

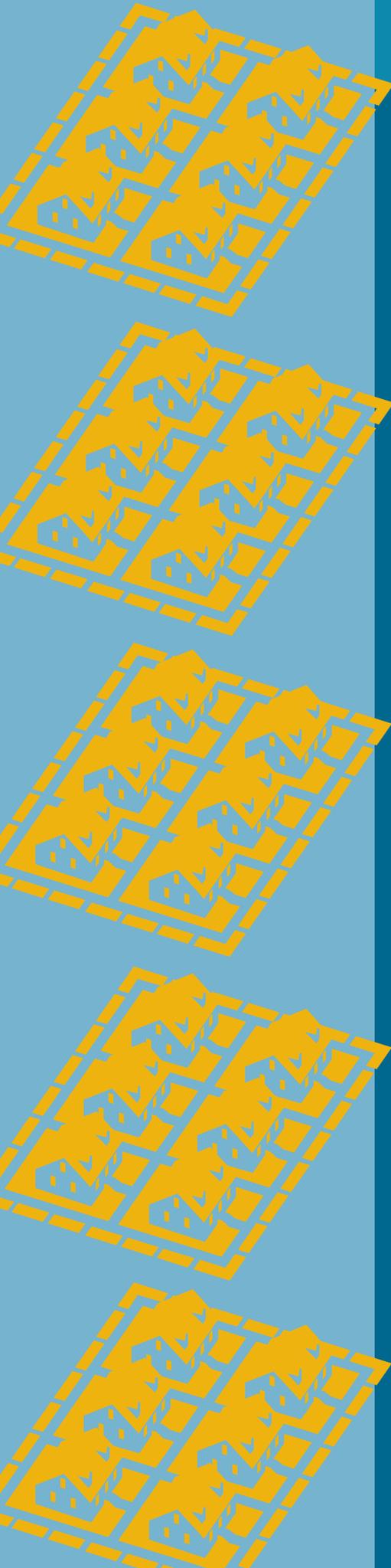


U.S. Department of Housing
and Urban Development
Office of Policy Development
and Research



Guide to PD&R Data Sets

Office of Policy Development and Research
U.S. Department of Housing and Urban Development



Guide to PD&R Data Sets



**Office of Policy Development and Research
U.S. Department of Housing and Urban Development**

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Foreword

Many housing researchers, policymakers, policy analysts, academics, and students are either unaware of the extent of housing-related data available to them or do not know where to locate the information they need. The situation is compounded by the fact that the data are compiled in different formats, on varying schedules, and cater to different end users.

The Department of Housing and Urban Development's Office of Policy Development and Research (PD&R), in an effort to increase awareness of PD&R-collected data, has compiled a catalog called *The Guide to PD&R Data Sets*. The publication describes 13 available housing data resources and provides Web links to related documents or data sets. The data sets include The American Housing Survey, HUD's Median Family Income Limits, Fair Market Rents, the Low-Income Housing Tax Credit Database, A Picture of Subsidized Households, and the State of the Cities Database. All the information contained in *The Guide* can be downloaded directly from the data sets section of the HUD USER Web site (www.huduser.org).

HUD believes that the PD&R data sets are valuable tools that support a range of housing-related activities for researchers in many fields, including public housing tenant characteristic studies, longitudinal time studies for specific housing units, information on Low-Income Housing Tax Credit units, comparisons of characteristics among metropolitan areas, and studies on federally subsidized households. *The Guide to PD&R Data Sets* enables researchers to find the data they need quickly and easily.

The Department hopes that this publication increases your ability to access PD&R data and information about housing and urban policy research and encourages you to explore the full range of public data described in *The Guide*.



Lawrence L. Thompson
General Deputy Assistant Secretary for
Policy Development and Research

Introduction

HUD's Office of Policy Development and Research provides useful data products to housing researchers and policy analysts. This guide provides information on each of the data sets and is intended to help you identify data sets that can be a basis for your research or analysis. Updates to this guide will be made periodically and posted on <http://www.huduser.org/datasets/pdrdatas.html>.

Two Ways To Use This Guide

1. You can view this guide in hard-copy format to identify which of the data sets match your data needs. Then go online to <http://www.huduser.org/datasets/pdrdatas.html> to download the data or call HUD USER at (800) 245-2691 for assistance. If you call, ask to speak to the subject specialist for the particular data set.
2. View this document online at <http://www.huduser.org/datasets/pdrdatas.html>. Much of the information in this guide is linked directly to Web resources.

Information Provided for Each Data Set

Source: The organization that created the data set.

Geographic Coverage: The areas covered and the unit of analysis (unit of data aggregation).

Web Address: A hot link to the Web page where you can find the data set.

Background: Narrative information that describes the reason for the data set and its usefulness.

Year/Period(s) Covered in Data Set: Usually given in terms of the year(s) for which the data are available.

Media (Internet, CD-ROM, Disk) and Cost: Describes the forms in which data are available.

Intended Users: Indicates who will benefit from the data set or for whom it was created.

Intended Use: Indicates if there is a specific use for which the data set is intended.

Where To Access Data Dictionary: Provides a direct link or directions to an online data dictionary.

Scheduled Updates: Provides a date for the next update or the annual schedule.

Type of Reader Required: Indicates if specialized software is required to view the data.

Related Resources: Provides information (and Web links if available) to related documents or data sets.

For Further Information

Go online to <http://www.huduser.org>, call our toll-free line at (800) 245-2691, or write to us at:

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Low-Income Housing Tax Credit (LIHTC) Database

Source

U.S. Department of Housing and Urban Development, Office of Policy Development and Research, and Division of Economic Development and Public Finance.

Geographic Coverage

The database contains information on more than 16,600 projects and nearly 710,000 housing units placed in service nationwide between 1987 and 1998. Geographic data for each LIHTC development include project address, census tract, city, county, metropolitan area, and State.

Web Address

<http://www.huduser.org:80/datasets/lihtc.html>

Background

The LIHTC database provides a comprehensive project-level look at LIHTC production. Although some data about the program have been made available by various sources, HUD's database is the only complete national source of information on the size, unit mix, and location of individual projects. The data are Web-based and can be viewed with an Internet browser.

Year/Period(s) Covered in Data Set

The database includes data on projects placed in service from 1987 to 1998. Data on projects placed in service in 1999 will be added in 2002.

