

National Housing Preservation Database

Data Dictionary May 2025

Table of Contents

Information About the Data Files Provided	3
Research Tool Data Grid	3
Research Tool Data Extract	3
Research Tool Data Grid Dictionary	4
<i>Property Level Grid</i>	4
<i>Subsidy Level Grid</i>	16
Research Tool Data Extract Dictionary	22
Notes and Abbreviations	86
Notes	91
Abbreviations	92
LIHTC Extended Affordability Restrictions	93

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

<p>*When multiple addresses are provided (ex. a row of townhomes or scattered sites), the first address is displayed. Addresses are also standardized on import.</p>			
City	Property city	String	All
	[varies by source]		
	"City"		
State	Property state	String	All
	[varies by source]		
	"State"		
Zip Code	Property zip code*	String	All
	[varies by source]		
	"Zipcode"		
	*Zip plus four information provided by SmartyStreets and Melissa Data .		
Total Units	Total number of units in the property*	Numeric	All
	'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 is the total number of both assisted and unassisted units at a property.		

Total 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
Earliest Start Date	Earliest date that any of a property's subsidies went into effect [varies by source] 'Date'	Date	Calculated by NHPD
Latest End Date	Latest date that any of a property's subsidies is set to expire 'Date'	Date	All
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
County	Name of county "County name"	String	Smarty Streets or Melissa Data
Congressional District	118 th Congressional District 'Congressional district'	Numeric	Smarty Streets or Melissa Data
Owner Name	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	All⁴
Owner Type	Organization type of owner* [varies by source] "Profit Motivated"	String	Public Housing Database; Section 202 Direct Loans Database; Section 8 Contracts Database;

“Non-Profit”
“Limited Profit”
“Public Entity”***
“Multiple”**

RHS 515 Database,
State Subsidy
Database; LIHTC
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 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”		
County Code	2020 Census designated county code	Numeric	Public Housing Database; Section 8 Contract Database; HOME Database; LIHTC Database; Smarty Streets; Melissa Data
	‘County code’		
Census Tract	2020 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.	Numeric	Picture of Subsidized Households
	[pct_lt30_median]		
	'Count'		
Manager Name	Manager name of property	String	Public Housing Database; Section 202 Direct Loans Database; Section 8 Contracts Database;
	[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.		
Manager Type	Manager type of owner*	String	Public Housing Database; Section 202 Direct Loans Database; Section 8 Contracts 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.			
Earliest Construction Date	<p>Minimum building construction date of all buildings at a property*</p> <p>[varies by source]</p> <p>'Year'</p> <p>*If a building was added on to a property as part of an expansion, this date would represent the construction date of the oldest building at the property.</p>	Numeric	Public Housing, Section 8 FOIA of Section 8 Contracts and Public Housing; State Subsidy Database
Latest Construction Date	<p>Maximum building construction date of all buildings at a property*</p> <p>[varies by source]</p> <p>'Year'</p> <p>*If a building was added on to a property as part of an expansion, this date would represent the construction date of the newest building at the property.</p>	Numeric	FOIA of Section 8 Contracts and Public Housing; State Subsidy Database
Target Tenant Type	<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>	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

	<p>“Congregate Housing”</p> <p>“Homeless”</p> <p>“General Occupancy”</p>		
Total Inconclusive Subsidies	<p>Total number of subsidies attached to a property that is classified as inconclusive.</p> <p>‘Count’*</p> <p>*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.</p>	Numeric	Calculated by NHPD
Total Inactive Subsidies	<p>Total number of subsidies attached to a property that have expired.</p> <p>‘Count’*</p> <p>*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.</p>	Numeric	Calculated by NHPD
0-1 Bedroom Units	<p>Number of studio or one bedroom units at the property</p> <p>[varies by source]</p> <p>‘Count’</p>	Numeric	LIHTC Database; State Subsidy Database; RHS 515 Database; RHS 538 Database; Picture of Subsidized Households
Two Bedroom Units	<p>Number of two bedrooms units at the property</p> <p>[varies by source]</p>	Numeric	LIHTC Database; State Subsidy Database; RHS 515

	'Count'		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 [months_from_movein]	Numeric	Picture of Subsidized Households
Earliest End 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
REAC Date 1	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 1	Score received on most recent REAC inspection**	String	REAC Scores
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[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](#).

REAC Date 2	Date of second most recent REAC inspection*		REAC Scores
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[Release Date 2]

'Date'

* Multi-family properties only

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

REAC Score 2	Score received on second most recent REAC inspection**	String	REAC Scores
	[Inspection Score 2]		
	"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		
	More information can be found in the REAC Codebook .		
REAC Date 3	Date of third most recent REAC inspection*		REAC Scores
	[Release Date 3]		
	'Date'		
	* Multi-family properties only		
	More information can be found in the REAC Codebook .		
REAC Score 3	Score received on third most recent REAC inspection**	String	REAC Scores
	[Inspection Score 3]		

“1 to 100” and “a”, “b”, “c”, “*”

- g. No health and safety deficiencies observed
- h. One or more non-life threatening health and safety deficiencies observed
- i. 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](#).

