

National Housing Preservation Database

Data Dictionary March 2019

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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 Data Sources page for links to public data and dates of latest update.)
	[variable name from source dataset]		
	“Possible Values”		
	*Notes		
Property Name	Name of the property [varies by source] “Property Name” “Multiple”*	String	All¹
	*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.		
Property Address	Physical street address of property* [varies by source] “Street Address”	String	All²

*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 SmartyStreets and Melissa Data .	String	All
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	Numeric	All

	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'	Date	All
Latitude	Property latitude	Numeric	Public Housing Database; Section 8 Contract Database; HOME

	'Latitude'		Database; LIHTC Database; SmartyStreets⁵ ; Melissa Data
Longitude	Property longitude	Numeric	Public Housing Database; Section 8 Contract Database; HOME Database; LIHTC Database; SmartyStreets ; Melissa Data
	'Longitude'		
County Name	Name of county	String	Smarty Streets or Melissa Data
	"County name"		
Congressional District	113 th Congressional District	Numeric	Smarty Streets or Melissa Data
	'Congressional district'		
Owner	Name of property owner*	String	All⁴
	[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.		
Owner Type	Organization type of owner*	String	Public Housing Database; Section 202 Direct Loans Database; Section 8 Contracts Database; RHS 515 Database, State Subsidy Database; LIHTC Database
	[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.

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 "Metropolitan" "Micropolitan"		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
Census Tract	Census designated census tract code 'Census tract'	Numeric	Public Housing Database; Section 8 Contract Database; HOME Database; LIHTC Database; Melissa Data
HUD Property ID	HUD property ID [property_id]	ID	Section 8 Contracts Database; Section 202 Direct Loans
Percent of Extremely Low Income Households	Percent of extremely low-income residents living at the property. [pct_lt30_median]	Numeric	Picture of Subsidized Households

	'Count'		
Manager Name	<p>Manager name of property</p> <p>[varies by source]</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	Public Housing Database; Section 202 Direct Loans Database; Section 8 Contracts Database;
Manager Type	<p>Manager 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> <p>"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.</p> <p>**'Multiple' is used if property has multiple versions of the same owner type or different owner types being imported from different data sources.</p> <p>***Properties owned by public housing authorities are classified as public entities.</p>	String	Public Housing Database; Section 202 Direct Loans Database; Section 8 Contracts Database;
Minimum Building Construction Date	<p>Minimum building construction date of all buildings at a property*</p> <p>[varies by source]</p>	Numeric	Public Housing, Section 8 FOIA of Section 8 Contracts and Public Housing; State Subsidy Database

	<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>	Numeric	FOIA of Section 8 Contracts and Public Housing; State Subsidy Database
	<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>		
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>	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
Total Inconclusive Subsidies	Total number of subsidies attached to a property that is classified as inconclusive.	Numeric	Calculated by NHPD

'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.

Total Inactive Subsidies	Total number of subsidies attached to a property that have expired.	Numeric	Calculated by NHPD
	'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.		
One Bedroom Units	Number of studio or one bedroom units at the property [varies by source]	Numeric	LIHTC Database; State Subsidy Database; RHS 515 Database; RHS 538 Database; Picture of Subsidized Households
	'Count'		
Two Bedroom Units	Number of two bedrooms units at the property [varies by source]	Numeric	LIHTC Database; State Subsidy Database; RHS 515 Database; RHS 538 Database; Picture of Subsidized Households
	'Count'		
Three Bedroom Units	Number of units at the property with three or more bedrooms	Numeric	LIHTC Database; State Subsidy Database; RHS 515 Database;

	[varies by source]		RHS 538 Database; Picture of Subsidized Households
	'Count'		
Occupancy Rate	Percent of units at the property that are occupied	Numeric	Picture of Subsidized Households
	[pct_occupied]		
	'Count'		
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*	Date	Calculated by NHPD
	[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.		
Entered Address	Address from originating data source before normalization and verification	String	All
	[varies by source]		
	"Property Address"		
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'		
Urban Rural Status	Census designated urban/rural location of property	String	US Census Data

“Urban Area”
“Urban Cluster”
“Rural”*

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

Subsidy Level 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 Data Sources page 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

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>		

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 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.