Media (Internet, CD-ROM, Disk) and Cost

The online database is accessible via HUD USER's Web site. Users can query the database by selecting projects with specific characteristics or download for free the entire database on HUD USER's Web site at <http://lihtc.huduser.org>. The complete database file is available at <http://www.huduser.org/datasets/lihtc/lihtcpub.zip>. It is a zipped archive file containing the following files:

- **LIHTCPUB.DBF**—LIHTC Database in dBASE format, approximately 10 megabytes.
- **DATADCT.DOC**—Data dictionary in MS Word format.

Intended Users

Affordable housing providers and developers, and academic and market researchers.

Intended Use

The intended use is for information gathering. The database includes project address, number of units and low-income units, number of bedrooms, year the credit was allocated, year the project was placed in service, whether the project was new construction or rehab, type of credit provided,

and other sources of project financing. It may also help show how incentives to locate projects in low-income areas and other underserved markets are working.

Where To Access Data Dictionary

<http://lihtc.huduser.org/datadct.xls>

Scheduled Updates

In January 2001 data for projects placed in service between 1995 and 1998 were added. The next scheduled update is tentatively set for February 2002, adding projects placed in service in 1999.

Type of Reader Required

As noted above, the data can be viewed on the Internet. However, if the user wants to download the data and save it into his/her computer system, MS Excel or dBASE and WinZip or another file decompression utility are required readers. It should be noted that there are too many observations to open LIHTCPUB.DBF in some older versions of MS Excel.

Related Resources

- **Qualified Census Tracts Data Set**
<http://www.huduser.org/datasets/qct.html>
- **Difficult Development Areas Data Set**
<http://www.huduser.org/datasets/qct/dda2000.html>
- **HUD Median Family Income Limits Data Set**
<http://www.huduser.org/datasets/il.html>
- **Assisted Housing: National and Local Data Set**
<http://www.huduser.org/datasets/asshsg.html>
- *Assessment of the Economic and Social Characteristics of LIHTC Residents and Neighborhoods: Final Report* (August 2000, 200 p.)
- *The Low-Income Housing Tax Credit Program: National Survey of Property Owners* (March 2000, 113 p.)
- *Development and Analysis of the National Low-Income Housing Tax Credit Database* (July 1996, 48 p.)
- *Updating the Low-Income Housing Tax Credit Database* (December 2000, 54 p.)



Qualified Census Tracts

Source

U.S. Census Bureau; U.S. Department of Housing and Urban Development, Office of Policy Development and Research, and Division of Economic Development and Public Finance.

Geographic Coverage

The Qualified Census Tracts data set covers all of the United States and the insular areas of the United States. The data sets are separated according to Metropolitan Statistical Areas (MSAs) and non-MSAs.

Web Address

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

Background

Designations of Qualified Census Tracts are based on 1990 census data. The Low-Income Housing Tax Credit Qualified Census Tracts were determined as follows: A census tract must have 50 percent of its households with incomes below 60 percent of the Area Median Gross Income (AMGI) or have a poverty rate of 25 percent or more to be eligible. HUD has defined 60 percent of AMGI as 120 percent of HUD's Very Low-Income Limits (VLILs) 1990 census benchmarks, which are based on 50 percent of area median family income. The 1990 income benchmarks are used because they match the 1990 census tract-level income data.

Year/Period(s) Covered in the Data Sets

- 2002 Qualified Census Tracts—Metropolitan Data.
- 2002 Qualified Census Tracts—Nonmetropolitan Data.
- 2001 Qualified Census Tracts—Metropolitan Data.
- 2001 Qualified Census Tracts—Nonmetropolitan Data.
- 2000–01 Qualified Census Tracts—Metropolitan Data.
- 2000–01 Qualified Census Tracts—Nonmetropolitan Data.

Media (Internet, CD–ROM, Disk) and Cost

All files are available for free download on HUD USER's Web site at www.huduser.org/datasets/qct.html. Shorter tables including Qualified Census Tracts only in user-specified geographic areas (metropolitan areas, States, counties) are available at qct.huduser.org.

Intended Users

Affordable housing providers and developers, and academic and market researchers.

Intended Use

Low-Income Housing Tax Credit projects located in Qualified Census Tracts are eligible for up to 30-percent additional credit relative to non-Qualified Census Tract locations. Qualified Census Tracts are one criterion for determining HUBZone qualification, and can help determine eligibility by the income criterion. Qualified Census Tracts are included in the Low-Income Housing Tax Credit Database.

Where To Access Data Dictionary

<http://www.census.gov/td/stf3/stf3crdd.html> (1990 Census Data Dictionary)

Scheduled Updates

It is anticipated that all of the 2000 census data necessary to make Qualified Census Tract designations will be released in time to publish new designations in September 2002, which would take effect in 2003.

Type of Reader Required

Internet browser, dBASE reader (such as MSeExcel), Adobe Acrobat 4.0 or higher, and a file decompression utility program (such as WinZip).

Related Resources

- **Difficult Development Areas Data Set**
<http://www.huduser.org/datasets/qct.html>
- **HUD Median Family Income Limits Data Set**
<http://www.huduser.org/datasets/il.html>
- **Assisted Housing: National and Local Data Set**
<http://www.huduser.org/datasets/assthsg.html>
- *Assessment of the Economic and Social Characteristics of LIHTC Residents and Neighborhoods: Final Report* (August 2000, 200 p.)
- *The Low-Income Housing Tax Credit Program: National Survey of Property Owners* (March 2000, 113 p.)
- *Development and Analysis of the National Low-Income Housing Tax Credit Database* (September 1996, 60 p.)
- *Updating the Low-Income Housing Tax Credit Database* (December 2000, 46 p.)
- *Supplemental Designation of Qualified Census Tracts and Difficult Development Areas for Section 42 of the Internal Revenue Code of 1986* (June 1998, 69 p.) <http://www.huduser.org/datasets/qct/NOTICE2002.htm>



Difficult Development Areas

Source

U.S. Census Bureau; U.S. Department of Housing and Urban Development, Office of Policy Development and Research, and Division of Economic Development and Public Finance.

Geographic Coverage

The Difficult Development Areas data cover all of the United States and the insular areas of the United States. The data are broken down by State, the Metropolitan Statistical Areas (MSAs), and the non-MSAs.