Earliest Start Date	Earliest date that any of a property’s subsidies went into effect	Date	Calculated by NHPD
	[varies by source]		
	‘Date’		

Subsidy Level Grid

Variable Name	Variable Description [variable name from source dataset] “Possible Values” *Notes	Variable Format	Data Source (See Data Sources page for links to public data and dates of latest update.)
HUD Property ID	Property ID assigned to subsidy [property_id] “Property ID”	String	Section 8 Contracts Database; Section 202 Direct Loans Database
HUD Subsidy ID	Subsidy ID assigned to subsidy [varies by program] “Subsidy ID”	String	All
Subsidy Status	Subsidy status “Active” “Inconclusive” “Inactive”	String	All
Subsidy Name	Type of subsidy “Section 8” “HUD Insured” “HOME”	String	Calculated by NHPD

	<p>“LIHTC”</p> <p>“Section 515”</p> <p>“Section 202”</p> <p>“Section 538”</p> <p>“State HFA 236”</p> <p>“Public Housing”</p> <p>“Mod Rehab”</p> <p>“Project Based Vouchers”</p> <p>“State Subsidy”</p>		
Subsidy Subname	<p>Sub-program name</p> <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>	String	All
Start Date	<p>Start date of contract</p> <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>	Date	All
End Date	<p>Expiration date of contracts*</p> <p>[varies by source]**</p>	Date	All

‘Date’

*Public housing properties do not have inactive dates as they are considered to be affordable until the building falls out of the inventory through demolition or disposition.

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

Assisted Units	Number of units covered by subsidy	String	All
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[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.

Owner Name	Name of property owner*	String	All
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[varies by source]**

“Owner name”

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

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

Owner Type	<p>Organization type of owner*</p> <p>[varies by source]*</p> <p>“Profit Motivated”</p> <p>“Non-Profit”</p> <p>“Limited Profit”</p> <p>“Public Entity”***</p> <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	<p>Section 202 Direct Loans Database; Section 8 Contracts Database; Public Housing Database; RHS 515 Database; LIHTC Database</p>
Manager Name	<p>Name of property manager*</p> <p>[varies by source]</p> <p>“Manager name”</p> <p>*This field is left blank when it is not included in the incoming data source and the property has not subsidies where this information is provided.</p>	String	<p>Section 8 Contracts Database; Public Housing Database; RHS 515 Database; State Subsidy Database;</p>

Manager Type	<p>Organization type of manager*</p> <p>[varies by source]</p> <p>“Profit Motivated”</p> <p>“Non-Profit”</p> <p>“Limited Dividend”</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 manager type or different manager types being imported from different data sources.</p> <p>***Properties owned by public housing authorities are classified as public entities.</p>	String	Section 8 Contracts Database; Public Housing Database; RHS 515 Database
Rent To FMR Ratio	<p>Ratio of average rent of units to the local FMR</p> <p>[rent_to_FMR_ratio]</p> <p>‘Ratio’</p>	Numeric	Section 8 Contracts Database
Inactive Status Description	<p>Status description of subsidy</p> <p>[varies by source]*</p> <p>“End Date Missing”</p> <p>“End Date Passed”</p> <p>“Expired”</p>	String	All

	<p>“Missing from Subsequent Updates”</p> <p>“Non-programmatic”</p> <p>“Terminated”</p> <p>“Terminated Mortgage”</p> <p>* See specific subsidy field in the Research Tool data extract data dictionary for additional program-specific rules that may be applied.</p>		
Unpaid Principle Balance	<p>Balance remaining on loan</p> <p>[varies by source]*</p> <p>‘Dollar Amount’</p> <p>* See specific subsidy field in the Research Tool data extract data dictionary for additional program-specific rules that may be applied.</p>	String	HUD Insured Properties (FHA) Database

Research Tool Data Extract Dictionary

Variable Name	Variable Description [variable name from source dataset] “Possible Values” *Notes	Variable Format	Data Source (See Data Sources page 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
PropertyAddress	Physical street address of property [varies by source] “Street Address”*	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"		
Zip	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		
CBSAType	Type of CBSA “Metropolitan” “Micropolitan”	String	Smarty Streets or Melissa Data
CBSACode	2020 CBSA code ‘CBSA code’	Numeric	Smarty Streets or Melissa Data
County	2020 name of county “County”	String	Smarty Streets or Melissa Data
CountyCode	2020 Census designated county code ‘County code’	Numeric	Public Housing Database; Section 8 Contract Database; HOME Database; LIHTC Database; Smarty Streets; Melissa Data
CensusTract	2020 census tract ‘Census tract’	Numeric	Smarty Streets or Melissa Data

CongressionalDistrict	118 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	<p>Total number of subsidies attached to a property that is classified as inconclusive.</p> <p>'Count'*</p> <p>*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.</p>	Numeric	Calculated by NHPD
TotalInactiveSubsidies	<p>Total number of subsidies attached to a property that have expired.</p> <p>'Count'*</p> <p>*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.</p>	Numeric	Calculated by NHPD
TotalUnits	<p>Total number of units in the property*</p> <p>[varies by source]</p> <p>'Count'</p>	Numeric	All

	*A value for total assisted units is not provided at the property level because data on assisted units often overlap between subsidies.		
EarliestStartDate	Earliest date that any of a property's subsidies went into effect	Date	All
	[varies by source]		
	'Earliest start date'		
EarliestEndDate	Earliest date that any of a property's subsidies is set to expire*	Date	All
	[varies by source]		
	'Earliest end date'		
	*Public housing properties do not have inactive dates as they are considered to be affordable until the building falls out of the inventory through demolition or disposition.		
LatestEndDate	Latest date that any of a property's subsidies is set to expire*	Date	Calculated by NHPD
	[varies by source]		
	'Date'		