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”	String	Section 8 Contracts Database; Public Housing Database; RHS 515 Database

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

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

'Dollar Amount'

* See specific subsidy field in the Research Tool data extract data dictionary for additional program-specific rules that may be applied.

Research Tool Data Extract Dictionary

Variable Name	Variable Description	Variable Format	Data Source
	<p>[variable name from source dataset]</p> <p>“Possible Values”</p> <p>*Notes</p>		<p>(See Data Sources page for links to public data and dates of latest update.)</p>
NHPDPropertyID	Unique ID assigned to each property by NHPD staff	Numeric	Created by NHPD
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>	String	All
StreetAddress	<p>Physical street address of property</p> <p>[varies by source]</p> <p>“Street Address”*</p>	String	All

*When multiple addresses are provided (ex. a row of townhomes or scattered sites), the first address is displayed.

City	Property city	String	All
	[varies by source]		
	“City”		
State	Property state	String	All
	[varies by source]		
	“State”		
ZipCode	Property zip code*	String	All
	[varies by source]		
	“Zipcode”		
	*Zip plus four information provided by SmartyStreets .		
PropertyStatus	Status of property	String	Calculated by NHPD
	[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		
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 US Census documentation.	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 th 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; SmartyStreets⁵ ; Melissa Data
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'*	Numeric	Calculated by NHPD

*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.

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	Date	All

	the building falls out of the inventory through demolition or disposition.		
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>	String	Section 202 Database; Section 8 Contracts Database; Public Housing Database;

“Non-profit Sponsor”
 “No Non-Profit Sponsor”
 “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”**	String	Section 8 Contracts Database; Public Housing Database

*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 manager type or different manager types being imported from different data sources.

[REAC Codebook](#)

REACScore1	Score received on most recent REAC inspection**	String	REAC Scores
	[Inspection Score 1]		
	"1 to 100" and "a", "b", "c", "**"		
	<ul style="list-style-type: none"> 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** [Inspection Score 2] "1 to 100" and "a", "b", "c", "*" <ul style="list-style-type: none"> 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	String	REAC Scores
REACScore2Date	Date of previous REAC inspection* [Release Date 2] 'Date' * Multi-family properties only	Date	REAC Scores
REACScore3	Score received on REAC inspection two inspections ago** [Inspection Score 3] "1 to 100" and "a", "b", "c", "*" <ul style="list-style-type: none"> a. No health and safety deficiencies observed b. One or more non-life threatening health and safety deficiencies observed 	String	REAC Scores

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 HUD PBRA (Section 8) Codebook	ID	System generated Section 8 Contracts Database
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	String	Section 8 Contracts Database

	[contract_id]		
	“Contract ID”		
S8_1_Status	Current status of contract*	String	Section 8 Contracts Database
	[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.		
S8_1_InacDes	Subsidy status description	String	Created by NHPD
	[tracs_status_name] and [tracs_overall_expiration_date]		
	“Missing from Subsequent Updates” – Subsidy was missing from subsequent data updates		

	<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_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> <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> <p>“PAC/811”</p>	String	Section 8 Contracts Database

“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*	String	Contract Renewal Database
	[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 section⁶](#) or the [data dictionary](#).

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' *If the property received a Section 202 or 811 capital advance, the end date is updated to be 40 years from the initial occupancy date. If the property underwent a full mark to market refinancing, the subsidy end date is updated to be 30 years from the date the action was complete.	Date	Section 8 Contracts Database
S8_1_RentToFMR	Ratio of average rent of units to the local FMR [rent_to_FMR_ratio]	Numeric	Section 8 Contracts Database

	'Ratio		
S8_2_ID	Contract ID assigned to subsidy [contract_id] "Contract ID"	String	Section 8 Contracts Database
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.	String	Section 8 Contracts Database
S8_2_InacDes	Subsidy status description [tracs_status_name] and [tracs_overall_expiration_date]	String	Created by NHPD

“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.

