID.
RHS515_1_Status	Current status of RHS515 subsidy  [Estimated Property Exit Year]  "Active" – date is in future as of NHPD refresh	Subsidy status is now determined using the estimated property exit year and subsidies can now be classified as inconclusive if they are missing an estimated property exit year.

	<p>“Inconclusive”-date is missing or date is in past as of NHPD refresh</p> <p>“Inactive” - subsidy is missing from subsequent data updates.</p>	
RHS515_1_InacDes	<p>Subsidy status description</p> <p>[Estimated Property Exit Year]</p> <p>“Missing from subsequent updates”- Subsidy is missing from subsequent data updates</p> <p>“Missing end date”-[Estimated Property Exit Year] is blank</p> <p>“End date passed” –Calculated subsidy end date is in the past</p>	New field.
RHS515_1_ProgramName	<p>Name of program</p> <p>[Rural Housing/Labor Housing]</p> <p>“515 Rural Housing”</p> <p>“514 On-Farm”</p> <p>“514 Off-Farm”</p>	This field replaces “RHS 515”.
RHS515_1_StartDate	<p>Start date of subsidy</p> <p>[Date of Operation]</p> <p>‘Date’</p>	No change.
RHS515_1_EndDate	<p>Expiration date of subsidy*</p> <p>[Estimated Project Exit Year]</p>	Estimated project exit year replaced the restriction clause expiration date.

	'Date'	
	*Estimated project exit date is assumed to be December 31.	
RHS515_1_AssistedUnits	Total number of units covered by subsidy  [Rental Assistance Units]	No change.
	'Count'	
RHS515_2_ID	RHS515 Property ID  [Borrower_ID]-[Project_ID]-[Project_Check_Digit]	Section 515 Direct Loan ID replaced system generated ID.
	"ID"	
RHS515_2_Status	Current status of RHS515 subsidy  [Estimated Project Exit Year]  "Active" – date is in future as of NHPD refresh "Inconclusive"-date is missing or date is in past as of NHPD refresh "Inactive" - data is missing from subsequent data updates.	Subsidy status is now determined using the estimated property exit year and subsidies can now be classified as inconclusive if they are missing an estimated property exit year.
RHS515_2_InacDes	Subsidy status description  [Estimated Property Exit Year]  "Missing from subsequent updates"- Subsidy is missing from subsequent data updates	New field.

	<p>“Missing end date”-[Estimated Property Exit Year] is blank</p> <p>“End date passed” –Calculated subsidy end date is in the past</p>	
RHS515_2_ProgramName	<p>Name of program</p> <p>[Rural Housing/Labor Housing]</p> <p>“515 Rural Housing”</p> <p>“514 On-Farm”</p> <p>“514 Off-Farm”</p>	This field replaces “RHS 515”.
RHS515_2_StartDate	<p>Start date of subsidy</p> <p>[Date of Operation]</p> <p>‘Date’</p>	No change.
RHS515_2_EndDate	<p>Expiration date of subsidy*</p> <p>[Estimated Project Exit Year]</p> <p>‘Date’</p> <p>*Estimated exit date is assumed to be December 31.</p>	Estimated project exit year replaced the restriction clause expiration date.
RHS515_2_AssistedUnits	<p>Total number of units covered by subsidy</p> <p>[Rental Assistance Units]</p> <p>‘Count’</p>	No change.
RHS538_NumberOfSubsidies	Total number of active RHS538 subsidies attached to property	Changes were made to how subsidy status is determined for all subsidies which may result in a

	'Count'	change in the number of active subsidies at each property.
RHS538_NumberOf Inconclusive Subsidies	Total number of inconclusive RHS538 subsidies attached to property  'Count'	New field.
RHS538_NumberOf Inactive Subsidies	Total number of inactive RHS538 subsidies attached to property  'Count'	New field.
RHS538_1_ID	Unique RHS538 ID created by NHPD  "ID"	No change.
RHS538_1_Status	Current status of RHS538 subsidy  "Active" – Calculated subsidy end date is in future as of NHPD refresh "Inconclusive" –date is missing "Inactive" - date is in past as of NHPD refresh or is missing from subsequent data updates.	Subsidies can now be classified as inconclusive if the subsidy end date is missing.
RHS538_1_InacDes	Subsidy status description  "Missing from subsequent updates"- Subsidy is missing from subsequent data updates "Missing end date"- Calculated subsidy end date is blank "End date passed" –Calculated subsidy end date is in the past	New field.
RHS538_1_ProgramName	Name of program	No change.