	<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>		
Owner	<p>Name of property owner*</p> <p>[varies by source]</p> <p>“Owner name”</p> <p>*This field is left blank when it is not included in the incoming data source and the property has not subsidies where this information is provided.</p>	String	All
OwnerType	<p>Organization type of owner*</p> <p>[varies by source]</p> <p>“For Profit”</p> <p>“Profit Motivated”</p> <p>“Non-Profit”</p> <p>“Limited Profit”</p> <p>“Limited Dividend”</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>	String	<p>Section 202 Database;</p> <p>Section 8 Contracts Database; Public Housing Database;</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>		
ManagerName	<p>Name of property manager*</p> <p>[varies by source]</p> <p>"Manager name"</p> <p>*This field is left blank when it is not included in the incoming data source and the property has not subsidies where this information is provided.</p>	String	<p>Section 8 Contracts Database; Public Housing Database; RHS 515 Database; State Subsidy Database</p>
ManagerType	<p>Organization type of manager*</p> <p>[varies by source]</p> <p>"Profit Motivated"</p> <p>"Non-Profit"</p> <p>"Limited Dividend"</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 manager</p>	String	<p>Section 8 Contracts Database; Public Housing Database</p>

	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", "*"		
	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		
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

REACScore2Date	Date of previous REAC inspection*	Date	REAC Scores
	[Release Date 2]		
	‘Date’		
	* Multi-family properties only		
REACScore3	Score received on REAC inspection two inspections ago**	String	REAC Scores
	[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 c. One or more health and safety deficiencies observed calling for immediate attention <p>* Deficiencies found regarding smoke detectors ** Multi-family properties only</p>		
REACScore3Date	<p>Date of REAC inspection two inspections ago*</p> <p>[Release Date 3]</p> <p>'Date'</p> <p>* Multi-family properties only</p>	Date	REAC Scores
EarliestConstructionDate	<p>Minimum building construction date of all buildings at a property*</p> <p>[varies by source]</p> <p>'Year'</p> <p>*If a building was added on to a property as part of an expansion, this date would represent the construction date of the oldest building at the property.</p>	Numeric	Public Housing, Section 8 FOIA of Section 8 Contracts and Public Housing; State Subsidy Database

LatestConstructionDate	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
OccupancyRate	Percent of units at the property that are occupied [pct_occupied] 'Count'	Numeric	Picture of Subsidized Households
AverageMonthsOfTenancy	Average amount of months tenants have lived at property [months_from_movein]	Numeric	Picture of Subsidized Households
NHPDSubsidyID	Unique ID assigned to subsidies by NHPD staff	ID	System generated Section 8
HUD PBRA (Section 8) Codebook Contracts Database			
NumberActiveSection8	Total number of active HUD Project-based (Section 8) contracts attached to a property	Numeric	Calculated by NHPD

	'Count'		
NumberInconclusiveSection8	Total number of inconclusive Section 8 subsidies attached to the property	Numeric	Calculated by NHPD
	'Count'		
NumberInactiveSection8	Total number of inactive Section 8 subsidies attached to the property	Numeric	Calculated by NHPD
	'Count'		
S8_1_ID	Contract ID assigned to subsidy [contract_id] "Contract ID"	String	Section 8 Contracts Database
S8_1_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	String	Section 8 Contracts Database

	<p>passed by less than one year, or both fields are blank</p> <p>“Inactive” – [tracts_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_InacStatusDesc	<p>Subsidy status description</p> <p>[tracs_status_name] and [tracs_overall_expiration_date]</p> <p>“Missing from Subsequent Updates” – Subsidy was missing from subsequent data updates</p> <p>“End Date Passed” – [tracs_overall_expiration_date] has passed by more than one year.</p> <p>“Missing End Date” – [tracs_overall_expiration_date] is blank</p> <p>“Terminated” – [tracs_status_name] is equal to terminated.</p>	String	Created by NHPD
S8_1_ProgramName	<p>Specific program name*</p> <p>[program_type_name]</p>	String	Section 8 Contracts Database

"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_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

String

Section 8
Contracts
Database

[assisted_units]

	'Count'		
S8_1StartDate	Start date of contract	Date	Section 8 Contracts Database
	[tracs_effective_date]		
	'Date'		
S8_1_EndDate	Expiration date of contract	Date	Section 8 Contracts Database
	[tracs_overall_expiration_date]*		
	'Date'		
	<p>*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.</p>		
S8_1_RentToFMR	Ratio of average rent of units to the local FMR	Numeric	Section 8 Contracts Database
	[rent_to_FMR_ratio]		
	'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_InacStatusDesc	Subsidy status description	String	Created by NHPD

	[tracs_status_name] and [tracs_overall_expiration_date]		
	<p>“Missing from Subsequent Updates” – Subsidy was missing from subsequent data updates</p> <p>“End Date Passed” – [tracs_overall_expiration_date] has passed by more than one year.</p> <p>“Missing End Date” – [tracs_overall_expiration_date] is blank</p> <p>“Terminated” – [tracs_status_name] is equal to terminated.</p>		
S8_2_ProgramName	Specific program name*	String	Section 8 Contracts Database
	[program_type_name]		
	<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>		

“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 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”	String	Contract Renewal Database
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“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	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'			
Section 202 Codebook		Section 202 Direct Loans Database	
NumberActiveSection202	Total number of active Section 202 subsidies attached to the property 'Count'	Numeric	Calculated by NHPD
NumberInconclusiveSection202	Total number of inconclusive Section 202 subsidies attached to the property 'Count'	Numeric	Calculated by NHPD
NumberInactiveSection202	Total number of inactive Section 202 subsidies attached to the property 'Count'	Numeric	Calculated by NHPD
S202_1_ID	HUD REMS Property ID [REMS Property ID] "REMS ID"	String	Section 202 Direct Loans Database