S8_2_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”	String	Section 8 Contracts Database
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“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 contract*	String	Contract Renewal Database
	[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 section⁶](#) or the [data dictionary](#).

S8_2_AssistedUnits	Number of units covered by contract [assisted_units] 'Count'	Numeric	Section 8 Contracts Database
S8_2_StartDate	Start date of contract [tracs_effective_date] 'Date'	Date	Section 8 Contracts Database
S8_2_EndDate	Expiration date of contract [tracs_overall_expiration_date] 'Date'	Date	Section 8 Contracts Database
S8_2_RentToFMR	Ratio of average rent of units to the local FMR [rent_to_FMR_ratio] 'Ratio'	Numeric	Section 8 Contracts Database
Section 202 Codebook		Section 202 Direct Loans Database	
S202_NumberOfSubsidies	Total number of active Section 202 subsidies attached to the property	Numeric	Calculated by NHPD

	'Count'		
S202_NumberOfInconclusive Subsidies	Total number of inconclusive Section 202 subsidies attached to the property	Numeric	Calculated by NHPD
	'Count'		
S202_NumberOf Inactive Subsidies	Total number of inactive Section 202 subsidies attached to the property	Numeric	Calculated by NHPD
	'Count'		
S202_1_ID	HUD REMS Property ID [REMS Property ID] "REMS ID"	String	Section 202 Direct Loans Database
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	String	Calculated by NHPD
S202_1_InacDes	Subsidy status description [Loan Maturity Date]	String	Calculated by NHPD

	<p>“Missing from subsequent updates”- Subsidy is missing from subsequent data updates</p> <p>“Missing end date”- [Loan Maturity Date] is blank</p> <p>“End date passed” – [Loan Maturity Date] is in the past</p>		
S202_1_ProgramName	<p>Specific program name</p> <p>[SOA Description]</p> <p>“202 DIRECT LOAN/ ELDERLY/ PRE – 1974”</p> <p>“202/8 DIRECT LOAN/ ELDERLY-HANDICAPPED”</p> <p>“202/162 DIRECT LOAN FOR HANDICAPPED W/PAC”</p>	String	Section 202 Direct Loans Database
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	Balance remaining on loan [Amortized Unpaid Principal Balance] “Dollar amount”	String	Section 202 Direct Loans Database
S202_2_ID	HUD REMS Property ID [REMS Property ID] “REMS ID”	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]	String	Section 202 Direct Loans Database

“202 DIRECT LOAN/ ELDERLY/ PRE – 1974”
 “202/8 DIRECT LOAN/ ELDERLY-HANDICAPPED”
 “202/162 DIRECT LOAN FOR HANDICAPPED
 W/PAC”

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	Numeric	Calculated by NHPD

	'Count'		
S236_NumberOf Inconclusive Subsidies	Total number of inconclusive State HFA financed Section 236 subsidies attached to property	Numeric	Calculated by NHPD
	'Count'		
S236_NumberOf Inactive Subsidies	Total number of inactive State HFA financed Section 236 subsidies attached to property	Numeric	Calculated by NHPD
	'Count'		
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	String	Calculated by NHPD

	<p>“Missing end date”-[maturity date] is blank “End date passed” – [maturity date] is in the past</p>		
S236_1_ProgramName	<p>Name of S236 sub-program</p> <p>[Section of the Act Description]</p> <p>“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”</p>	String	Active 236 Properties
S236_1_StartDate	<p>Start date of subsidy</p> <p>[First Payment Date]</p> <p>‘Date’</p>	Date	Active 236 Properties
S236_1_EndDate	<p>Expiration date of subsidy</p> <p>[Maturity Date]</p> <p>‘Date’</p>	Date	Active 236 Properties
S236_1_AssistedUnits	<p>Total number of units covered by subsidy</p> <p>[Total Property Units]</p> <p>‘Count’</p>	Numeric	Active 236 Properties
S236_2_ID	Section 236 program property ID	String	Created by NHPD