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	“Program name”	
RHS538_1_StartDate	Start date of subsidy  [Date_loan_closing]  ‘Date’	No change.
RHS538_1_EndDate	Expiration date of subsidy  [Date_loan_closing] + 25 years  ‘Date’	Subsidy end date is now calculated for Section 538 subsidies because the subsidy end date is missing from the US Department of Agriculture’s more recent data update on the Section 538 program.
RHS538_1_AssistedUnits	Total number of units covered by subsidy  [Project_size]  ‘Count’	No change.
RHS538_2_ID	Unique RHS538 ID created by NHPD  “ID”	No change.
RHS538_2_Status	Current status of RHS538 subsidy “Active” – Calculated subsidy end date is in future as of NHPD refresh “Inconclusive”-Subsidy end date is missing. “Inactive” -Calculated subsidy end date is in past as of NHPD refresh or is missing from subsequent data updates.	Subsidies can now be classified as inconclusive if the subsidy end date is missing.

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RHS538_2_InacDes	Subsidy status description  “Missing from subsequent updates”- Subsidy is missing from subsequent data updates “Missing end date”-[Date_loan_closing] is blank “End date passed” –Calculated subsidy end date is in the past	New field.
RHS538_2_ProgramName	Name of program  “Program name”	No change.
RHS538_2_StartDate	Start date of subsidy  [Date_loan_closing]  ‘Date’	No change.
RHS538_2_EndDate	Expiration date of subsidy  [Date_loan_closing] + 25 years  ‘Date’	Subsidy end date is now calculated for Section 538 subsidies because the subsidy end date is missing from the US Department of Agriculture’s more recent data update on the Section 538 program.
RHS538_2_AssistedUnits	Total number of units covered by subsidy  [Project_size]  ‘Count’	No change.
HOME_NumberOfSubsidies	Total number of active HOME subsidies attached to property  ‘Count’	Changes were made to how subsidy status is determined for all subsidies which may result in a change in the number of active subsidies at each property.

HOME_NumberOf Inconclusive Subsidies	Total number of HOME inconclusive subsidies attached to property  'Count'	New field.
HOME_NumberOf Inactive Subsidies	Total number of inactive HOME subsidies attached to property  'Count'	New field.
HOME_1_ID	HOME subsidy ID  [ID]	HOME subsidy ID replaced system generated subsidy ID.
HOME_1_Status	Current status of HOME subsidy  [POA End Date]  "Active" – date is in future as of NHPD refresh "Inconclusive"-date is missing "Inactive" - date is in past as of NHPD refresh or is missing from subsequent data updates.	HOME subsidies missing subsidy end dates are now classified as inconclusive.
HOME_1_InacDes	Subsidy status description  [POA End Date]  "Missing from subsequent updates"- Subsidy is missing from subsequent data updates "Missing end date"-[POA End Date] is blank "End date passed" – [POA End Date] is in the past	New field.