S202_1_Status	Current status of Section 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_InacStatusDesc	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_1_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_1_Start Date	Start date of subsidy [Final Endorsement Date] 'Date'	Date	Section 202 Direct Loans Database
S202_1_EndDate	Expiration date of subsidy [Loan Maturity Date] 'Date'	Date	Section 202 Direct Loans Database
S202_1_AssistedUnits	Total number of units covered by subsidy [Project Number of Assisted Units] 'Count'	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	String	Calculated by NHPD

	[Loan Maturity Date]		
	<p>“Active” – date is in future as of NHPD refresh</p> <p>“Inconclusive”-date is missing</p> <p>“Inactive” – date is in past as of NHPD refresh or subsidy is missing from subsequent data refreshes</p>		
S202_2_InacStatusDesc	<p>Subsidy status description</p> <p>[Loan Maturity Date]</p> <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>	String	Calculated by NHPD
S202_2_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_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
NumberActiveSection236	Total number of active State HFA financed Section 236 subsidies attached to property 'Count'	Numeric	Calculated by NHPD

NumberInconclusiveSection236	Total number of inconclusive State HFA financed Section 236 subsidies attached to property 'Count'	Numeric	Calculated by NHPD
NumberInactiveSection236	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_InacStatusDesc	Subsidy status description [maturity date]	String	Calculated by NHPD

	<p>“Missing from subsequent updates”- Subsidy is missing from subsequent data updates</p> <p>“Missing end date”-[maturity date] is blank</p> <p>“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.”</p> <p>“236(J)(1)/ 223(E)/LOWER INCOME FAMILIES/DECLIN. AREA”</p> <p>“236(J)(1)/ LOWER INCOME FAMILIES”</p> <p>“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	Total number of units covered by subsidy	Numeric	Active 236 Properties

	[Total Property Units]		
	'Count'		
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_InacStatusDesc	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 [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
HUD Insured (FHA) Codebook and Section Codes		HUD Insured Properties (FHA) Database	
NumberActiveHUDInsured	Total Number active of FHA subsidies	Numeric	Calculated by NHPD

'Count'			
NumberInconclusiveHUDInsured	Total Number inconclusive of FHA subsidies	Numeric	Calculated by NHPD
'Count'			
NumberInactiveHUD	Total Number inactive of FHA subsidies	Numeric	Calculated by NHPD
'Count'			
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], [term_type], and [maturity date] "Active" – date is in future as of NHPD refresh "Inconclusive" – date is missing, or is in the 'Terminated Mortgages Database' with a [maturity date] in the future and a [term_type] not classified as inactive below. "Inactive" - date is in past as of NHPD refresh, has disappeared from the database in subsequent data updates, or is in the 'Terminated Multifamily	String	Calculated by NHPD

	<p>Mortgages Database’ with a [term_type] code equal to 20, 14, 17, 18, 60, 13, 26, 11, or 21.</p> <p>*supporting data used from the ‘Terminated Multifamily Mortgages Database’</p>		
FHA_1_InacStatusDesc	<p>Subsidy status description</p> <p>[maturity date] and [term_type]</p> <p>“Missing from subsequent updates”- Subsidy is missing from subsequent data updates</p> <p>“Missing end date”-[maturity date] is blank</p> <p>“End date passed” – [maturity date] is in the past</p> <p>“Terminated mortgage” – Subsidy is listed in the Terminated Multifamily Mortgages Database</p>	String	Calculated by NHPD
FHA_1_ProgramName	<p>Specific name of FHA sub-program*</p> <p>[SOA CATEGORY/Sub Category]</p> <p>“Name”</p> <p>*Only FHA programs with affordability restrictions are included in the database. A list of these programs can be found in the notes section⁷.</p>	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	<p>Current status of FHA subsidy*</p> <p>[maturity date], [term_type], and [maturity date]</p> <p>“Active” – date is in future as of NHPD refresh</p> <p>“Inconclusive” – date is missing, or is in the ‘Terminated Mortgages Database’ with a [maturity date] in the future and a [term_type] not classified as inactive below.</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 from the ‘Terminated Multifamily Mortgages Database’</p>	String	Calculated by NHPD
FHA_2_InacStatusDesc	<p>Subsidy status description</p> <p>[maturity date] and [term_type]</p> <p>“Missing from subsequent updates”- Subsidy is missing from subsequent data updates</p> <p>“Missing end date”-[maturity date] is blank</p>	String	Calculated by NHPD

	<p>“End date passed” – [maturity date] is in the past</p> <p>“Terminated mortgage” – Subsidy is listed in the Terminated Multifamily Mortgages Database</p>		
FHA_2_ProgramName	<p>Specific name of FHA sub-program*</p> <p>[SOA CATEGORY/Sub Category]</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.</p>	String	HUD Insured Properties (FHA) Database
FHA_2_StartDate	<p>Start date of subsidy</p> <p>[First Payment Date]</p> <p>‘Date’</p>	Date	HUD Insured Properties (FHA) Database
FHA_2_EndDate	<p>Expiration date of subsidy</p> <p>[Maturity Date]</p> <p>‘Date’</p>	Date	HUD Insured Properties (FHA) Database
FHA_2_AssistedUnits	<p>Total number of units covered by subsidy</p> <p>[Total Units]</p>	Numeric	HUD Insured Properties (FHA) Database

