

# *National Housing Preservation Database*

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*Data Dictionary*

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## Information About the Data Files Provided

### 'Research' Tool Data Grid

The data in the main 'Research' tool Data Grid are displayed at the property level and come from multiple data sources. Each record in the data grid represents one address location. In most instances, one property (or development) is tied to one address. An effort is made to separate phased properties into two separate address location records. However, in some cases these developments are combined into one record. Likewise, scattered site developments are combined into one record as funding is tracked at the property level. Development, project, and property are used interchangeably to mean the cluster of buildings surrounding a given address location that are tracked by the same funding identification number. Multiple buildings may be present at one property location.

The data displayed when the property record is expanded to view subsidy information are subsidy level data and are retrieved from the database specific to that subsidy. Here, each record represents one subsidy attached to the property at the given address.

### 'Research' Tool Data Extract

The 'Research' tool Data Extract is in a different format than the 'Research' tool Data Grid. Here, all subsidy information appears alongside property level information in a set of new subsidy-specific columns, instead of subsidy information expanding below each property record. In other words, subsidy and property information are horizontal files instead of vertical files in the Data Extract and each row represents one property record. While most properties contain only one or two of the same type of subsidy (ex. two HUD project-based rental assistance (PBRA) contracts or two tax credit (LIHTC) allocations), some properties contain a number of the same type of subsidy (for example, ten tax credit allocations or five project-based contracts). Because of space constraints, we only provide subsidy information on the first two most recent subsidies of a given subsidy type. However, the total number of any specific subsidy is provided in the first field preceding that subsidy's information. Please see the data dictionary below for more information.

## Data Dictionary and Record Layout

### 'Research' Tool Data Grid Dictionary

#### Property Level Grid

Variable Name	Variable Description	Variable Format	Data Source (See <a href="#">Data Sources page</a> for links to public data and dates of latest update.)
	<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"</p> <p>"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>	String	<a href="#">All<sup>1</sup></a>
Property Address	<p>Physical street address of property*</p> <p>[varies by source]</p> <p>"Street Address"</p>	String	<a href="#">All<sup>2</sup></a>

\*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"	String	All
State	Property state  [varies by source]  "State"	String	All
Zip	Property zip code*  [varies by source]  "Zipcode"  *Zip plus four information provided by <a href="#">SmartyStreets</a> and <a href="#">Melissa Data</a> .	String	All
Total Units	Total number of units in the property*  'Count'	Numeric	All

\*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.

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.	Numeric	Calculated by NHPD
Property Status	Status of property  [varies by source]  "Active" –One or more active subsidies attached to property "Inconclusive"- No active subsidies attached to property, but one or more inconclusive subsidies attached to property "Inactive"-No active or inconclusive subsidies attached to property	String	Calculated by NHPD
Subsidy End Date	Latest date that any of a property's subsidies is set to expire	Date	All

	'Date'		
Latitude	Property latitude 'Latitude'	Numeric	Public Housing Database; Section 8 Contract Database; HOME Database; LIHTC Database; <a href="#">SmartyStreets<sup>5</sup></a> ; <a href="#">Melissa Data</a>
Longitude	Property longitude 'Longitude'	Numeric	Public Housing Database; Section 8 Contract Database; HOME Database; LIHTC Database; <a href="#">SmartyStreets</a> ; <a href="#">Melissa Data</a>
County Name	Name of county "County name"	String	<a href="#">Smarty Streets</a> or <a href="#">Melissa Data</a>
Congressional District	113 <sup>th</sup> Congressional District 'Congressional district'	Numeric	<a href="#">Smarty Streets</a> or <a href="#">Melissa Data</a>
Owner	Name of property owner* [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.	String	<a href="#">All<sup>4</sup></a>
Owner Type	Organization type of owner* [varies by source] "Profit Motivated"	String	Public Housing Database; Section 202 Direct Loans Database; Section 8 Contracts Database; RHS 515 Database, State Subsidy Database; LIHTC Database

“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 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.

*Hidden Fields able to be added by Right-clicking on the ‘Research’ tool grid header, selecting ‘show/hide hidden field list,’ and dragging the field of interest onto the main header.*

CBSA Type	Type of CBSA		Melissa Data
	“Metropolitan” “Micropolitan”		
CountyCode	Census designated county code	Numeric	Public Housing Database; Section 8 Contract Database; HOME Database; LIHTC Database; Smarty Streets; Melissa Data
	‘County code’		
Census Tract	Census designated census tract code	Numeric	Public Housing Database; Section 8 Contract Database; HOME Database; LIHTC Database; Melissa Data
	‘Census tract’		
HUD Property ID	HUD property ID	ID	Section 8 Contracts Database; Section 202 Direct Loans
	[property_id]		



Percent of Extremely Low Income Households	Percent of extremely low-income residents living at the property.  [pct_lt30_median]  'Count'	Numeric	Picture of Subsidized Households
Manager Name	Manager name of property  [varies by source]  *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.	String	Public Housing Database; Section 202 Direct Loans Database; Section 8 Contracts Database;
Manager Type	Manager type of owner*  [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 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.	String	Public Housing Database; Section 202 Direct Loans Database; Section 8 Contracts Database;
Minimum Building	Minimum building construction date of all buildings	Numeric	Public Housing, Section 8 FOIA of