Web Address

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

Background

In developing the list of Difficult Development Areas, HUD compared incomes with housing costs. HUD used census population data and the MSA/Primary Metropolitan Statistical Area (PMSA) definitions as published by the Office of Management and Budget (OMB) in OMB Bulletin No. 99-04 on June 30, 1999, with some exceptions (as defined in Section D of the Notice posted at <http://www.huduser.org/datasets/qct/NOTICE2002.htm>). The basis for these comparisons was the fiscal year (FY) 2001 HUD income limits for Very Low-Income households and Fair Market Rents (FMRs) used for the Section 8 housing assistance payments program. The procedure used in making the Difficult Development Area calculations follows:

1. For each MSA/PMSA and each nonmetropolitan county, a ratio was calculated. This calculation used the FY2001 two-bedroom FMR and the FY2001 four-person Very Low-Income Limit (VLIL).
 - a. The numerator of the ratio was the area's FY 2001 FMR.
 - b. The denominator of the ratio was the monthly Low-Income Housing Tax Credit (LIHTC) income-based rent limit calculated as 1/12 of 30 percent of 120 percent of the area's VLIL (where 120 percent of the VLIL was rounded to the nearest \$50 and not allowed to exceed 80 percent of the Area Median Gross Income (AMGI) in areas in which the VLIL is adjusted upward from its 50 percent of AMGI base).
2. The ratios of the FMR to the LIHTC income-based rent limit were arrayed separately in descending order for MSAs/PMSAs and for nonmetropolitan counties.
3. The Difficult Development Areas are those with the highest ratios cumulative to 20 percent of the 2000 population of all metropolitan areas and of all nonmetropolitan counties.

Year/Period(s) Covered in the Data Sets

- 2002 Difficult Development Areas—Metropolitan Data.
- 2002 Difficult Development Areas—Nonmetropolitan Data.
- 2001 Difficult Development Areas—Metropolitan Data.
- 2001 Difficult Development Areas—Nonmetropolitan Data.

Media (Internet, CD–ROM, Disk) and Cost

The data files are available for free download on HUD USER’s Web site at www.huduser.org/datasets/qct.html.

Intended Users

Affordable housing providers and developers, planners, and researchers.

Intended Use

Low-Income Housing Tax Credit projects located in Difficult Development Areas are eligible for up to 30 percent more credits relative to projects in non-Difficult Development Area locations. Compares incomes with housing costs, compiles the ratios of the FMR to the LIHTC income-based rent limit, and identifies the highest ratios cumulative to 20 percent of the 2000 population of all metropolitan areas and nonmetropolitan counties.

Where To Access Data Dictionary

<http://www.huduser.org/datasets/qct/dda2001.pdf>

Scheduled Updates

Difficult Development Areas are designated annually as updated income and FMR data become available.

Type of Reader Required

Internet browser and Adobe Acrobat 4.0 or higher.

Related Resources

- **Qualified Census Tracts Data Sets**
<http://www.huduser.org/datasets/qct.html>
- **HUD Median Family Income Limits Data Sets**
<http://www.huduser.org/datasets/il.html>
- **Assisted Housing: National and Local Data Sets**
<http://www.huduser.org/datasets/assthsg.html>
- **Fair Market Rents Data Sets**
<http://www.huduser.org/datasets/fmr.html>
- **2000 Census Population Data**
<http://www.census.gov/clo/www/redistricting.html>
- **MSA/PMSA Definitions**
<http://www.census.gov/population/www/estimates/metrodef.html>
- *Assessment of the Economic and Social Characteristics of LIHTC Residents and Neighborhoods: Final Report* (August 2000, 200 p.)
- *The Low-Income Housing Tax Credit Program: National Survey of Property Owners* (March 2000, 113 p.)
- *Updating the Low-Income Housing Tax Credit Database* (December 2000, 46 p.)
- *Notice: Statutorily Mandated Designation of Qualified Census Tracts and Difficult Development Areas for Section 42 of the Internal Revenue Code of 1986* (September 11, 2001) <http://www.huduser.org/datasets/qct/NOTICE2002.htm>



American Housing Survey— National Data

Source

U.S. Census Bureau; U.S. Department of Housing and Urban Development, Office of Policy Development and Research, and Division of Housing and Demographic Analysis.

Geographic Coverage

The American Housing Survey (AHS) is a nationally drawn sample of 60,700 housing units covering 878 counties and independent cities with coverage in all 50 states and the District of Columbia. Geographic indicators for each housing unit include the following: REGION identifies one of four census regions; METRO (METRO3 after 1997) indicates if it is in a central city, suburb, or nonmetropolitan area; and SMSA identifies the metro area (if SMSA is over 100,000 population).

Web Address

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

Background

The AHS (formerly Annual Housing Survey) can answer many questions about people and homes in the United States. It provides data on apartments, single-family homes, mobile homes, vacant homes, family composition, income, housing and neighborhood quality, housing costs, equipment, fuels, size of housing unit, and recent movers. National data are collected every other year, from a fixed sample of about 50,000 homes, plus new construction each year. The survey started in 1973 and has had the same sample since 1985, which provides data on homes and household change over the years. The surveys are conducted in person and by telephone by the U.S. Census Bureau for the U.S. Department of Housing and Urban Development.

Year/Period(s) Covered in Data Set

- Free downloads from HUD USER Web site available for years 1999, 1997, 1995, and 1978.
- Other years available for purchase on CD-ROM.

Media (Internet, CD-ROM, Disk) and Cost

National data sets for years 1999, 1997, 1995, and 1978 available for free download on HUD USER's Web site at <http://www.huduser.org/datasets/ahs/ahsprev.html>.

The 1997 and 1999 AHS National Microdata available on CD-ROM, \$15.

The AHS National 1985–89 CD-ROM, \$50.

AHS Data Chart, free.

For other products on CD-ROM and data tape for various years call HUD USER (800) 245–2691.

Intended Users

AHS users work for many different types of organizations including academic/educational, private organizations, State/local government, and the Federal Government.

Intended Use

The data are a good source for information on the physical condition of the housing stock, household composition, housing costs, household equipment, current demographic data, and data on neighborhood conditions. These data are well suited for longitudinal studies of households through a specific housing unit over time. Analysis of a single metropolitan area and comparative analysis of multiple metropolitan areas are possible (see Related Resources for examples).