	[HUD Project Number]		
	“HUD ID”		
S236_2_Status	Current status of S236 subsidy	String	Calculated by NHPD
	[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		
S236_2_InacDes	Subsidy status description	String	Calculated by NHPD
	[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		
S236_1_ProgramName	Name of S236 sub-program	String	Active 236 Properties
	[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”		

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
HUD Insured (FHA) Codebook and Section Codes		HUD Insured Properties (FHA) Database	
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. “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’	String	Calculated by NHPD
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 notes section ⁷ .	String	HUD Insured Properties (FHA) Database
FHA_1_StartDate	Start date of subsidy [First Payment Date] ‘Date’	Date	HUD Insured Properties (FHA) Database
FHA_1_EndDate	Expiration date of subsidy [Maturity Date] ‘Date’	Date	HUD Insured Properties (FHA) Database
FHA_1_AssistedUnits	Total number of units covered by subsidy [Total Units] ‘Count’	Numeric	HUD Insured Properties (FHA) Database
FHA_1_PrincipalBalance	Balance remaining on loan [Amortized Principal Balance] ‘Dollar Amount’	String	HUD Insured Properties (FHA) Database

FHA_2_ID	FHA property ID [HUD Project Number] “HUD ID”	String	HUD Insured Properties (FHA) Database
FHA_2_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 database’ with a term_type code equal to 20, 14,17, 18, 60, 13, 26, 11, or 21. *supporting data used ‘Terminated Multifamily Mortgages’	String	Calculated by NHPD
FHA_2_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	String	Calculated by NHPD

	a [term_type] code equal to 20, 14, 17, 18, 60, 13, 26, 11, or 21.		
FHA_2_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 here .	String	HUD Insured Properties (FHA) Database
FHA_2_StartDate	Start date of subsidy [First Payment Date] 'Date'	Date	HUD Insured Properties (FHA) Database
FHA_2_EndDate	Expiration date of subsidy [Maturity Date] 'Date'	Date	HUD Insured Properties (FHA) Database
FHA_2_AssistedUnits	Total number of units covered by subsidy [Total Units] 'Count'	Numeric	HUD Insured Properties (FHA) Database
FHA_2_PrincipalBalance	Balance remaining on loan [Amortized Principal Balance]	String	HUD Insured Properties (FHA) Database

'Dollar Amount'

[LIHTC Codebook](#)

[LIHTC Database](#)

LIHTC_NumberOfSubsidies	Total number of active LIHTC subsidies attached to property	Numeric	Calculated by NHPD
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'Count'

LIHTC_NumberOf Inconclusive Subsidies	Total number of inconclusive LIHTC subsidies attached to property	Numeric	Calculated by NHPD
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'Count'

LIHTC_NumberOf Inactive Subsidies	Total number of inactive LIHTC subsidies attached to property	Numeric	Calculated by NHPD
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'Count'

LIHTC_1_ID	LIHTC subsidy ID*	String	LIHTC Database
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[HUD_ID]

"HUD ID"

*Before 2018, the LIHTC subsidy ID was formatted in the following way:
[3 digit Housing Finance Agency code][Four digit year placed in service][Three digit tax credit ID]

In 2018, an additional digit was added to the tax credit ID section of the LIHTC subsidy ID. To enable longitudinal matching, any LIHTC subsidy