Construction Date	at a property*  [varies by source]  'Year'  *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.		Section 8 Contracts and Public Housing; State Subsidy Database
Maximum Building Construction Date	Maximum building construction date of all buildings at a property*  [varies by source]  'Year'  *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.	Numeric	FOIA of Section 8 Contracts and Public Housing; State Subsidy Database
Target Population	Target tenant population served by the property  [varies by source]  "Family" "Elderly" "Disabled" "Elderly or Disabled" "Mixed" "Group Home" "Congregate Housing" "Homeless"	String	LIHTC Database; State Subsidy Database; RHS 515 Database; RHS 538 Database; Section 202 Direct Loans Database; Section 8 FOIA Request; HUD Insured Properties (FHA) Database

"General Occupancy"			
Total Inconclusive Subsidies	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.	Numeric	Calculated by NHPD
Total Inactive Subsidies	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.	Numeric	Calculated by NHPD
One Bedroom Units	Number of studio or one bedroom units at the property  [varies by source]  'Count'	Numeric	LIHTC Database; State Subsidy Database; RHS 515 Database; RHS 538 Database; Picture of Subsidized Households
Two Bedroom Units	Number of two bedrooms units at the property  [varies by source]  'Count'	Numeric	LIHTC Database; State Subsidy Database; RHS 515 Database; RHS 538 Database; Picture of Subsidized Households

Three Bedroom Units	Number of units at the property with three or more bedrooms  [varies by source]  'Count'	Numeric	LIHTC Database; State Subsidy Database; RHS 515 Database; RHS 538 Database; Picture of Subsidized Households
Occupancy Rate	Percent of units at the property that are occupied  [pct_occupied]  'Count'	Numeric	Picture of Subsidized Households
Average Months of Tenancy	Average amount of months tenants have lived at property.	Numeric	Picture of Subsidized Households
Earliest Inactive Date	Earliest date that any of a property's subsidies is set to expire*  [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.	Date	Calculated by NHPD
Entered Address	Address from originating data source before normalization and verification  [varies by source]  "Property Address"	String	All
Last REAC Date	Date of most recent REAC inspection*	Date	REAC Scores

[Release Date 1]

'Date'

\* Multi-family properties only

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

REAC Score

Score received on most recent REAC inspection\*\*

String

REAC Scores

[Inspection Score 1]

"1 to 100" and "a", "b", "c", "\*"

- a. No health and safety deficiencies observed
- 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

Date

Calculated by NHPD

[varies by source]

'Date'

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Urban Rural Status	Census designated urban/rural location of property	String	US Census Data
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“Urban Area”  
“Urban Cluster”  
“Rural”\*

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

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### SubsidyLevel Grid

Variable Name	Variable Description	Variable Format	Data Source
	<p>[variable name from source dataset]</p> <p>“Possible Values”</p> <p>*Notes</p>		<p>(See <a href="#">Data Sources page</a> for links to public data and dates of latest update.)</p>
HUD Property ID	<p>Property ID assigned to subsidy</p> <p>[property_id]</p> <p>“Property ID”</p>	String	Section 8 Contracts Database; Section 202 Direct Loans Database
HUD Subsidy ID	<p>Subsidy ID assigned to subsidy</p> <p>[varies by program]</p> <p>“Subsidy ID”</p>	String	All
Subsidy Name	<p>Type of subsidy</p> <p>“HUD PBRA”</p> <p>“HUD Insured”</p> <p>“HOME”</p> <p>“LIHTC”</p> <p>“Section 515”</p> <p>“Section 538”</p> <p>“State HFA 236”</p> <p>“Public Housing”</p> <p>“State Subsidy”</p>	String	Calculated by NHPD

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Subsidy Subname	Sub-program name	String	All
	<p>“Program name”</p> <p>[varies by source]*</p> <p>* See specific subsidy field in the ‘Research’ tool Data Extract data dictionary for additional program-specific rules that may be applied.</p>		
Start Date	Start date of contract	Date	All
	<p>‘Date’</p> <p>[varies by source]*</p> <p>* See specific subsidy field in the ‘Research’ tool Data Extract data dictionary for additional program-specific rules that may be applied.</p>		
End Date	Expiration date of contracts*	Date	All
	<p>[varies by source]**</p> <p>‘Date’</p> <p>*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.</p> <p>** See specific subsidy field in the ‘Research’ tool Data Extract data dictionary for additional program-specific rules that may be applied.</p>		

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Assisted Units	Number of units covered by subsidy  [varies by source]*  'Count'  * See specific subsidy field in the 'Research' tool Data Extract data dictionary for additional program-specific rules that may be applied.	String	All
Owner	Name of property owner*  [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.	String	All
Owner Type	Organization type of owner*  [varies by source]*  "Profit Motivated" "Non-Profit" "Limited Profit"	String	Section 202 Direct Loans Database; Section 8 Contracts Database; Public Housing Database;

“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.

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.	String	Section 8 Contracts Database; Public Housing Database; RHS 515 Database; State Subsidy Database;
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	String	Section 8 Contracts Database; Public Housing Database; RHS 515 Database

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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 manager type or different manager types being imported from different data sources.  
 \*\*\*Properties owned by public housing authorities are classified as public entities.

