



guide to  
**HUD User**  
data sets



**PD&R**

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



This guide is intended to serve as a helpful reference tool for the data sets available from the HUD User Clearinghouse and on our website at [huduser.gov](http://huduser.gov). We have provided a brief description of each data set along with its web address, release data, format(s), and the timeframe to which the data applies.

For assistance, or to order by phone, please call our HUD User Help Desk at 800-245-2691, option 1, M-F, 8:30 a.m. to 5:15 p.m. eastern.



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# 50TH PERCENTILE RENT ESTIMATES

[huduser.gov/datasets/50per.html](http://huduser.gov/datasets/50per.html)

Rent estimates at the 50th percentile (or median) are calculated for all Fair Market Rent areas. THESE ARE NOT FAIR MARKET RENTS. Under certain conditions, as set forth in the Interim Rule (Federal Register Vol. 65, No. 191, Monday, October 2, 2000, pages 58,870–58,875), these 50th percentile rents can be used to set success rate payment standards.

**Anticipated Release Date:** Annually, in the fall

**Format:** Microsoft Excel

**Periods Available:** Annual, 2001–15

# AMERICAN HOUSING SURVEY (AHS)

[huduser.gov/datasets/ahs.html](http://huduser.gov/datasets/ahs.html)

The American Housing Survey (AHS) is the most detailed, recurring national housing sample survey in the United States. The U.S. Census Bureau conducts the AHS to obtain up-to-date housing statistics for the U.S. Department of Housing and Urban Development. It provides data on apartments, single-family homes, mobile homes, vacant homes, family composition, income, housing and neighborhood quality, housing costs, equipment, fuels, sizes of housing units, and recent movers. A nationally representative panel is interviewed every other year. Metropolitan area surveys are conducted for 60 metropolitan areas, where householders are interviewed every 4 years.

**Anticipated Release Dates:** National data are released every other year in late spring. Metropolitan data are released in the fall for the preceding year.

**Formats:** National: SAS, ASCII. Metropolitan: SAS, ASCII

**Periods Available:** National: Biennially, 1995–2013 on census.gov. Data are available on CD-ROMs for earlier periods: annually 1973–1983 and biennially 1985–1993. Metropolitan: 1995, 1996, 1998, 2002, 2004, 2007, 2009 available on census.gov. Data for earlier years (1974–1983 and 1984–2004) are available on CD-ROMs.

# ANNUAL ADJUSTMENT FACTORS (AAF)

[huduser.gov/datasets/aaf.html](http://huduser.gov/datasets/aaf.html)

The U.S. Department of Housing and Urban Development establishes the rent adjustment factors—called Annual Adjustment Factors (AAFs)—on the basis of Consumer Price Index (CPI) data relating to changes in residential rent and utility costs.

**Anticipated Release Date:** Annually

**Formats:** PDF (1997, 2000–01, 2003–05, 2010–11); Microsoft Word (1998–99, 2002, 2006–2009)

**Periods Available:** Annual, 1997–2015

# COMPONENTS OF INVENTORY CHANGE (CINCH)

[huduser.gov/datasets/cinch.html](http://huduser.gov/datasets/cinch.html)

The Components of Inventory Change (CINCH) reports are processed every 2 years, using data derived from the national American Housing Survey (AHS). The data compare the characteristics of individual housing units over time. This comparison allows researchers to see not only changes in the characteristics of housing units but also changes in the characteristics of occupants. Information is available on the characteristics of units added to and removed from the housing stock.

**Anticipated Release Date:** Every other year

**Formats:** PDF (all years), SAS and ASCII (2001–2011)

**Periods Available:** Biennially, 1985–2011

# CONSOLIDATED PLANNING (CHAS DATA)

[huduser.gov/datasets/cp.html](http://huduser.gov/datasets/cp.html)

The U.S. Department of Housing and Urban Development (HUD) periodically receives “custom tabulations” of data from the U.S. Census Bureau that are largely not available through standard census products. These data, known as the CHAS data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low-income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds. Elements of the CHAS data are available through CPD Maps, the online mapping tool from HUD’s Office of Community Planning and Development ([egis.hud.gov/cpdmaps](http://egis.hud.gov/cpdmaps)).