	IDs which the first tax credit ID digit is 0 is removed from the ID.		
LIHTC_1_Status	<p>Current status of LIHTC subsidy*</p> <p>[YR_PIS] – Year placed in service [NONPROG] – Non-programmatic [YR_ALLOC]-Year allocated</p> <p>“Active” – [YR_PIS] +30 is in future and [NONPROG] does not equal 1 or is blank. “Inconclusive” – [YR_PIS] + 30 is in the past, [NONPROG] = 1, [YR_PIS] and [YR_ALLOC] are blank, or [YR_ALLOC] < 1990. “Inactive”-data is missing from subsequent data refreshes</p> <p>*You can find out more information at these originating variables in the LIHTC Codebook.</p>	String	LIHTC Database
LIHTC_1_InacDes	<p>Subsidy status description</p> <p>[YR_PIS], [YR_ALLOC], and [NONPROG]</p> <p>“Missing from subsequent updates”- Subsidy is 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>	String	Calculated by NHPD
LIHTC_1 program name	Name of program	String	LIHTC Database

	[credit]		
	<p>"4% Tax Credit"</p> <p>"9% Tax Credit"</p> <p>"4% and 9% Tax Credit"</p>		
LIHTC_1_StartDate	Start date of subsidy*	Date	LIHTC Database
	<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>		
LIHTC_1_EndDate	Expiration date of subsidy*	Date	LIHTC Database
	<p>[YR_PIS] + 30 if [YR_ALLOC]>1989</p> <p>[YR_ALLOC]+32 if [YR_PIS] is blank and [YR_ALLOC]>1989</p> <p>[YR_PIS] + 15 if [YR_ALLOC]<1990</p> <p>[YR_ALLOC] + 17 if [YR_PIS] is blank and [YR_ALLOC]<1990</p> <p>'Date'</p> <p>*An assumed end date of January 1st is used since only the year placed in service is provided in the originating dataset. See notes section for a list of</p>		

	states with extended affordability restriction requirements.		
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" *Before 2018, the LIHTC subsidy ID was formatted in the following way: [3 digit Housing Finance Agency code][Four digit year placed in service][Three digit tax credit ID] In 2018, an additional digit was added to the tax credit ID section of the LIHTC subsidy ID. To enable longitudinal matching, any LIHTC subsidy IDs which the first tax credit ID digit is 0 is removed from the ID.	String	LIHTC Database
LIHTC_2_Status	Current status of LIHTC subsidy* [YR_PIS] – Year placed in service [NONPROG] – Non-programmatic [YR_ALLOC] – Year allocated	String	LIHTC Database

“Active” – [YR_PIS] +30 is in future and [NONPROG] does not equal 1 or is blank.
 “Inconclusive” – [YR_PIS] + 30 is in the past, [NONPROG] = 1, [YR_PIS] and [YR_ALLOC] are blank, or [YR_ALLOC] < 1990.
 “Inactive”-data is missing from subsequent data refreshes
 *You can find out more information at these originating variables in the [LIHTC Codebook](#).

LIHTC_2_InacDes	Subsidy status description	String	Calculated by NHPD
	[YR_PIS], [YR_ALLOC], and [NONPROG]		
	“Missing from subsequent updates”- Subsidy is 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		
LIHTC_2_ProgramName	Name of program	String	LIHTC Database
	[credit] “4% Tax Credit” “9% Tax Credit” “4% and 9% Tax Credit”		
LIHTC_2_StartDate	Start date of subsidy*	Date	LIHTC Database
	[YR_PIS] or [YR_ALLOC] if [YR_PIS] is blank.		