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Rent To FMR Ratio	Ratio of average rent of units to the local FMR  [rent_to_FMR_ratio]  'Ratio'	Numeric	Section 8 Contracts Database
Inactive Status Description	Status description of subsidy  [varies by source]*  "End Date Missing" "End Date Passed" "Expired" "Missing from Subsequent Updates" "Non-programmatic" "Terminated" "Terminated Mortgage"  * See specific subsidy field in the 'Research' tool Data Extract data dictionary for additional program-specific rules that may be applied.	String	All
Unpaid Principle Balance	Balance remaining on loan  [varies by source]*	String	HUD Insured Properties (FHA) Database

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'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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**'Research' Tool Data Extract Dictionary**

Variable Name	Variable Description [variable name from source dataset]  "Possible Values"  *Notes	Variable Format	Data Source (See <a href="#">Data Sources page</a> for links to public data and dates of latest update.)
NHPDPropertyID	Unique ID assigned to each property by NHPD staff	Numeric	Created by NHPD
PropertyName	Name of the property  [varies by source]  "Property Name"*  *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.	String	All
StreetAddress	Physical street address of property  [varies by source]  "Street Address"*  *When multiple addresses are provided (ex. a row	String	All

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	of townhomes or scattered sites), the first address is displayed.		
City	Property city  [varies by source]  "City"	String	All
State	Property state  [varies by source]  "State"	String	All
ZipCode	Property zip code*  [varies by source]  "Zipcode" *Zip plus four information provided by <a href="#">SmartyStreets</a> .	String	All
PropertyStatus	Status of property  [varies by source]  "Active" –One or more active subsidies attached to property "Inconclusive"- No active subsidies attached to property, but one or more inconclusive subsidies attached to property "Inactive"-No active or inconclusive subsidies	String	Calculated by NHPD

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	attached to property		
CBSA_Type	Type of CBSA  "Metropolitan" "Micropolitan"		Smarty Streets or Melissa Data
UrbanRuralStatus	Census designated urban/rural location of property  "Urban Area" "Urban Cluster" "Rural"*  *Considered rural if not located in Urban Area or Cluster according to <a href="#">US Census documentation</a> .	String	Smarty Streets or Melissa Data
CountyName	Name of county  "County name"	String	Smarty Streets or Melissa Data
CountyCode	Census designated county code  'County code'	Numeric	Public Housing Database; Section 8 Contract Database; HOME Database; LIHTC Database; Smarty Streets; Melissa Data
CongressionalDistrict	113 <sup>th</sup> Congressional District  'Congressional district'	Numeric	Smarty Streets or Melissa Data
Latitude	Property latitude  'Latitude'	Numeric	Public Housing Database; Section 8 Contract Database; HOME Database; LIHTC Database; <a href="#">SmartyStreets<sup>5</sup></a> ;

<a href="#">Melissa Data</a>			
Longitude	Property longitude  'Longitude'	Numeric	Public Housing Database; Section 8 Contract Database; HOME Database; LIHTC Database; SmartyStreets; Melissa 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.	Numeric	Calculated by NHPD
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.	Numeric	Calculated by NHPD
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	Numeric	Calculated by NHPD



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	NHPD refresh or if the subsidy is missing from subsequent data updates. See specific subsidy field additional program-specific rules that may be applied.		
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.	Numeric	All
EarliestStartDate	Earliest date that any of a property's subsidies went into effect  [varies by source]  'Date'	Date	All
EarliestEndDate	Earliest date that any of a property's subsidies is set to expire*  [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.	Date	All

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LatestEndDate	<p>Latest date that any of a property's subsidies is set to expire*</p> <p>[varies by source]</p> <p>'Date'</p> <p>*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.</p>	Date	Calculated by NHPD
OwnerName	<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>	String	All
OwnerType	<p>Organization type of owner*</p> <p>[varies by source]</p> <p>"Profit Motivated"</p> <p>"Non-Profit"</p> <p>"Limited Profit"</p> <p>"Non-profit Sponsor"</p> <p>"No Non-Profit Sponsor"</p>	String	Section 202 Database; Section 8 Contracts Database; Public Housing Database;

“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.

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 subsidies where this information is provided.	String	Section 8 Contracts Database; Public Housing Database; RHS 515 Database; State Subsidy Database
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 subsidies where this information is provided.	String	Section 8 Contracts Database; Public Housing Database

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

[REAC Codebook](#)

REACScore1	Score received on most recent REAC inspection**	String	<a href="#">REAC Scores</a>
	[Inspection Score 1]		
	"1 to 100" and "a", "b", "c", "**"		
	d. No health and safety deficiencies observed		
	e. One or more non-life threatening health and safety deficiencies observed		
	f. One or more health and safety deficiencies observed calling for immediate attention		
	* Deficiencies found regarding smoke detectors		
	** Multi-family properties only		
REACScore1Date	Date of most recent REAC inspection*	Date	REAC Scores
	[Release Date 1]		
	'Date'		
	* Multi-family properties only		
REACScore2	Score received on previous REAC inspection**	String	REAC Scores
	[Inspection Score 2]		

“1 to 100” and “a”, “b”, “c”, “\*”

- a. No health and safety deficiencies observed
  - 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

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REACScore2Date	Date of previous REAC inspection*	Date	REAC Scores
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[Release Date 2]

‘Date’

\* Multi-family properties only

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REACScore3	Score received on REAC inspection two inspections ago**	String	REAC Scores
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[Inspection Score 3]

“1 to 100” and “a”, “b”, “c”, “\*”

- a. No health and safety deficiencies observed
  - 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