Where To Access Data Dictionary

Codebook for the American Housing Survey, 1973 to 1993, Volume 1. Includes most items for 1973–96 and 1985 questionnaire. Order from <http://www.huduser.org/datasets/ahs/ahsprev.html>.

Codebook for the American Housing Survey Volume 2: Supplement for 1984–96, September 28, 1998. Includes new items for 1995–96 and layouts for 1984–96. It is available for download from <http://www.huduser.org/datasets/ahs/ahsprev.html> and for order from HUD USER.

Codebook for the American Housing Survey Volume 3: 1997 SAS Files & Questionnaire Draft, September 28, 1998. Available for download from <http://www.huduser.org/datasets/ahs/ahsprev.html> and for order from HUD USER.

Documentation of Changes in the 1997 American Housing Survey is available for download from <http://www.huduser.org/datasets/ahs/ahsprev.html>.

Table specifications for 1999 and 1998 available from <http://www.census.gov/hhes/www/housing/ahs/tablespecs.html>.

Scheduled Updates

This national survey occurs every 2 years, the next being 2003.

Type of Reader Required

Reports on the data require MS Word 97 or higher or Adobe Acrobat Reader 4.0 or higher. The national data sets are available in SAS and ASCII format.

Related Resources

- **U.S. Census Bureau site for AHS**
<http://www.census.gov/hhes/www/ahs.html>
- **U.S. Census Bureau list of articles that use both the national and metropolitan sample**
<http://www.census.gov/hhes/www/housing/ahs/bib.html>
- **Data extracts and custom tables from the U.S. Census Bureau's Ferret system**
<http://ferret.bls.census.gov/cgi-bin/ferret>
- See related data set description for American Housing Survey—Metropolitan Sample on the next page of this guide.



American Housing Survey— Metropolitan Sample

Source

U.S. Census Bureau; U.S. Department of Housing and Urban Development, Office of Policy Development and Research, and Division of Housing and Demographic Analysis.

Geographic Coverage

The American Housing Survey Metropolitan Sample (AHS–MS) covers 47 selected metropolitan areas. The smallest geographic area identified for each unit is the “zone.” Zones are groups of census tracts that have minimum populations of 100,000 persons. A database that maps the census tracts for each zone is available at <http://www.huduser.org/datasets/ahs/ahsprev.html>. Other geographic indicators for each sample point include the SMSA and METRO indicates if it is in a central city or suburb.

Web Address

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

Background

In order to confirm that the expected rate of progress is being made to reach “the goal of a decent home and a suitable living environment for every American family,” Congress requires an annual report. To help meet the reporting requirements, the American Housing Survey (AHS) gathers data on issues such as housing quality, housing amenities, vacant housing units, household characteristics, income, housing and neighborhood quality, housing costs, equipment and fuels, size of housing unit, and recent movers. The Census Bureau returns to the same housing units year after year to gather data.

Year/Period(s) Covered in Data Sets

- The survey began in 1973. Data downloads are available for years 1998, 1996, and 1995 at <http://www.huduser.org/datasets/ahs.html>.
- Years 1984–94 are available for purchase on CD–ROM.

Media (Internet, CD–ROM, Disk) and Cost

- Data covering years 1998, 1996, and 1995 are available for free download on HUD USER’s Web site at <http://www.huduser.org/datasets/ahs.html>.
- AHS 1998 Metropolitan Microdata CD–ROM, \$15
- AHS Metropolitan 1988–92 Core Microdata CD–ROM, \$50
- AHS 1984–87 Metropolitan Microdata CD–ROM, \$50

Go to the HUD USER Web store at <http://www.huduser.org/order/pdrorder.html>.

Intended Users

Users of the AHS–MS work for many different types of organizations including academic/educational, private organizations, State/local government, and the Federal Government.

Intended Use

The data are a good source for information on the physical condition of the housing stock, household composition, housing costs, household equipment, current demographic data, and data on neighborhood conditions. These data are well suited for longitudinal studies of households through a specific housing unit over time. Analysis of a single metropolitan area and comparative analysis of multiple metropolitan areas are possible (see Related Resources for examples).

Where To Access Data Dictionary

Codebook for the American Housing Survey, Volume 1: 1973 to 1993. Includes most items for 1973–96 and 1985 questionnaire. Available for order from <http://www.huduser.org/datasets/ahs/ahsprev.html>.

Codebook for the American Housing Survey Volume 2: Supplement for 1984–96, September 28, 1998. Includes new items for 1995–96 and layouts for 1984–96. Available for download from <http://www.huduser.org/datasets/ahs/ahsprev.html>.

Codebook for the American Housing Survey Volume 3: 1997 SAS Files and Questionnaire Draft, September 28, 1998. Available for download from <http://www.huduser.org/datasets/ahs/ahsprev.html>.

Documentation of Changes in the 1997 American Housing Survey is available for download from <http://www.huduser.org/datasets/ahs/ahsprev.html>.

Table specifications for 1999 and 1998 available from <http://www.census.gov/hhes/www/housing/ahs/tablespecs.html>.

Scheduled Updates

The AHS Metropolitan Sample survey occurs every 2 years; however, the 2000 survey was skipped. The next metropolitan survey will be the 2002 survey. The AHS–MS gathers data for each of 47 selected metropolitan areas every 4 to 6 years, with samples of about 4,800 housing units for each metropolitan area. For a schedule of updates for specific metropolitan areas see <http://www.census.gov/hhes/www/housing/ahs/metropolitandata.html>.

Type of Reader Required

1998 metropolitan data sets are available in SAS and ASCII format. Data for 1996 and 1995 are available in a self-executable zip file that requires a data decompression utility such as WinZip. Reports on the data require either MS Word 97 or higher or Adobe Acrobat Reader 4.0 or higher.

Related Resources

- **U.S. Census Bureau site for AHS**
<http://www.census.gov/hhes/www/ahs.html>
- **List of articles that use the AHS–MS**
<http://www.huduser.org/datasets/ahs/metsurvey.doc>
- *American Housing Survey—Metropolitan Sample Assessment Project* (October 2000, 88 p.)
<http://www.huduser.org/publications/affhsg/ahs.html>
- **Data extracts and custom tables from the U.S. Census Bureau’s Ferret system**
<http://ferret.bls.census.gov/cgi-bin/ferret>
- See related data set description for American Housing Survey—National Survey, the previous data set in this guide.