	'Date'		
	*An assumed start date of January 1 is used since only the year placed in service is provided in the originating dataset.		
LIHTC_2_EndDate	Expiration date of subsidy*	Date	LIHTC Database
	[YR_PIS] + 30 if [YR_ALLOC]>1989		
	[YR_ALLOC]+32 if [YR_PIS] is blank and [YR_ALLOC]>1989		
	[YR_PIS] + 15 if [YR_ALLOC]<1990		
	[YR_ALLOC] + 17 if [YR_PIS] is blank and [YR_ALLOC]<1990		
	'Date'		
	*An assumed end date of January 1st is used since only the year placed in service is provided in the originating dataset. See notes section for a list of states with extended affordability restriction requirements.		
LIHTC_2_AssistedUnits	Total number of units covered by subsidy	Numeric	LIHTC Database
	[LI_Units]		
	'Count'		
RHS515_NumberOfSubsidies	Total number of active RHS 515 subsidies attached to property	Numeric	Calculated by NHPD

	'Count'		
RHS515_NumberOf Inconclusive Subsidies	Total number of inconclusive RHS 515 subsidies attached to property	Numeric	Calculated by NHPD
	'Count'		
RHS515_NumberOf Inactive Subsidies	Total number of inactive RHS 515 subsidies attached to property	Numeric	Calculated by NHPD
	'Count'		
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] "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.	String	Calculated by NHPD
RHS515_1_InacDes	Subsidy status description [Estimated Property Exit Year]	String	Calculated by NHPD

	<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>		
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>	String	RHS 515 Database
RHS515_1_StartDate	<p>Start date of subsidy</p> <p>[Date of Operation]</p> <p>‘Date’</p>	Date	RHS 515 Database
RHS515_1_EndDate	<p>Expiration date of subsidy*</p> <p>[Estimated Project Exit Year]</p> <p>‘Date’</p> <p>*Estimated project exit date is assumed to be December 31.</p>	Date	RHS 515 Database
RHS515_1_AssistedUnits	<p>Total number of units covered by Section 521 rental assistance</p> <p>[Rental Assistance Units]</p>	Numeric	RHS 515 Database

'Count'			
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 "Missing end date"-[Estimated Property Exit Year] is blank "End date passed" –Calculated subsidy end date is in the past	String	Calculated by NHPD
RHS515_2_ProgramName	Name of program [Rural Housing/Labor Housing] "515 Rural Housing" "514 On-Farm"	String	RHS 515 Database

"514 Off-Farm"			
RHS515_2_StartDate	Start date of subsidy [Date of Operation] 'Date'	Date	RHS 515 Database
RHS515_2_EndDate	Expiration date of subsidy* [Estimated Project Exit Year] 'Date' *Estimated exit date is assumed to be December 31.	Date	RHS 515 Database
RHS515_2_AssistedUnits	Total number of units covered by Section 521 rental assistance [Rental Assistance Units] 'Count'	Numeric	RHS 515 Database
RHS538_NumberOfSubsidies	Total number of active RHS538 subsidies attached to property 'Count'	Numeric	Calculated by NHPD
RHS538_NumberOf Inconclusive Subsidies	Total number of inconclusive RHS538 subsidies attached to property 'Count'	Numeric	Calculated by NHPD

RHS538_NumberOf Inactive Subsidies	Total number of inactive RHS538 subsidies attached to property 'Count'	Numeric	Calculated by NHPD
RHS538_1_ID	Unique RHS538 ID created by NHPD "ID"	String	RHS 538 Database
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.	String	Calculated by NHPD
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	String	Calculated by NHPD
RHS538_1_ProgramName	Name of program "Program name"	String	RHS 538 Database
RHS538_1_StartDate	Start date of subsidy [Date_loan_closing]	Date	RHS 538 Database

	'Date'		
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 data updates.	String	Calculated by NHPD
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 'Count'	Numeric	Calculated by NHPD
HOME_NumberOf Inconclusive Subsidies	Total number of HOME inconclusive subsidies attached to property 'Count'	Numeric	Calculated by NHPD

HOME_NumberOf Inactive Subsidies	Total number of inactive HOME subsidies attached to property 'Count'	Numeric	Calculated by NHPD
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	HOME Database