	'Count'		
FHA_2_PrincipalBalance	Balance remaining on loan [Amortized Principal Balance]	String	HUD Insured Properties (FHA) Database
	'Dollar Amount'		
LIHTC Codebook			LIHTC Database
NumberActiveLihtc	Total number of active LIHTC subsidies attached to property 'Count'	Numeric	Calculated by NHPD
NumberInconclusiveLihtc	Total number of inconclusive LIHTC subsidies attached to property 'Count'	Numeric	Calculated by NHPD
NumberInactiveLihtc	Total number of inactive LIHTC subsidies attached to property 'Count'	Numeric	Calculated by NHPD
LIHTC_1_ID	LIHTC subsidy ID* [HUD_ID] "HUD ID" *Before 2018, the LIHTC subsidy ID was formatted in the following way:	String	LIHTC Database

	<p>[3 digit Housing Finance Agency code][Four digit year placed in service][Three digit tax credit ID]</p> <p>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.</p>		
LIHTC_1_Status	<p>Current status of LIHTC subsidy*</p> <p>[YR_PIS] – Year placed in service [YR_ALLOC] – Year allocated [NONPROG] – Non-programmatic</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 or [YR_PIS] and [YR_ALLOC] is missing “Inactive”-data is missing from subsequent data refreshes, [NONPROG] = 1, or [YR_ALLOC] < 1990</p> <p>*You can find out more information at these originating variables in the LIHTC Codebook.</p>	String	LIHTC Database
LIHTC_1_InacStatusDesc	<p>Subsidy status description</p> <p>[YR_PIS], [YR_ALLOC], and [NONPROG]</p>	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_1 program name	<p>Name of program</p> <p>[credit]</p> <p>“4% Tax Credit”</p> <p>“9% Tax Credit”</p> <p>“4% and 9% Tax Credit”</p>	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] + 30 if [YR_ALLOC]>1989</p>	Date	LIHTC Database

[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_1_AssistedUnits	Total number of units covered by subsidy	Numeric	LIHTC Database
	[LI_Units]		
	'Count'		
LIHTC_1_ConstructionType	Construction type of subsidy	String	LIHTC Database
	[type]		
	"New construction"		
	"Acquisition and Rehab"		
	"Both new construction and A/R"		
	"Existing"		

LIHTC_2_ID	LIHTC property ID*	String	LIHTC Database
	[HUD_ID]		
	“HUD ID”		
	<p>*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]</p> <p>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.</p>		
LIHTC_2_Status	Current status of LIHTC subsidy*	String	LIHTC Database
	<p>[YR_PIS] – Year placed in service [YR_ALLOC] – Year allocated [NONPROG] – Non-programmatic</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 or [YR_PIS] and [YR_ALLOC] is missing</p>		

	<p>"Inactive"-data is missing from subsequent data refreshes, [NONPROG] = 1, or [YR_ALLOC] < 1990</p> <p>*You can find out more information at these originating variables in the LIHTC Codebook.</p>		
LIHTC_2_InacStatusDesc	<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</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>	String	Calculated by NHPD
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>	Date	LIHTC Database

‘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'		
LIHTC_2_ConstructionType	Construction type of subsidy [type] "New construction" "Acquisition and Rehab" "Both new construction and A/R" "Existing"	String	LIHTC Database
NumberActiveSection515	Total number of active RHS 515 subsidies attached to property 'Count'	Numeric	Calculated by NHPD
NumberInconclusiveSection515	Total number of inconclusive RHS 515 subsidies attached to property 'Count'	Numeric	Calculated by NHPD
NumberInactiveSection515	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] “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_InacStatusDesc	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_1_ProgramName	Name of program [Rural Housing/Labor Housing] “515 Rural Housing” “514 On-Farm” “514 Off-Farm”	String	RHS 515 Database
RHS515_1_StartDate	Start date of subsidy [Date of Operation]	Date	RHS 515 Database

'Date'			
RHS515_1EndDate	Expiration date of subsidy* [Estimated Project Exit Year]	Date	RHS 515 Database
'Date'			
*Estimated project exit date is assumed to be December 31.			
RHS515_1_AssistedUnits	Total number of units covered by Section 521 rental assistance [Rental Assistance Units]	Numeric	RHS 515 Database
'Count'			
RHS515_2_ID	RHS515 Property ID [Borrower_ID]-[Project_ID]- [Project_Check_Digit]	String	RHS 515 Database
"ID"			
RHS515_2_Status	Current status of RHS515 subsidy [Estimated Project Exit Year]	String	Calculated by NHPD
"Active" – date is in future as of NHPD refresh "Inconclusive"-date is missing			

	<p>“Inactive” - date is in past as of NHPD refresh or data is missing from subsequent data updates.</p>		
RHS515_2_InacStatusDesc	<p>Subsidy status description</p> <p>[Estimated Property Exit Year]</p> <p>“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</p>	String	Calculated by NHPD
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>	Date	RHS 515 Database

*Estimated exit date is assumed to be
December 31.

RHS515_2_AssistedUnits	Total number of units covered by Section 521 rental assistance [Rental Assistance Units] 'Count'	Numeric	RHS 515 Database
NumberActiveSection538	Total number of active RHS538 subsidies attached to property 'Count'	Numeric	Calculated by NHPD
NumberInconclusiveSection538	Total number of inconclusive RHS538 subsidies attached to property 'Count'	Numeric	Calculated by NHPD
NumberInactiveSection538	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	String	Calculated by NHPD