HOME_1_ProgramName	Name of program  "Program name"	No change.
HOME_1_StartDate	Start date of subsidy  [CMPT DATE]  'Date'	No change.
HOME_1_EndDate	Expiration date of subsidy  [POA End Date]  'Date'	No change.
HOME_1_AssistedUnits	Total number of units covered by subsidy  [UNITS HOME]  'Count'	No change.
HOME_2_ID	HOME subsidy ID  [ID]	HOME subsidy ID replaced system generated subsidy ID.
HOME_2_Status	Current status of HOME subsidy  [POA Date]  "Active" – date is in future as of NHPD refresh "Inconclusive"-date is missing "Inactive" - date is in past as of NHPD refresh or data is	HOME subsidies missing subsidy end dates are now classified as inconclusive.

	missing from subsequent data updates.	
HOME_2_InacDes	Subsidy status description  [POA End Date]  “Missing from subsequent updates”- Subsidy is missing from subsequent data updates “Missing end date”-[POA End Date] is blank “End date passed” – [POA End Date] is in the past	New field.
HOME_2_ProgramName	Name of program  “Program name”	No change.
HOME_2_StartDate	Start date of subsidy  [CMPT DATE]  ‘Date’	No change.
HOME_2_EndDate	Expiration date of subsidy  [POA End Date]  ‘Date’	No change.
HOME_2_AssistedUnits	Total number of units covered by subsidy  [UNITS HOME]  ‘Count’	No change.
PH_ID	HUD assigned AMP number	No change.

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	[DEVELOPMENT_CODE]	
	“HUD ID”	
PH_StartDate	Public housing subsidy start date	New field.
	[dofa]	
	‘Date’	
PH_AssistedUnits	Total number of ACC units at property	No change.
	[ACC_UNITS]	
	‘Count’	
State_NumberOfSubsidies	Total number of active state subsidies attached to property	New field.
	‘Count’	
State_NumberOf Inconclusive Subsidies	Total number of inconclusive state subsidies attached to property	New field.
	‘Count’	
State_NumberOf Inactive Subsidies	Total number of inactive state subsidies attached to property	New field.
	‘Count’	
State_1_ID	Unique state provided subsidy ID	New field.

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	[Subsidy ID]	
	“ID”	
State_1_Status	Current status of State subsidy	New field.
	[Affordability Maturity]	
	“Active” – date is in future as of NHPD refresh “Inactive” - date is in past as of NHPD refresh or is missing from subsequent data updates.	
State_1_ProgramName	Name of program	New field.
	[state]-[program_name]	
	“Program name”	
State_1_StartDate	Start date of subsidy	New field.
	[First PTO Date]	
	‘Date’	
State_1_EndDate	Expiration date of subsidy	New field.
	[Affordability Maturity]	
	‘Date’	
State_1_AssistedUnits	Total number of units covered by subsidy	New field.
	[assisted_units]	

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	'Count'	
State_2_ID	Unique state provided subsidy ID  [Subsidy ID]  "ID"	New field.
State_2_Status	Current status of State subsidy  [Affordability Maturity]  "Active" – date is in future as of NHPD refresh "Inactive" - date is in past as of NHPD refresh or is missing from subsequent data updates.	New field.
State_2_ProgramName	Name of program  [state]-[program_name]  "Program name"	New field.
State_2_StartDate	Start date of subsidy  [First PTO Date]  'Date'	New field.
State_2_EndDate	Expiration date of subsidy  [Affordability Maturity]	New field.

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	'Date'	
State_2_AssistedUnits	Total number of units covered by subsidy	New field.
	[assisted_units]	
	'Count'	

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### **Abbreviations**

<b>CBSA</b>	Core Based Statistical Area
<b>REAC</b>	Real Estate Assessment Center
<b>HUD</b>	The US Department of Housing and Urban Development
<b>USDA</b>	The US Department of Agriculture
<b>S.8</b>	Section 8
<b>S.202</b>	Section 202
<b>S.236</b>	Section 236
<b>S.811</b>	Section 811
<b>LIHTC</b>	Low Income Housing Tax Credit
<b>FMR</b>	Fair Market Rent
<b>PH</b>	Public Housing
<b>RHS</b>	Rural Housing Services
<b>FHA</b>	Federal Housing Administration
<b>FMR</b>	Fair Market Rent
<b>USPS</b>	United States Postal Service
<b>SOA</b>	Section of the Act