REACScore3Date	Date of REAC inspection two inspections ago*  [Release Date 3]  'Date'  * Multi-family properties only	Date	REAC Scores
NHPDSubsidyID	Unique ID assigned to subsidies by NHPD staff	ID	System generated  Section 8 Contracts Database
<a href="#">HUD PBRA (Section 8) Codebook</a>			
S8_NumberOfSubsidies	Total number of active HUD Project-based (Section 8) contracts attached to a property  'Count'	Numeric	Calculated by NHPD
S8_NumberOf Inconclusive Subsidies	Total number of inconclusive Section 8 subsidies attached to the property  'Count'	Numeric	Calculated by NHPD
S8_NumberOf Inactive Subsidies	Total number of inactive Section 8 subsidies attached to the property  'Count'	Numeric	Calculated by NHPD
S8_1_ID	Contract ID assigned to subsidy  [contract_id]  "Contract ID"	String	Section 8 Contracts Database

S8_1_Status	Current status of contract*	String	Section 8 Contracts Database
	<p>[tracs_status_name] and [tracs_overall_expiration_date]</p> <p>“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</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>		
S8_1_InacDes	Subsidy status description	String	Created by NHPD
	<p>[tracs_status_name] and [tracs_overall_expiration_date]</p> <p>“Missing from Subsequent Updates” – Subsidy was missing from subsequent data updates “End Date Passed” – [tracs_overall_expiration_date] has passed by more than one year. “Missing End Date” –</p>		

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	[tracs_overall_expiration_date] is blank "Terminated" – [tracs_status_name] is equal to terminated.		
S8_1_ProgramName	Specific program name*  [program_type_name]  "RAP" "PAC/202" "SEC 8 SR" "PD/8 EXISTING" "515/8 SR" "PRAC/811" "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"	String	Section 8 Contracts Database

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

S8_1RenewalStatus	Current status of renewal or non-renewal of contract*	String	<a href="#">Contract Renewal Database</a>
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[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](#). Detailed descriptions of renewal statuses can be found here [hyperlink to ‘NHPD – ‘Section 8 Renewal Status’ Draft.docx’].

S8_1_AssistedUnits	Number of units covered by contract  [assisted_units]  'Count'	String	Section 8 Contracts Database
S8_1StartDate	Start date of contract  [tracs_effective_date]  'Date'	Date	Section 8 Contracts Database
S8_1_EndDate	Expiration date of contract  [tracs_overall_expiration_date]  'Date'	Date	Section 8 Contracts Database
S8_1_RentToFMR	Ratio of average rent of units to the local FMR  [rent_to_FMR_ratio]  'Ratio'	Numeric	Section 8 Contracts Database
S8_2_ID	Contract ID assigned to subsidy  [contract_id]  "Contract ID"	String	Section 8 Contracts Database
S8_2_Status	Current status of contract*	String	Section 8 Contracts Database

	<p>[tracs_status_name] and [tracs_overall_expiration_date]</p> <p>“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</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>		
S8_2_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 “End Date Passed” – [tracs_overall_expiration_date] has passed by more than one year. “Missing End Date” – [tracs_overall_expiration_date] is blank “Terminated” – [tracs_status_name] is equal to terminated.</p>	String	Created by NHPD
S8_2_ProgramName	<p>Specific program name*</p>	String	Section 8 Contracts Database

[program\_type\_name]

"RAP"  
 "PAC/202"  
 "SEC 8 SR"  
 "PD/8 EXISTING"  
 "515/8 SR"  
 "PRAC/811"  
 "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_2_RenewalStatus	Current status of renewal or non-renewal of	String	Contract Renewal Database
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contract\*

[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](#). Detailed descriptions of renewal statuses can be found here [hyperlink to ‘NHPD – ‘Section 8 Renewal Status’ Draft.docx’].

S8\_2\_AssistedUnits

Number of units covered by contract

Numeric

Section 8 Contracts Database

[assisted\_units]

	'Count'		
S8_2_StartDate	Start date of contract  [tracs_effective_date]	Date	Section 8 Contracts Database
	'Date'		
S8_2_EndDate	Expiration date of contract  [tracs_overall_expiration_date]	Date	Section 8 Contracts Database
	'Date'		
S8_2_RentToFMR	Ratio of average rent of units to the local FMR  [rent_to_FMR_ratio]	Numeric	Section 8 Contracts Database
	'Ratio'		
<a href="#">Section 202 Codebook</a>		<a href="#">Section 202 Direct Loans Database</a>	
S202_NumberOfSubsidies	Total number of active Section 202 subsidies attached to the property  'Count'	Numeric	Calculated by NHPD
S202_NumberOfInconclusiveSubsidies	Total number of inconclusive Section 202 subsidies attached to the property  'Count'	Numeric	Calculated by NHPD
S202_NumberOfInactive	Total number of inactive Section 202 subsidies	Numeric	Calculated by NHPD

Subsidies	attached to the property		
	'Count'		
S202_1_ID	HUD REMS Property ID	String	Section 202 Direct Loans Database
	[REMS Property ID]		
	"REMS ID"		
S202_1_Status	Current status of S.202 subsidy	String	Calculated by NHPD
	[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		
S202_1_InacDes	Subsidy status description	String	Calculated by NHPD
	[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		
S202_1_ProgramName	Specific program name	String	Section 202 Direct Loans Database
	[SOA Description]		
	"202 DIRECT LOAN/ ELDERLY/ PRE – 1974"		