	<p>“Active” – Calculated subsidy end date is in future as of NHPD refresh</p> <p>“Inconclusive” –date is missing</p> <p>“Inactive” - date is in past as of NHPD refresh or is missing from subsequent data updates.</p>		
RHS538_1_InacStatusDesc	<p>Subsidy status description</p> <p>“Missing from subsequent updates”- Subsidy is missing from subsequent data updates</p> <p>“Missing end date”- Calculated subsidy end date is blank</p> <p>“End date passed” –Calculated subsidy end date is in the past</p>	String	Calculated by NHPD
RHS538_1_ProgramName	<p>Name of program</p> <p>“Program name”</p>	String	RHS 538 Database
RHS538_1_StartDate	<p>Start date of subsidy</p> <p>[Date_loan_closing]</p> <p>‘Date’</p>	Date	RHS 538 Database
RHS538_1_EndDate	<p>Expiration date of subsidy</p> <p>[Date_loan_closing] + 40 years</p> <p>‘Date’</p>	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_InacStatusDesc	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
NumberActiveHome	Total number of active HOME subsidies attached to property 'Count'	Numeric	Calculated by NHPD
NumberInconclusiveHome	Total number of HOME inconclusive subsidies attached to property 'Count'	Numeric	Calculated by NHPD
NumberInactiveHome	Total number of inactive HOME subsidies attached to property	Numeric	Calculated by NHPD

'Count'			
HOME_1_ID	HOME subsidy ID	String	HOME Database
	[GRANTEE_ID]+[IDIS_ACT		
HOME_1_Status	Current status of HOME subsidy	String	Calculated by NHPD
	[PERIOD_AFFORD_END_DATE]		
	“Active” – date is in future as of NHPD refresh		
	“Inconclusive”-date is missing		
	“Inactive” - date is in past as of NHPD refresh or is missing from subsequent data updates.		
HOME_1_InacStatusDesc	Subsidy status description	String	Calculated by NHPD
	[PERIOD_AFFORD_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		
HOME_1_ProgramName	Name of program	String	HOME Database
	“Program name”		
HOME_1_StartDate	Start date of subsidy	Date	HOME Database

	[COMPLETED_DT]		
	'Date'		
HOME_1_EndDate	Expiration date of subsidy	Date	HOME Database
	[PERIOD_AFFORD_END_DATE]		
	'Date'		
HOME_1_AssistedUnits	Total number of units covered by subsidy	Numeric	HOME Database
	[TOTAL_HOME_UNITS]		
	'Count'		
HOME_1_ConstructionType	Construction type of subsidy	String	HOME Database
	[ACTIVITY_TYPE]		
	"Acquisition and Rehabilitation"		
	"New Construction Only"		
	"Acquisition and New Construction"		
	"Acquisition Only"		
	"Rehabilitation Only"		
HOME_2_ID	HOME subsidy ID	String	HOME Database
	[ID]		

HOME_2_Status	Current status of HOME subsidy [PERIOD_AFFORD_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 data is missing from subsequent data updates.	String	Calculated by NHPD
HOME_2_InacStatusDesc	Subsidy status description [PERIOD_AFFORD_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 [COMPLETED_DT] ‘Date’	Date	HOME Database
HOME_2_EndDate	Expiration date of subsidy	Date	HOME Database

	[PERIOD_AFFORD_END_DATE]		
	'Date'		
HOME_2_AssistedUnits	Total number of units covered by subsidy	Numeric	HOME Database
	[TOTAL_HOME_UNITS]		
	'Count'		
HOME_2_ConstructionType	Construction type of subsidy	String	HOME Database
	[ACTIVITY_TYPE]		
	"Acquisition and Rehabilitation"		
	"New Construction Only"		
	"Acquisition and New Construction"		
	"Acquisition Only"		
	"Rehabilitation Only"		
NumberActivePublicHousing	Total number of active public housing subsidies attached to property	Numeric	Calculated by NHPD
	'Count'		
NumberInconclusivePublicHousing	Total number of inconclusive public housing subsidies attached to property	Numeric	Calculated by NHPD
	'Count'		

NumberInactivePublicHousing	Total number of inactive public housing subsidies attached to property 'Count'	Numeric	Calculated by NHPD
PH_1_ID	HUD assigned AMP number [DEVELOPMENT_CODE] "HUD ID"	Numeric	Public Housing Data File
PH_1_Status	Current status of public housing subsidy "Active" – subsidy is in most recent data update "Inactive" - subsidy is missing from subsequent data updates.	String	Calculated by NHPD
PH_1_ProgramName	Name of program "Program name"	String	Public Housing Data File
PH_1_StartDate	Public housing subsidy start date [dofa] 'Date'	Date	Public Housing Data File
PH_1_AssistedUnits	Total number of ACC units at property [ACC_UNITS]	Numeric	Public Housing Data File

	'Count'		
PH_1_InactiveStatusDesc	Subsidy status description "Missing from subsequent updates"- Subsidy is missing from subsequent data updates	String	Calculated by NHPD
PH_1_PhaCode	Public housing authority code [pha_code]	String	Public Housing Data File
	'ID'		
PH_2_ID	HUD assigned AMP number [DEVELOPMENT_CODE] "HUD ID"	Numeric	Public Housing Data File
PH_2_Status	Current status of public housing subsidy "Active" – subsidy is in most recent data update "Inactive" - subsidy is missing from subsequent data updates.	String	Calculated by NHPD
PH_2_ProgramName	Name of program "Program name"	String	Public Housing Data File
PH_2_StartDate	Public housing subsidy start date [dofa]	Date	Public Housing Data File

'Date'			
PH_2_AssistedUnits	Total number of ACC units at property [ACC_UNITS]	Numeric	Public Housing Data File
'Count'			
PH_2_InactiveStatusDesc	Subsidy status description "Missing from subsequent updates"- Subsidy is missing from subsequent data updates	String	Calculated by NHPD
PH_2_PhaCode	Public housing authority code [pha_code]	String	Public Housing Data File
'ID'			
NumberActiveState	Total number of active state subsidies attached to property 'Count'	Numeric	Calculated by NHPD
NumberInconclusiveState	Total number of inconclusive state subsidies attached to property 'Count'	Numeric	Calculated by NHPD
NumberInactiveState	Total number of inactive state subsidies attached to property 'Count'	Numeric	Calculated by NHPD