Property Owners and Managers Survey (POMS)

Source

U.S. Census Bureau; U.S. Department of Housing and Urban Development, Office of Policy Development and Research, and Division of Housing and Demographic Analysis.

Geographic Coverage

Location information included in the POMS sample was limited to the 438 sampling areas (counties and independent cities) used for the U.S. Census Bureau's 1993 American Housing Survey (AHS) National Sample. Geographic indicators for each housing unit include the following: REGION identifies one of the four census regions, and METRO indicates if it is in a central city, suburb, or nonmetropolitan area.

Web Address

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

Background

POMS was designed to learn more about rental housing and the providers of rental housing. The purpose was to gain a better understanding of the property owners and managers on whom the Nation depends to provide affordable rental housing and what motivates their rental and maintenance policies.

A nationwide sample of approximately 16,300 housing units that were rented or vacant-for-rent in the 1993 American Housing Survey National Sample (AHS-N) was selected, and a questionnaire was mailed to the property owner, manager, or other agent of the owner of each property containing a selected unit. Detailed information was collected on maintenance, management practices, tenant policy, financial aspects of rental property ownership, owner characteristics, and related topics.

Year/Period(s) Covered in Data Set

Interviewing for the survey was done between November 1995 and June 1996.

Media (Internet, CD-ROM, Disk) and Cost

Data are available for free download on HUD USER's Web site at <http://www.huduser.org/datasets/poms.html>.

Intended Users

Housing researchers interested in performing analysis on privately owned rental properties, owners, managers, and their rental and maintenance policies. The data allow researchers to analyze characteristics by the number of rental units or the number of properties.

Intended Use

Analysts can use survey results to answer the question: Who are the owners of the Nation's rental units and do their actions differ greatly between different segments of the rental market? The survey results also can be used to analyze the problems facing owners and managers of rental units, and as an aid in understanding more about what are considered priorities by owners and managers.

Where To Access Data Dictionary

User must download the descriptive statistics from <http://www.huduser.org/datasets/poms.html> then open the self-executable file pomsdesc.exe. The text files that result provide the data definitions for the tables in the data set.

Scheduled Updates

This was a one-time survey.

Type of Reader Required

The microdata are available for single-family and multifamily in SAS transport format, ASCII format, and dBASE format. Property weights for multifamily are available in SAS transport format and ASCII format.

Related Resources

- **U.S. Census Bureau Web site for POMS**
<http://www.census.gov/hhes/www/poms.html>



State of the Cities Data Systems (SOCDS)

Sources

U.S. Census Bureau; Bureau of Labor Statistics; Federal Bureau of Investigation.

Geographic Coverage

Data are available for up to 331 metropolitan areas, 542 central cities, and 11,397 suburban places, depending on the specific data system and year. The Building Permits Database includes approximately 19,000 permit-issuing jurisdictions in metropolitan and nonmetropolitan areas.

Web Address

<http://socds.huduser.org/index.html>

Background

The SOCDS consists of the following five databases:

- The **Historical Census Data system** provides demographic data for individual cities from a database of census data. It contains data for metropolitan central cities and metropolitan suburban places for 1970, 1980, 1990, and 2000. In addition, poverty rate estimates are presented for 1993, 1995, 1997, and 1998. This system also includes data for the entire metropolitan area encompassing each city and the suburban area remainder.
- The **Current Labor Force Data system** provides labor force data for individual cities from a database of Local Area Unemployment Statistics data from the Bureau of Labor Statistics (BLS). It will display data on the number of employed residents, the size of the labor force, and the unemployment rate during a selected month in 2 selected years between 1990 and 2001. It contains data for all of the U.S. central cities and metropolitan areas for which BLS publishes the data. This means that the definition of “suburbs” for those metropolitan areas where BLS does not publish some central city data will differ from the definition used in SOCDS census data tables.
- The **County Business Patterns Special Data Extract system** provides data for individual cities from a database of special tabulations of the Standard Statistical Establishment List (SSEL) provided by the U.S. Census Bureau. The SSEL is the same data source used in the County Business Patterns publications. It contains data for 114 central cities and their associated 101 metropolitan areas for 1992 through 1997. These include the 100 largest central cities, plus 14 additional cities so that each State is represented. For 77 of these cities (73 metropolitan areas), 1991 data are available. Metropolitan areas in New England follow the New England County Metropolitan Area definition. The “suburbs” in each metropolitan area are defined as the metropolitan area total less the sum of data for all the central cities for which data are available. When output tables display 1991 data, suburban data are calculated using only those central cities for which 1991 data are available.

- The **FBI Crime Data system** provides crime data for individual cities from a database derived from FBI crime data. It contains crime rates for all 542 metropolitan central cities and their associated metropolitan areas and suburbs for 1992, 1997, 1998, and 1999. Data for the “suburbs” are calculated as the data for the metropolitan area less the sum of the data for all central cities (if any) in the metropolitan area.
- The **Building Permits Database** contains data on permits for residential construction at the permit-issuing jurisdiction level from the Census Bureau’s Building Permits Survey. Users can create output tables at the State, county, metropolitan area, or permit-issuing jurisdiction level. Annual data are available from 1980 to 2000. Monthly data are available from January 1997 to October 2001. The URL to the permit data is <http://socds.huduser.org/permits/index.html>.

Year/Period(s) Covered in Data Set

- Historical Census Data: 1970, 1980, 1990, and 2000. Poverty rate estimates are presented for 1993, 1995, 1997, and 1998.
- Current Labor Force Data: monthly 1990–2001; annually 1990–2000.
- County Business Special Data Extract: 1991–97.
- FBI Crime Data: annually 1992, 1997–99.
- Building Permits Database: monthly 1997–2001; annually 1980–2000.

Media (Internet, CD–ROM, Disk) and Cost

The database is available for free download on HUD USER’s Web site at <http://socds.huduser.org/index.html>.

Intended Users

Planners, academic, and market researchers.

Intended Use

The intended use is for informational gathering. The database includes demographic and economic characteristics, unemployment rate, jobs, business establishments, and crime statistics.

Where To Access Data Dictionary

In general, SOCDS data are presented in well-documented tables and a data dictionary is not necessary. When entire database archives are downloaded, data dictionaries are included in the archive files.