	<p>“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>	Date	Section 202 Direct Loans Database
S202_1_EndDate	<p>Expiration date of subsidy</p> <p>[Loan Maturity Date]</p> <p>‘Date’</p>	Date	Section 202 Direct Loans Database
S202_1_AssistedUnits	<p>Total number of units covered by subsidy</p> <p>[Project Number of Assisted Units]</p> <p>‘Count’</p>	Numeric	Section 202 Direct Loans Database
S202_1_PrincipalBalance	<p>Balance remaining on loan</p> <p>[Amortized Unpaid Principal Balance]</p> <p>“Dollar amount”</p>	String	Section 202 Direct Loans Database
S202_2_ID	<p>HUD REMS Property ID</p> <p>[REMS Property ID]</p> <p>“REMS ID”</p>	String	Section 202 Direct Loans Database



S202_2_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	String	Calculated by NHPD
S202_2_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	String	Calculated by NHPD
S202_2_ProgramName	Specific program name  [SOA Description]  “202 DIRECT LOAN/ ELDERLY/ PRE – 1974” “202/8 DIRECT LOAN/ ELDERLY-HANDICAPPED” “202/162 DIRECT LOAN FOR HANDICAPPED W/PAC”	String	Section 202 Direct Loans Database
S202_2_StartDate	Start date of subsidy  [Final Endorsement Date]  'Date'	Date	Section 202 Direct Loans Database

S202_2_EndDate	Expiration date of subsidy  [Loan Maturity Date]  'Date'	Date	Section 202 Direct Loans Database
S202_2_AssistedUnits	Total number of units covered by subsidy  [Project Number of Assisted Units]  'Count'	Numeric	Section 202 Direct Loans Database
S202_2_PrincipalBalance	Balance remaining on loan  [Amortized Unpaid Principal Balance]  "Dollar amount"	String	Section 202 Direct Loans Database
S236_NumberOf Subsidies	Total number of active State HFA financed Section 236 subsidies attached to property  'Count'	Numeric	Calculated by NHPD
S236_NumberOf Inconclusive Subsidies	Total number of inconclusive State HFA financed Section 236 subsidies attached to property  'Count'	Numeric	Calculated by NHPD
S236_NumberOf Inactive Subsidies	Total number of inactive State HFA financed Section 236 subsidies attached to property  'Count'	Numeric	Calculated by NHPD

S236_1_ID	Section 236 program property ID  [HUD Project Number]  “HUD ID”	String	Created by NHPD
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	String	Calculated by NHPD
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	String	Calculated by NHPD
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”	String	Active 236 Properties

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“241(F)/ 236 EQUITY LOAN”

S236_1_StartDate	Start date of subsidy  [First Payment Date]  ‘Date’	Date	Active 236 Properties
S236_1_EndDate	Expiration date of subsidy  [Maturity Date]  ‘Date’	Date	Active 236 Properties
S236_1_AssistedUnits	Total number of units covered by subsidy  [Total Property Units]  ‘Count’	Numeric	Active 236 Properties
S236_2_ID	Section 236 program property ID  [HUD Project Number]  “HUD ID”	String	Created by NHPD
S236_2_Status	Current status of S236 subsidy  [maturity date]  “Active” – date is in future as of NHPD refresh “Inconclusive”-date is missing	String	Calculated by NHPD

	“Inactive” - date is in past as of NHPD refresh or subsidy is missing from subsequent data refreshes		
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	String	Calculated by NHPD
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”	String	Active 236 Properties
S236_2_StartDate	Start date of subsidy  [First Payment Date]  'Date'	Date	Active 236 Properties
S236_2_EndDate	Expiration date of subsidy  [Maturity Date]  'Date'	Date	Active 236 Properties

S236_2_AssistedUnits	Section 236 program property ID  [HUD Project Number]  “HUD ID”	Numeric	Active 236 Properties
<a href="#">HUD Insured (FHA) Codebook</a> and <a href="#">Section Codes</a>		<a href="#">HUD Insured Properties (FHA) Database</a>	
FHA_NumberOf Subsidies	Total Number active of FHA subsidies  ‘Count’	Numeric	Calculated by NHPD
FHA_NumberOf Inconclusive Subsidies	Total Number inconclusive of FHA subsidies  ‘Count’	Numeric	Calculated by NHPD
FHA_NumberOf Inactive Subsidies	Total Number inactive of FHA subsidies  ‘Count’	Numeric	Calculated by NHPD
FHA_1_ID	FHA property ID  [HUD Project Number]  “HUD ID”	String	HUD Insured Properties (FHA) Database
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.	String	Calculated by NHPD

“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.

\*supporting data used from the [‘Terminated Multifamily Mortgages Database’](#)

FHA_1_InacDes	Subsidy status description  [maturity date] and [term_type]  “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.	String	Calculated by NHPD
FHA_1_ProgramName	Specific name of FHA sub-program*  [Section]  “Name”  *Only FHA programs with affordability restrictions are included in the database. A list of these programs can be found in the <a href="#">notes section</a> <sup>7</sup> .	String	HUD Insured Properties (FHA) Database
FHA_1_StartDate	Start date of subsidy	Date	HUD Insured Properties (FHA) Database

	[First Payment Date]		
	'Date'		
FHA_1_EndDate	Expiration date of subsidy	Date	HUD Insured Properties (FHA) Database
	[Maturity Date]		
	'Date'		
FHA_1_AssistedUnits	Total number of units covered by subsidy	Numeric	HUD Insured Properties (FHA) Database
	[Total Units]		
	'Count'		
FHA_1_PrincipalBalance	Balance remaining on loan	String	HUD Insured Properties (FHA) Database
	[Amortized Principal Balance]		
	'Dollar Amount'		
FHA_2_ID	FHA property ID	String	HUD Insured Properties (FHA) Database
	[HUD Project Number]		
	"HUD ID"		
FHA_2_Status	Current status of FHA subsidy*	String	Calculated by NHPD
	[maturity date] and [term_type]		
	"Active" – date is in future as of NHPD refresh		