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] "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_1_ProgramName	Name of program [state]-[program_name] "Program name"	String	State Subsidy Database
State_1_StartDate	Start date of subsidy [First PTO Date] 'Date'	Date	State Subsidy Database
State_1_EndDate	Expiration date of subsidy [Affordability Maturity]	Date	State Subsidy Database

'Date'			
State_1_AssistedUnits	Total number of units covered by subsidy	Numeric	State Subsidy Database
	[assisted_units]		
'Count'			
State_1_InacStatusDesc	Subsidy status description	String	Calculated by NHPD
	[Affordability Maturity]		
	"Missing from subsequent updates"- Subsidy is missing from subsequent data updates "Missing end date"-[Affordability Maturity] is blank "End date passed" – [Affordability Maturity] is in the past		
State_1_ConstructionType	Construction type of subsidy	String	State Subsidy Database
	[preservation_type]		
	"Acquisition and Rehabilitation" "New Construction Only" "Acquisition and New Construction" "Acquisition Only" "Rehabilitation Only"		
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	State Subsidy Database
State_2_EndDate	Expiration date of subsidy [Affordability Maturity]	Date	State Subsidy Database
State_2_AssistedUnits	Total number of units covered by subsidy [assisted_units] 'Count'	Numeric	State Subsidy Database

State_2_InacStatusDesc	<p>Subsidy status description</p> <p>[Affordability Maturity]</p> <p>“Missing from subsequent updates”- Subsidy is missing from subsequent data updates “Missing end date”-[Affordability Maturity] is blank “End date passed” – [Affordability Maturity] is in the past</p>	String	Calculated by NHPD
State_2_ConstructionType	<p>Construction type of subsidy</p> <p>[preservation_type]</p> <p>“Acquisition and Rehabilitation” “New Construction Only” “Acquisition and New Construction” “Acquisition Only” “Rehabilitation Only”</p>	String	State Subsidy Database
NumberActivePBV	<p>Total number of active project based voucher subsidies attached to property*</p> <p>‘Count’</p> <p>*Due to data censoring to protect tenant privacy, the NHPD only includes buildings which 11 or more units are assisted by a Project Based Voucher.</p>	Numeric	Calculated by NHPD

NumberInconclusivePBV	Total number of inconclusive project based voucher subsidies attached to property 'Count'	Numeric	Calculated by NHPD
NumberInactivePBV	Total number of inactive project based voucher subsidies attached to property 'Count'	Numeric	Calculated by NHPD
Pbv_1_Status	Current status of project based voucher "Active" – subsidy is in most recent data update "Inactive" - subsidy is missing from subsequent data updates.	String	Calculated by NHPD
Pbv_1_ProgramName	Name of program "Project Based Voucher" "Program name"	String	PBV Database
Pbv_1_AssistedUnits	Total number of units covered by subsidy [Total Assisted Units] 'Count'	Numeric	PBV Database

Pbv_2_Status	Current status of project based voucher “Active” – subsidy is in most recent data update “Inactive” - subsidy is missing from subsequent data updates.	String	Calculated by NHPD
Pbv_2_ProgramName	Name of program “Project Based Voucher” ‘Program name’	String	PBV Database
Pbv_2_AssistedUnits	Total number of units covered by subsidy [Total Assisted Units] ‘Count’	Numeric	PBV Database
NumberActiveMR	Total number of active Mod Rehab subsidies attached to property* ‘Count’ *Due to data censoring to protect tenant privacy, the NHPD only includes buildings which 11 or more units are assisted by Mod Rehab.	Numeric	Calculated by NHPD

NumberInconclusiveMR	Total number of inconclusive Mod Rehab subsidies attached to property 'Count'	Numeric	Calculated by NHPD
NumberInactiveMR	Total number of inactive Mod Rehab subsidies attached to property 'Count'	Numeric	Calculated by NHPD
Mr_1_Status	Current status of Mod Rehab subsidy "Active" – subsidy is in most recent data update "Inactive" - subsidy is missing from subsequent data updates.	String	Calculated by NHPD
Mr_1_ProgramName	Name of program "Mod Rehab" "Program name"	String	Mod Rehab Database
Mr_1_AssistedUnits	Total number of units covered by subsidy [Total Assisted Units] 'Count'	Numeric	Mod Rehab Database
Mr_2_Status	Current status of Mod Rehab subsidy	String	Calculated by NHPD

	<p>“Active” – subsidy is in most recent data update “Inactive” - subsidy is missing from subsequent data updates.</p>		
Mr_2_ProgramName	<p>Name of program</p> <p>“Mod Rehab”</p> <p>“Program name”</p>	String	Mod Rehab Database
Mr_2_AssistedUnits	<p>Total number of units covered by subsidy</p> <p>[Total Assisted Units]</p> <p>‘Count’</p>	Numeric	Mod Rehab Database
NumberActiveNHTF	<p>Total number of active national housing trust fund subsidies attached to property</p> <p>‘Count’</p>	Numeric	Calculated by NHPD
NumberInconclusiveNHTF	<p>Total number of inconclusive national housing trust fund subsidies attached to property</p> <p>‘Count’</p>	Numeric	Calculated by NHPD
NumberInactiveNHTF	<p>Total number of inactive national housing trust fund subsidies attached to property</p>	Numeric	Calculated by NHPD