- All SOCDS Census data are downloadable in zipped dBASE format from http://socds.huduser.org/Census/SOC_Census.zip. The *.zip file includes a data dictionary.
- Customized downloads from the SOCDS Census data are available through the SOCDS Census Query Builder, located at <http://socds.huduser.org/Census/CensusQueryMain.htm>.
- The County Business Patterns Special Extract Data are available for download at <http://socds.huduser.org/cbpse/cbpse.zip>. The *.zip file contains a data dictionary.
- The FBI Crime statistics are available for download at <http://socds.huduser.org/fbi/crime.zip>. The *.zip file contains a data dictionary.

- When Building Permits data are requested in comma-delimited format, a data dictionary is generated at the top of the output page.
- The Current Labor Force database is not available for download from the SOCDS site. Users can download the Bureau of Labor Statistics (BLS) locality codes (at http://socds.huduser.org/bls_laus/blscodes.zip) necessary to retrieve all of the data from the BLS Series Report Web site, <http://146.142.4.24/cgi-bin/srgate>.

Scheduled Updates

Current Labor Force and Building Permits data are updated monthly. FBI Crime data and County Business Pattern Special Extracts are updated annually. SOCDS Census data updates occur as new data become available. New databases may be added periodically.

Type of Reader Required

Internet browser, MS Excel 97 or higher, and decompression software such as WinZip.

Related Resources

- The State of the Nation's Cities Database, link posted at <http://www.huduser.org/resources/sites.html>.



Fair Market Rents

Source

U.S. Department of Housing and Urban Development, Office of Policy Development and Research, and Division of Housing and Demographic Analysis.

Geographic Coverage

HUD defines Fair Market Rent (FMR) areas as metropolitan areas and nonmetropolitan counties.

Web Address

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

Background

Fair Market Rents (FMRs) determine the subsidies paid for rental housing units assisted using the Section 8 housing assistance payments voucher program. Maximum Section 8 rental voucher payment standards are set by local public housing agencies, but must normally be set between 90 and 110 percent of the published FMRs. HUD annually estimates FMRs for 354 metropolitan areas and 2,350 nonmetropolitan county areas.

Year/Period(s) Covered in the Data Sets

The data include ranges from 1983 to FY2002:

- 2002 FMRs Final and Proposed Data.
- 2001 FMRs Final and Proposed Data.
- FMR History 1983–Present.

Media (Internet, CD–ROM, Disk) and Cost

All FMR data are available for free download on HUD USER's Web site at <http://www.huduser.org/datasets/fmr.html>.

Intended Users

Landlords, real estate agencies, and Section 8 rental assistance voucher program participants.

Intended Use

FMRs are housing marketwide estimates that are intended to provide a consistent basis for providing access to standard-quality, affordable rental housing in the majority of neighborhoods within the FMR area.

Where To Access Data Dictionary

<http://www.huduser.org/datasets/fmr/fmrover.doc>

Scheduled Updates

Annually on October 1.

Type of Reader Required

Internet Browser, Adobe Acrobat 4.0 or higher, MS Word 97 or higher, and dBASE reader (such as MS Excel).

Related Resources

- **Difficult Development Areas Data Set**
<http://www.huduser.org/datasets/qct.html>
- **HUD Median Family Income Limits Data**
<http://www.huduser.org/datasets/il.html>
- **Assisted Housing: National and Local Data Set**
<http://www.huduser.org/datasets/assthsg.html>
- *Assessment of the Economic and Social Characteristics of LIHTC Residents and Neighborhoods: Final Report* (August 2000, 200 p.)
- *The Low-Income Housing Tax Credit Program: National Survey of Property Owners* (March 2000, 113 p.)
- *Development and Analysis of the National Low-Income Housing Tax Credit Database* (September 1996, 60 p.)
- *Updating the Low-Income Housing Tax Credit Database* (December 2000, 46 p.)
- *Random Digit Dialing Surveys: A Guide to Assist Larger PHAs* (April 2000, 62 p.)
<http://www.huduser.org/publications/doc/rddl原因.doc>
- *Rental Housing Surveys: A Guide to Assist Smaller PHAs* (December 1998, 51 p.)
<http://www.huduser.org/publications/doc/rddsmall98.doc>



HUD Median Family Income Limits

Source

U.S. Department of Housing and Urban Development, Office of Policy Development and Research.

Geographic Coverage

National data are broken down to the State (metropolitan and nonmetropolitan), county, Metropolitan Statistical Area (MSA), and Primary Metropolitan Statistical Area (PMSA) level. The median income publication provides decile distribution estimates, showing the break points for various deciles (a decile is one-tenth of a rank-ordered distribution, with the fifth decile being the median). Different income limits are provided for family sizes of one to eight persons and a formula is provided to calculate income limits for larger family sizes.

Web Address

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

Background

The Median Family Income Limit estimates are based on the U.S. Census Bureau median family income estimates with a combination of Bureau of Labor Statistics earnings and employment data and Census Divisional P-60 median family income data. Revisions are made when statistically justified by American Housing Survey results. All estimates are based on the area definitions used to develop HUD's Section 8 program Fair Market Rents. These area definitions are generally the same as those currently used by the Office of Management and Budget. The use of the HUD median family income estimates and income limits is subject to individual program guidelines covering definitions of income and family, family size, effective dates, and other factors.

Year/Period(s) Covered in Data Set

Data files available by year from 1990–2001.

Media (Internet, CD-ROM, Disk) and Cost

All versions are available for free download from the Internet in the following formats:

- PDF file for 2001.
- MS Word for years 1994–95, 1999–2001.
- MS Excel for years 1999–2001.
- ASCII for years 1999–2001
- Text file for years 1990–93, 1996–98.

Intended Users

- Public and Indian Housing Authorities.
- Rural Housing and Community Development Services.

- Federal Deposit Insurance Corporations.
- Federal Housing Finance Bank Service.

Intended Use

Public housing/Section 8 income limits are used to determine the income eligibility of applicants for public housing, Section 8, and other programs subject to Section 3(b)(2). The revised income limits are based on HUD estimates of median family income.