	<p>“Inconclusive” – date is missing.</p> <p>“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>		
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>	String	Calculated by NHPD
FHA_2_ProgramName	<p>Specific name of FHA sub-program*</p> <p>[Section]</p> <p>“Name”</p> <p>*Only FHA programs with affordability restrictions are included in the database. A list of these programs can be found here. [hyperlink]</p>	String	HUD Insured Properties (FHA) Database
FHA_2_StartDate	Start date of subsidy	Date	HUD Insured Properties

	[First Payment Date]		(FHA) Database
	'Date'		
FHA_2_EndDate	Expiration date of subsidy	Date	HUD Insured Properties (FHA) Database
	[Maturity Date]		
	'Date'		
FHA_2_AssistedUnits	Total number of units covered by subsidy	Numeric	HUD Insured Properties (FHA) Database
	[Total Units]		
	'Count'		
FHA_2_PrincipalBalance	Balance remaining on loan	String	HUD Insured Properties (FHA) Database
	[Amortized Principal Balance]		
	'Dollar Amount'		
<a href="#">LIHTC Codebook</a>			<a href="#">LIHTC Database</a>
LIHTC_NumberOfSubsidies	Total number of active LIHTC subsidies attached to property	Numeric	Calculated by NHPD
	'Count'		
LIHTC_NumberOfInconclusiveSubsidies	Total number of inconclusive LIHTC subsidies attached to property	Numeric	Calculated by NHPD
	'Count'		

LIHTC_NumberOf Inactive Subsidies	Total number of inactive LIHTC subsidies attached to property  'Count'	Numeric	Calculated by NHPD
LIHTC_1_ID	LIHTC property ID  [HUD_ID]  "HUD ID"	String	LIHTC Database
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] + 29 is in the past, [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> .	String	LIHTC Database
LIHTC_1_InacDes	Subsidy status description  [YR_PIS], [YR_ALLOC], and [NONPROG]  "Missing from subsequent updates"- Subsidy is	String	Calculated by NHPD

	<p>missing from subsequent data updates  “Missing end date”-[YR_PIS] and [YR_ALLOC] are blank  “End date passed” –Calculated subsidy end date is in the past  “Nonprogrammatic” – [nonprog] is equal to 1</p>		
LIHTC_1 program name	<p>Name of program</p> <p>[credit]</p> <p>“4% Tax Credit”  “9% Tax Credit”  “4% and 9% Tax Credit”</p>	String	LIHTC Database
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>	Date	LIHTC Database
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 provided in the originating dataset.</p>	Date	LIHTC Database

LIHTC_1_AssistedUnits	Total number of units covered by subsidy  [LI_Units]  'Count'	Numeric	LIHTC Database
LIHTC_2_ID	LIHTC property ID  [HUD_ID]  "HUD ID"	String	LIHTC Database
LIHTC_2_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] + 29 is in the past, [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> .	String	LIHTC Database
LIHTC_2_InacDes	Subsidy status description  [YR_PIS], [YR_ALLOC], and [NONPROG]	String	Calculated by NHPD

	<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>	String	LIHTC Database
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>	Date	LIHTC Database
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</p>	Date	LIHTC Database

	previous year is used since only the year placed in service is provided in the originating dataset.		
LIHTC_2_AssistedUnits	Total number of units covered by subsidy  [LI_Units]  'Count'	Numeric	LIHTC Database
RHS515_NumberOfSubsidies	Total number of active RHS 515 subsidies attached to property  'Count'	Numeric	Calculated by NHPD
RHS515_NumberOf Inconclusive Subsidies	Total number of inconclusive RHS 515 subsidies attached to property  'Count'	Numeric	Calculated by NHPD
RHS515_NumberOf Inactive Subsidies	Total number of inactive RHS 515 subsidies attached to property  'Count'	Numeric	Calculated by NHPD
RHS515_1_ID	RHS515 Property ID  [Borrower_ID]-[Project_ID]-[Project_Check_Digit]  "ID"	String	RHS 515 Database
RHS515_1_Status	Current status of RHS515 subsidy  [Estimated Property Exit Year]	String	Calculated by NHPD

“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 updates.

RHS515_1_InacDes	Subsidy status description	String	Calculated by NHPD
	[Estimated Property Exit Year]		
	“Missing from subsequent updates”- Subsidy is missing from subsequent data updates “Missing end date”-[Estimated Property Exit Year] is blank “End date passed” –Calculated subsidy end date is in the past		
RHS515_1_ProgramName	Name of program	String	RHS 515 Database
	[Rural Housing/Labor Housing]		
	“515 Rural Housing” “514 On-Farm” “514 Off-Farm”		
RHS515_1_StartDate	Start date of subsidy	Date	RHS 515 Database
	[Date of Operation]		
	‘Date’		
RHS515_1_EndDate	Expiration date of subsidy*	Date	RHS 515 Database
	[Estimated Project Exit Year]		