	'Date'		
HOME_1_EndDate	Expiration date of subsidy [POA End Date]	Date	HOME Database
	'Date'		
HOME_1_AssistedUnits	Total number of units covered by subsidy [UNITS HOME]	Numeric	HOME Database
	'Count'		
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 data is missing from subsequent data updates.	String	Calculated by NHPD
HOME_2_InacDes	Subsidy status description [POA End Date] "Missing from subsequent updates"- Subsidy is missing from subsequent data updates	String	Calculated by NHPD

	“Missing end date”-[POA End Date] is blank “End date passed” – [POA End Date] is in the past		
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 [DEVELOPMENT_CODE] “HUD ID”	Numeric	Public Housing Data File
PH_StartDate	Public housing subsidy start date [dofa]	Date	Public Housing Data File

	'Date'		
PH_AssistedUnits	Total number of ACC units at property [ACC_UNITS]	Numeric	Public Housing Data File
	'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 [Subsidy ID] "ID"	String	State Subsidy Database
State_1_Status	Current status of State subsidy [Affordability Maturity]	String	Calculated by NHPD

“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]		
	‘Count’		
State_2_ID	Unique state provided subsidy ID	String	State Subsidy Database
	[Subsidy ID]		
	“ID”		

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

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 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: >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

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

LIHTC Extended Affordability Restrictions

The following updates were made to LIHTC end dates to correct for statewide affordability restriction requirements.

State	Conditions	End Date*
Utah	[YR_ALLOC]>1999 and [YR_ALLOC]<2008	[YR_PIS]+50 or [YR_ALLOC]+52 if [YR_PIS] is blank.
	[YR_ALLOC]>2007 and [YR_ALLOC]<2013	[YR_PIS]+99 or [YR_ALLOC]+101 if [YR_PIS] is blank.
	[YR_ALLOC]>2012	[YR_PIS]+50 or [YR_ALLOC]+52 if [YR_PIS] is blank.
Vermont	[YR_ALLOC]>2000 and [CREDIT]=2 or 3	[YR_PIS]+99 or [YR_ALLOC]+101 if [YR_PIS] is blank.
California	[YR_ALLOC]>2000* Tax credits allocated earlier may be subject to extended affordability restrictions, but earlier QAPs are not available.	[YR_PIS]+55 or [YR_ALLOC]+57 if [YR_PIS] is blank.
Kentucky	[YR_ALLOC]>2004 and [YR_ALLOC]<2019	[YR_PIS]+33 or [YR_ALLOC]+35 if [YR_PIS] is blank.
Maine	[YR_ALLOC]>2003 and [YR_ALLOC]<2013	[YR_PIS]+90 or [YR_ALLOC]+92 if [YR_PIS] is blank.
	[YR_ALLOC]>2012	[YR_PIS]+45 or [YR_ALLOC]+47 if [YR_PIS] is blank.
New Hampshire	[YR_ALLOC]>2003 and [YR_ALLOC]<2019	[YR_PIS]+99 or [YR_ALLOC]+102 if [YR_PIS] is blank.
	[YR_ALLOC]>2018 and [CREDIT]=2 or 3	[YR_PIS]+99 or [YR_ALLOC]+102 if [YR_PIS] is blank.
Oregon	[YR_ALLOC]>2010 and [CREDIT]=2 or 3	[YR_PIS]+60 or [YR_ALLOC]+62 if [YR_PIS] is blank.
Connecticut	[YR_ALLOC]>2010 and [CREDIT]=2 or 3	[YR_PIS]+40 or [YR_ALLOC]+42 if [YR_PIS] is blank.
Hawaii	[YR_ALLOC]>2015 and [CREDIT]=1 or 3	[YR_PIS]+45 or [YR_ALLOC]+47 if [YR_PIS] is blank.
Pennsylvania	[YR_ALLOC]>2016	[YR_PIS]+35 or [YR_ALLOC]+37 if [YR_PIS] is blank.

*An assumed end date of January 1st is used since only the year placed in service is provided in the originating dataset.