Where To Access Data Dictionary

Estimated Median Family Incomes for FY2001

<http://www.huduser.org/datasets/il/fmr01/medians.doc>

FY2001 State list of counties (and New England towns) identified by metropolitan and nonmetropolitan status

<http://www.huduser.org/datasets/il/fmr01/def01.html>

FY2001 Transmittal Notice

<http://www.huduser.org/datasets/il/fmr01/sect801.pdf>

FY2001 Briefing Material

<http://www.huduser.org/datasets/il/fmr01/combined.pdf>

FY2001 Calculation Procedures Notice

<http://www.huduser.org/datasets/il/fmr01/pdr-2001-1.pdf>

Scheduled Updates

Annual updates are released in the beginning of each calendar year. The prior year's figures are valid until updates are released.

Type of Reader Required

Internet browser, Adobe Acrobat Reader 4.0 or higher, MS Word 97 or higher, and MS Excel 97 or higher.

Related Resources

- **Fair Market Rents**
<http://www.huduser.org/datasets/fmr.html>
- **Annual Adjustment Factors**
<http://www.huduser.org/datasets/aaf.html>



Annual Adjustment Factors

Source

U.S. Department of Housing and Urban Development, Office of Rental Assistance, Public and Indian Housing; Office of Special Needs Assistance Programs, Community Planning and Development; Office of Asset Management and Development, Office of Housing; Economic Market Analysis Division, Office of Policy Development and Research.

Geographic Coverage

Metropolitan areas with their own Consumer Price Index Surveys are each listed with the respective Annual Adjustment Factors (AAFs). All other areas are grouped into State metropolitan and nonmetropolitan balances and AAFs are provided for each aggregation.

Web Address

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

Background

The U.S. Housing Act of 1937 requires that assistance contracts signed by owners participating in the Department's Section 8 housing assistance payments programs provide for annual adjustment in the monthly rentals for units covered by the contract. This notice announces revised AAFs for adjustment of contract rents on assistance contract anniversaries. The factors are based on a formula using data on residential rent and utilities cost changes from the most current Bureau of Labor Statistics Consumer Price Index survey and from HUD Random Digit Dialing rent change surveys.

Year/Period(s) Covered in Data Set

1997–2001 data available by year.

Media (Internet, CD–ROM, Disk) and Cost

All versions are available for free download from the Internet in the following formats:

- PDF file for years 1997, 2000, and 2001.
- MS Word for years 1998 and 1999.
- HTML for 1998.

Intended Users

Entities that provide Section 8 rental assistance whose contracts stipulate that rent increases shall be based on AAFs. This includes many Section 8 new construction, substantial rehabilitation, loan management, and property disposition projects.

Intended Use

Used to adjust contract rents for units assisted in certain Section 8 housing assistance programs during the term of the HAP contract.

Where To Access Data Dictionary

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

Check the notice included in each Annual Adjustment Factor CFR.

Scheduled Updates

Annual updates are released in a CFR typically issued at the beginning of the fiscal year.

Type of Reader Required

Internet browser, Adobe Acrobat Reader 4.0 or higher, and MS Word 97 or higher.

Related Resources

- **HUD Median Family Income Limits**
<http://www.huduser.org/datasets/il.html>
- **Random Digit Dialing Surveys**
<http://www.huduser.org/publications/pubasst/rdd.html>



Assisted Housing: National and Local (A Picture of Subsidized Households)

Source

U.S. Department of Housing and Urban Development, Office of Policy Development and Research, Division of Program Monitoring and Research; Office of Research, Evaluation and Monitoring.

Geographic Coverage

Available for the entire United States, the District of Columbia, Guam, Puerto Rico, the Virgin Islands, and the Northern Mariana Islands. The data present U.S. totals, State totals, and census tract summaries. Data are also summarized by local public housing agency and by individual housing project. Some geographic information is included for these projects.

Web Address

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

Background

This data set sketches a picture of nearly 5 million subsidized households across the United States. It includes: (1) Totals, (2) Indian Housing, (3) Public Housing, (4) Section 8 Certificates and Vouchers, (5) Section 8 Moderate Rehabilitation, (6) Section 8 New and Substantial Rehabilitation, (7) Section 236, (8) Other HUD subsidies, and (9) Low-Income Housing Tax Credits (LIHTCs).

Year/Period(s) Covered in the Data Sets

- A Picture of Subsidized Households in the 1970s (1976–77).
- Family Data on Public and Indian Housing, 1993.
- A Picture of Subsidized Households in 1996.
- A Picture of Subsidized Households in 1997.
- A Picture of Subsidized Households in 1998.

Media (Internet, CD–ROM, Disk) and Cost

Data are available for free download on HUD USER's Web site at <http://www.huduser.org/datasets/assthsg.html>.

Intended Users

Researchers interested in data for public housing, Section 8 tenant-based housing, multifamily assisted housing, and Indian Housing.

Intended Use

Supplies demographic data on household incomes, rent, household composition, number of children, household size, and other family characteristics.

Where To Access Data Dictionary

<http://www.huduser.org/datasets/assthsg/statedata98/explan.html>

Other recent years have similar dictionaries at: <http://www.huduser.org/datasets/assthsg.html>.

Click on the year of data, then Detailed Explanation of the Variables about halfway down.

Scheduled Updates

Unknown at this time.

Type of Reader Required

Internet browser, Windows notepad, and MS Word 97 or higher.

Related Resources

- **American Housing Survey (AHS) Data Set**
<http://www.huduser.org/datasets/ahs.html>
- **Qualified Census Tracts Data Set**
<http://www.huduser.org/datasets/qct.html>
- **Difficult Development Areas Data Set**
<http://www.huduser.org/datasets/qct.html>
- **HUD Median Family Income Limits Data Set**
<http://www.huduser.org/datasets/il.html>
- *A Picture of Subsidized Households in the 1970s: Description of Data File* (July 1997, 60 p.)
- *A Picture of Subsidized Households in 1996: Volume 1, New England* (December 1996, 182 p.)
- *A Picture of Subsidized Households in 1996: Volume 2, New York and New Jersey* (December 1996, 186 p.)
- *A Picture of Subsidized Households in 1996: Volume 3, Mid-Atlantic* (December 1996, 232 p.)
- *A Picture of Subsidized Households in 1996: Volume 4, Southeast* (December 1996, 480 p.)
- *A Picture of Subsidized Households in 1996: Volume 5, Midwest* (December 1996, 426 p.)
- *A Picture of Subsidized Households in 1996: Volume 6, Southwest* (December 1996, 300 p.)
- *A Picture of Subsidized Households in 1996: Volume 7, Great Plains* (December 1996, 184 p.)
- *A Picture of Subsidized Households in 1996: Volume 8, Rocky Mountains* (December 1996, 128 p.)
- *A Picture of Subsidized Households in 1996: Volume 9, Pacific* (December 1996, 222 p.)
- *A Picture of Subsidized Households in 1996: Volume 10, Northwest* (December 1996, 134 p.)
- *A Picture of Subsidized Households in 1996: Volume 11, Large Projects & Agencies* (December 1996, 285 p.)
- *A Picture of Subsidized Households in 1997: United States: Totals and Agencies with over 500 Units* (December 1997, 109 p.)
- *A Picture of Subsidized Households in 1998: Supplement on Income & Household Members* (May 1998, 41 p.)