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	'Date'		
	*Estimated project exit date is assumed to be December 31.		
RHS515_1_AssistedUnits	Total number of units covered by subsidy  [Rental Assistance Units]  'Count'	Numeric	RHS 515 Database
RHS515_2_ID	RHS515 Property ID  [Borrower_ID]-[Project_ID]-[Project_Check_Digit]  "ID"	String	RHS 515 Database
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 "Inactive" - date is in past as of NHPD refresh or data is missing from subsequent data updates.	String	Calculated by NHPD
RHS515_2_InacDes	Subsidy status description  [Estimated Property Exit Year]  "Missing from subsequent updates"- Subsidy is missing from subsequent data updates	String	Calculated by NHPD

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	<p>“Missing end date”-[Estimated Property Exit Year] is blank “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” “514 On-Farm” “514 Off-Farm”</p>	String	RHS 515 Database
RHS515_2_StartDate	<p>Start date of subsidy</p> <p>[Date of Operation]</p> <p>‘Date’</p>	Date	RHS 515 Database
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>	Date	RHS 515 Database
RHS515_2_AssistedUnits	<p>Total number of units covered by subsidy</p> <p>[Rental Assistance Units]</p> <p>‘Count’</p>	Numeric	RHS 515 Database
RHS538_NumberOfSubsidies	Total number of active RHS538 subsidies attached	Numeric	Calculated by NHPD

	to property		
	'Count'		
RHS538_NumberOf Inconclusive Subsidies	Total number of inconclusive RHS538 subsidies attached to property	Numeric	Calculated by NHPD
	'Count'		
RHS538_NumberOf Inactive Subsidies	Total number of inactive RHS538 subsidies attached to property	Numeric	Calculated by NHPD
	'Count'		
RHS538_1_ID	Unique RHS538 ID created by NHPD	String	RHS 538 Database
	"ID"		
RHS538_1_Status	Current status of RHS538 subsidy	String	Calculated by NHPD
	"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.		
RHS538_1_InacDes	Subsidy status description	String	Calculated by NHPD
	"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		
RHS538_1_ProgramName	Name of program  "Program name"	String	RHS 538 Database
RHS538_1_StartDate	Start date of subsidy  [Date_loan_closing]  'Date'	Date	RHS 538 Database
RHS538_1_EndDate	Expiration date of subsidy  [Date_loan_closing] + 40 years  'Date'	Date	RHS 538 Database
RHS538_1_AssistedUnits	Total number of units covered by subsidy  [Project_size]  'Count'	Numeric	RHS 538 Database
RHS538_2_ID	Unique RHS538 ID created by NHPD  "ID"	String	RHS 538 Database
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	String	Calculated by NHPD

	data updates.		
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	String	Calculated by NHPD
RHS538_2_ProgramName	Name of program  "Program name"	String	RHS 538 Database
RHS538_2_StartDate	Start date of subsidy  [Date_loan_closing]  'Date'	Date	RHS 538 Database
RHS538_2_EndDate	Expiration date of subsidy  [Date_loan_closing] + 40 years  'Date'	Date	RHS 538 Database
RHS538_2_AssistedUnits	Total number of units covered by subsidy  [Project_size]  'Count'	Numeric	RHS 538 Database
HOME_NumberOfSubsidies	Total number of active HOME subsidies attached to property	Numeric	Calculated by NHPD

	'Count'		
HOME_NumberOf Inconclusive Subsidies	Total number of HOME inconclusive subsidies attached to property	Numeric	Calculated by NHPD
	'Count'		
HOME_NumberOf Inactive Subsidies	Total number of inactive HOME subsidies attached to property	Numeric	Calculated by NHPD
	'Count'		
HOME_1_ID	HOME subsidy ID [ID]	String	HOME Database
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.	String	Calculated by NHPD
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	String	Calculated by NHPD

HOME_1_ProgramName	Name of program  "Program name"	String	HOME Database
HOME_1_StartDate	Start date of subsidy  [CMPT DATE]  'Date'	Date	HOME Database
HOME_1_EndDate	Expiration date of subsidy  [POA End Date]  'Date'	Date	HOME Database
HOME_1_AssistedUnits	Total number of units covered by subsidy  [UNITS HOME]  'Count'	Numeric	HOME Database
HOME_2_ID	HOME subsidy ID  [ID]	String	HOME Database
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	String	Calculated by NHPD

	data is 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	String	Calculated by NHPD
HOME_2_ProgramName	Name of program  “Program name”	String	HOME Database
HOME_2_StartDate	Start date of subsidy  [CMPT DATE]  ‘Date’	Date	HOME Database
HOME_2_EndDate	Expiration date of subsidy  [POA End Date]  ‘Date’	Date	HOME Database
HOME_2_AssistedUnits	Total number of units covered by subsidy  [UNITS HOME]  ‘Count’	Numeric	HOME Database
PH_ID	HUD assigned AMP number	Numeric	Public Housing Data File



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	[DEVELOPMENT_CODE]		
	“HUD ID”		
PH_StartDate	Public housing subsidy start date	Date	Public Housing Data File
	[dofa]		
	‘Date’		
PH_AssistedUnits	Total number of ACC units at property	Numeric	Public Housing Data File
	[ACC_UNITS]		
	‘Count’		
State_NumberOfSubsidies	Total number of active state subsidies attached to property	Numeric	Calculated by NHPD
	‘Count’		
State_NumberOf Inconclusive Subsidies	Total number of inconclusive state subsidies attached to property	Numeric	Calculated by NHPD
	‘Count’		
State_NumberOf Inactive Subsidies	Total number of inactive state subsidies attached to property	Numeric	Calculated by NHPD
	‘Count’		
State_1_ID	Unique state provided subsidy ID	String	State Subsidy Database