'Count'			
NHTF_1_ID	Unique national housing trust fund subsidy ID [Subsidy ID] "ID"	String	NHTF Subsidy Database
NHTF_1_Status	Current status of national housing trust fund 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
NHTF_1_ProgramName	Name of program [national housing trust fund]- [program_name] "Program name"	String	NHTF Subsidy Database
NHTF_1_StartDate	Start date of subsidy [First PTO Date] 'Date'	Date	NHTF Subsidy Database

NHTF_1_EndDate	Expiration date of subsidy [Affordability Maturity] 'Date'	Date	NHTF Subsidy Database
NHTF_1_AssistedUnits	Total number of units covered by subsidy [assisted_units] 'Count'	Numeric	NHTF Subsidy Database
NHTF_1_InacStatusDesc	Subsidy status description [Affordability Maturity] "Missing from subsequent updates"- Subsidy is missing from subsequent data updates "Missing end date"-[Affordability Maturity] is blank "End date passed" – [Affordability Maturity] is in the past	String	Calculated by NHPD
NHTF_1_ConstructionType	Construction type of subsidy [preservation_type] "Acquisition and Rehabilitation" "New Construction Only" "Acquisition and New Construction" "Acquisition Only" "Rehabilitation Only"	String	NHTF Subsidy Database

NHTF_2_ID	Unique national housing trust fund subsidy ID [Subsidy ID] “ID”	String	NHTF Subsidy Database
NHTF_2_Status	Current status of national housing trust fund 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
NHTF_2_ProgramName	Name of program [national housing trust fund]- [program_name] “Program name”	String	NHTF Subsidy Database
NHTF_2_StartDate	Start date of subsidy [First PTO Date] ‘Date’	Date	NHTF Subsidy Database
NHTF_2_EndDate	Expiration date of subsidy [Affordability Maturity]	Date	NHTF Subsidy Database

	'Date'		
NHTF_2_AssistedUnits	Total number of units covered by subsidy [assisted_units]	Numeric	NHTF Subsidy Database
	'Count'		
NHTF_2_InacStatusDesc	Subsidy status description [Affordability Maturity] "Missing from subsequent updates"- Subsidy is missing from subsequent data updates "Missing end date" -[Affordability Maturity] is blank "End date passed" – [Affordability Maturity] is in the past	String	Calculated by NHPD
NHTF_2_ConstructionType	Construction type of subsidy [preservation_type] "Acquisition and Rehabilitation" "New Construction Only" "Acquisition and New Construction" "Acquisition Only" "Rehabilitation Only"	String	NHTF Subsidy Database
OldNHPDPropertyID	NHPD ID prior to 2017 'ID'	ID	Imputed by NHPD

Notes and Abbreviations

Notes

- General property characteristics are based on a compilation of information from all 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.
- 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.
- Melissa Data was used to determine an area's County, CBSA, Congressional District, and Urban Rural Status.
- The Public Housing Authority is considered the manager/owner if the property is a public housing property.
- [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.
- 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.
- 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

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*
Alabama	[YR_ALLOC]>2019 and [YR_ALLOC]<2023	[YR_PIS]+35 or [YR_ALLOC]+37 if [YR_PIS] is blank.
California	[YR_ALLOC]>2000*	[YR_PIS]+55 or [YR_ALLOC]+57 if [YR_PIS] is blank.
	Tax credits allocated earlier may be subject to extended affordability restrictions, but earlier QAPs are not available.	
Connecticut	[YR_ALLOC]>2010 and [CREDIT]=2 or 3	[YR_PIS]+40 or [YR_ALLOC]+42 if [YR_PIS] is blank.
District of Columbia	[YR_ALLOC]>2020	[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.
Kentucky	[YR_ALLOC]>2002 and [YR_ALLOC]<2005	[YR_PIS]+35 or [YR_ALLOC]+37 if [YR_PIS] is blank.
	[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.
Montana	[YR_ALLOC]>2023	[YR_PIS]+50 or [YR_ALLOC]+52 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 & [YR_ALLOC]<2020 and [CREDIT]=2 or 3	[YR_PIS]+99 or [YR_ALLOC]+102 if [YR_PIS] is blank.
	[YR_ALLOC]>2020 and [CREDIT]=2 or 3	[YR_PIS]+60 or [YR_ALLOC]+62 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.
Pennsylvania	[YR_ALLOC]>2016 & [YR_ALLOC]>2021	[YR_PIS]+35 or [YR_ALLOC]+37 if [YR_PIS] is blank.
	[YR_ALLOC]>2020	[YR_PIS]+40 or [YR_ALLOC]+42 if [YR_PIS] is blank.
Rhode Island	[YR_ALLOC]>2022	[YR_PIS]+40 or [YR_ALLOC]+42 if [YR_PIS] is blank.
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.

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

***While Vermont's affordability is perpetual, the NHPD assigns a 99-year restriction period in place of a NULL end date for consistency.* **National Housing Trust Fund Extended Affordability Restrictions**

State	Conditions	End Date*
California	[First PTO Date]>2018	[First PTO Date]+55 years
Florida	[First PTO Date]>2018	[First PTO Date]+50 years
Maryland	[First PTO Date]>2018	[First PTO Date]+40 years
Maine	[First PTO Date]>2018	[First PTO Date]+45 years
Pennsylvania	[First PTO Date]>2018	[First PTO Date]+35 years
Vermont	[First PTO Date]>2018	[First PTO Date]+99 years
Washington	[First PTO Date]>2018	[First PTO Date]+40 years

Updated May 2025