Government-Sponsored Enterprises (Fannie Mae and Freddie Mac)

Source

U.S. Department of Housing and Urban Development.

Geographic Coverage

- National.
- State (aggregated by census tract).
- MSA (aggregated by census tract).

Web Address

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

Background

The Department of Housing and Urban Development has released extensive information to the public on the mortgage purchases of Fannie Mae and Freddie Mac, two government-sponsored enterprises (GSEs) that HUD regulates.

Data sets covering 7 years of single-family and multifamily mortgage purchases by Fannie Mae and Freddie Mac are available from HUD USER at <http://www.huduser.org/datasets/gse.html>.

Year/Period(s) Covered in Data Set

1993–2000 data available in the following groupings:

- National Single-family and Multifamily.
- State Single-family.
- MSA Single-family.

Media (Internet, CD–ROM, Disk, Data Tape) and Cost

- Internet: partial National Single-family and Multifamily versions of all years as well as order forms for the data are available for free download in an executable file format.
- *GSE National Single-family and Multifamily Data Set* on CD–ROM for years 1993–2000 are available for \$35 per year. (Single-family includes tract-level and National A and National B files, has census files A, B, C. Multifamily includes national and tract-level files, has property and unit-class information.)
- *State GSE Single-Family Census Tract Data Sets* on CD–ROM including all States for 1993–2000 is available for \$25 (includes tract-level file, has census file C information).
- *Metropolitan Statistical Area GSE Single-Family Census Tract Data Sets* on CD–ROM including all MSAs for 1993–2000 is available for \$25 (includes tract-level file, has census file C information).
- *Multifamily GSE Mortgage Data Sets* on CD–ROM is available for \$25 (includes national and tract-level files, has property and unit-class information).

Intended Users

Mortgage lenders, planners, researchers, and housing practitioners.

Intended Use

The data will aid in studying the flow of mortgage credit and capital in America's communities. It will also help people understand where Fannie Mae and Freddie Mac are focusing their affordable homeownership efforts. These data sets provide insight into their efforts and additional data for mortgage research.

Where To Access Data Dictionary

<http://www.huduser.org/datasets/gse/tabin2.html>

Single-family and Multifamily Public Use Database Data Dictionary

Scheduled Updates

Annual updates are released at the end of each fiscal year for the previous calendar year's data.

Type of Reader Required

Internet browser and MS Excel 97 or higher.

Related Resources

- **Right-To-Know Network (RTK) Web site**
http://db.RTK.NET/data/gse/gse_gen.html
- **Housing Finance Working Paper Series, a 12-paper series**
<http://www.huduser.org/publications/hsgfin/workpapr.html>
- *Cityscape: A Journal of Policy Development and Research*, Volume 5, Issue 3 (2001, 325 p.)
<http://www.huduser.org/periodicals/cityscpe/vol5num3/current.html>
- "Studies on Privatizing Fannie Mae and Freddie Mac" (1996, 400 p.)
<http://www.huduser.org/publications/hsgfin/studies.html>
- "Privatization of Fannie Mae and Freddie Mac: Desirability and Feasibility" (1996, 212 p.)
<http://www.huduser.org/publications/hsgfin/fredfan.html>
- Issue Brief: "HUD's Affordable Lending Goals for Fannie Mae and Freddie Mac" (2001, 8 p.) <http://www.huduser.org/publications/polleg/gse.html>
- "Study of Multifamily Underwriting and the GSEs' Role in the Multifamily Market" (2001, 140 p.)



Research Maps (R–MAPS) Volume 2: Selected PD&R Data Sets for 1998 and Volume 3: Selected PD&R Data Sets With LandView^â

Source

Data comes from the U.S. Department of Housing and Urban Development's Office of Policy Development and Research or from the U.S. Department of Commerce, U.S. Census Bureau depending on the data set. See Geographic Coverage section below.

Geographic Coverage

- American Housing Survey (Census)—data available by Metropolitan Statistical Area (MSA) zone.
- Government-Sponsored Enterprises and Home Mortgage Disclosure Act (HUD)—data available by census tract.
- Low-Income Housing Tax Credit (HUD)—data available by development.
- Picture of Subsidized Households (HUD)—data available by census tract (for Section 8) or by development (for public housing and project-based).
- State of the Cities (Census)—data available by MSA, central city, suburb, and census place.

Web Address

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

Background

These two volumes are provided by HUD's Office of Policy Development and Research to make many of the data sets found in this guide available in spatially enabled data format. The data sets in Volume 2 are in shapefile format (except for Picture of Subsidized Households data, which is provided in dBASE format with geographic identifiers). The Volume 3 data comes with the LandView[®] reader and several other layers of nonhousing data from the U.S. Environmental Protection Agency and the U.S. Census Bureau.

These two volumes contain the same data.

Year/Period Covered in Data Set

1998.

Media (Internet, CD–ROM, Disk) and Cost

Data are available for free download on HUD USER's Web site at <http://www.huduser.org/datasets/gis.html>.

Intended Users

Housing researchers equipped with Geographic Information System (GIS) software.

Intended Use

Depends upon data set used. See other parts of this guide to determine intended use of the individual housing data sets.

Where To Access Data Dictionary

The manual in Volume 2 provides a list of the data elements. The user may cross-reference the other data sets in this guide to get a complete data dictionary for the data set of interest.

Scheduled Updates

No update scheduled at this time.

Type of Reader Required

- Volume 2—Geographic Information System capable of opening shapefile format (works with Community 2020[®] software).
- Volume 3—Comes with its own LandView[®] reader.

Related Resources

Check other sections of this guide for more detailed descriptions of the data sets contained in each volume.