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	[Subsidy ID]		
	“ID”		
State_1_Status	Current status of State subsidy	String	Calculated by NHPD
	[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	String	State Subsidy Database
	[state]-[program_name]		
	“Program name”		
State_1_StartDate	Start date of subsidy	Date	State Subsidy Database
	[First PTO Date]		
	‘Date’		
State_1_EndDate	Expiration date of subsidy	Date	State Subsidy Database
	[Affordability Maturity]		
	‘Date’		
State_1_AssistedUnits	Total number of units covered by subsidy	Numeric	State Subsidy Database
	[assisted_units]		

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	'Count'		
State_2_ID	Unique state provided subsidy ID  [Subsidy ID]  "ID"	String	State Subsidy Database
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.	String	Calculated by NHPD
State_2_ProgramName	Name of program  [state]-[program_name]  "Program name"	String	State Subsidy Database
State_2_StartDate	Start date of subsidy  [First PTO Date]  'Date'	Date	State Subsidy Database
State_2_EndDate	Expiration date of subsidy  [Affordability Maturity]	Date	State Subsidy Database

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	'Date'		
State_2_AssistedUnits	Total number of units covered by subsidy	Numeric	State Subsidy Database
	[assisted_units]		
	'Count'		

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## Data Source Citations

### Multifamily Assistance and Section 8 Contracts Database

The US Department of Housing and Urban Development. (2017). Multifamily Assistance and Section 8 Contracts Database. (March 30, 2016 Version). [electronic data file and data dictionary]. Retrieved from [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/exp/mfhdiscl](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/exp/mfhdiscl), April 2017.

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## Notes and Abbreviations

### Notes

1. General property characteristics are based on a compilation of information from all nine data sources. ‘Multiple’ was used in the cell when there were discrepancies between data sources. Properties with different named phases are treated as separate properties despite being located at the same address.
2. The property address was verified by the US Postal Service database using [SmartyStreets](#) or through Google maps. Address represents the primary key through which subsidies are matched to a single property. When an address for the same property is significantly different between sources, it is not correctly matched and is entered twice into the database. This fact may lead to an over count of total subsidized properties and units. See [Integration and Cleaning Process](#) for more information on matching addresses and removing duplicate properties.
3. Melissa Data was used to determine an area’s County, CBSA, Congressional District, and Urban Rural Status.
4. The Public Housing Authority is considered the manager/owner if the property is a Public Housing property.
5. [SmartyStreets](#) is an address verification system based on US Postal Service data and Census data. This service was used to produce latitude and longitude values to provide a standard method of geo-coding across data sources. When SmartyStreets was unable to provide a latitude and longitude (due to the address being uncertified by the US Postal Service), those provided in the originating data source were used.
6. When Section 8 project-based contracts expire, The Office of Affordable Housing Preservation (OAHP) reviews various aspects of the property including the property’s rent in comparison to the fair market rent (FMR) in the area. Renewal statuses also have varying eligibility requirements, length of renewal, and financing options.
7. HUD Insured (FHA) Sections with affordability restrictions included in the Database: ( 223(a)(7)/236(j)(1) Refi/ Lower Inc Families, 223(a)(7)/241(a)/236 Refi/Improvements & Additions; 223(a)(7)/241(f)/236 Refi/Equity Loan; 223(a)(7)/223(d)/BMIR/236 Refi/ 2 yr Op Loss Loan; 223(a)(7)/236(j)(1)/202 Elderly Housing; 223(a)(7)/241(a)/236/202 Refi/Improvements & Additions; 233(c)/ 236 Experimental Hsg.; 233/ 236/ 223(e) Exp. Hsg./Declin. Area; 236(j)(1)/ 223(e)/Lower Income Families/Declin. Area; 236(j)(1)/ Lower Income Families; 236(j)(1)/ 202 Elderly Hsg.; 223(d)/ 236 Two Yr. Opr. Loss/Lower Income Families; 241(f)/ 236 Equity Loan; 241(a)/ 236 /Improvements & Additions/Lower Inc Families; 241(a)/236/202/Improvements & Additions/Eld Housing; 221(d)(3) BMIR Urban Renewal/ Coop Hsg; 221(d)(3) Mkt. Rate Moderate Inc/ Disp Fams; 221(d)(3) BMIR/ 223(e); 221(j)(2) BMIR Converted to Coop.; 223(a)(7)/241/(a)/221-BMIR Refi/Improvements & Add; 223(a)(7)/241(f)/221 - BMIR Refi/Equity Loan; 223(a)(7)/221(d)(3)BMIR/Urban Renewal/Coop Hsg; 233/ 221(d)(3) BMIR Exp. Hsg.; 233/ 221(d)(3) BMIR/ 223(e) Exp. Hsg./ Declin. Area; 223(c) / 221(d)(3) BMIR Asset Sales; 223(d)/ 221-BMIR Two Yr. Opr. Loss; 241(f)/ 221-BMIR Equity Loan; 241(a)/ 221-BMIR) Improvements & Additions; 542(b) QPE Riks 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: >15 yr term; 542(b) QPE Green Risk Shg: < 15 yr term w/ Amortz Reserve; 542(B) QPE Risk Sharing Plus < 15 yr term, no Amtz Balloon; 542(b)QPE Risk Sharing-Existing; 542(b) QPE Risk Sharing-Recent Comp

### **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