The CHAS data used to be derived from the decennial census, but now rely on the American Community Survey (ACS). Going forward the CHAS data will be released annually based on ACS 1-year, 3-year, or 5-year estimates.

**Anticipated Release Date:** Annually, around January

**Formats:** SAS, CSV

**Periods Available:** 2000, 2005–07, 2006–08, 2005–09, 2006–10, 2008–10, 2009–11, 2007–11, 2008–12

## FAIR MARKET RENTS (FMRs)

[huduser.gov/datasets/fmr.html](http://huduser.gov/datasets/fmr.html)

Fair Market Rents (FMRs) determine the payment standard amounts for the Housing Choice Voucher program, determine initial renewal rents for some expiring Project-Based Section 8 contracts, establish initial rents for housing assistance payment contracts, are the basis for Flat Rents in Public Housing, and serve as a rent ceiling for the HOME program. The U.S. Department of Housing and Urban Development calculates and publishes FMRs annually for each Office of Management and Budget metropolitan area and nonmetropolitan county.

**Note:** 50th Percentile Rent Estimates can be used in place of FMRs in certain conditions that meet the requirements of regulations.

**Anticipated Release Date:** Annually, in October

**Formats:** PDF, HTML, Microsoft Excel

**Periods Available:** Annual, 1983–2015

## GEOSPATIAL DATA RESOURCES

[huduser.gov/portal/datasets/gis.html](http://huduser.gov/portal/datasets/gis.html)

Geographic Information Systems (GIS) is a powerful technology for understanding, managing, analyzing, and visualizing U.S. Department of Housing and Urban Development's (HUD) assets and policy initiatives. Although GIS has been employed in varying degrees for many years throughout the Department, strategic efforts to provide an enterprisewide platform for geospatial data, tools, and expertise to address housing issues began in 2000, under the auspices of the Office of Policy Development and Research with the development of the Enterprise Geographic Information System (eGIS) platform. The platform supports a number of HUD program office initiatives and serves as the primary source for its assisted housing and other data sets in a geospatial format, geospatially enabled web services, and GIS web applications.

**Anticipated Release Date:** Data sets are updated quarterly

**Formats:** ArcGIS Desktop 10 file geodatabase, HUD's Map Services, are published in three standard formats: GeoServices Representational State Transfer (REST), OpenGIS Web Map Service Interface Standard (WMS), and Keyhole Markup Language (KML). Users can access these map services with Google Earth, ArcGIS.com, ArcGIS Explorer Online, and ArcGIS Desktop 10.

**Periods Available:** Varies by data set, 2000–current

**Note:** Users with their own GIS software can access file geodatabases and map services suitable for mapping the spatial component of our housing assets and programs at [huduser.gov/portal/datasets/gis/spatial.html](http://huduser.gov/portal/datasets/gis/spatial.html).

# GOVERNMENT-SPONSORED ENTERPRISE DATA

[huduser.gov/datasets/gse.html](http://huduser.gov/datasets/gse.html)

The U.S. Department of Housing and Urban Development (HUD) published extensive information on the mortgage purchases of Fannie Mae and Freddie Mac, two Government-Sponsored Enterprises (GSEs) for which HUD had oversight responsibility through mid-2008. The information is intended to aid mortgage lenders, planners, researchers, and housing advocates in studying the flow of mortgage credit and capital in America's communities.

**Anticipated Release Date:** The Federal Housing Finance Agency, now overseeing the GSEs, releases the data.

**Format:** ASCII (self-extracting EXE)

**Periods Available:** Annual, 1993–2007

# HOUSING AFFORDABILITY DATA SYSTEM (HADS)

[huduser.gov/datasets/hads/hads.html](http://huduser.gov/datasets/hads/hads.html)

The Housing Affordability Data System (HADS) is a set of files derived from the 1985 and later national American Housing Survey (AHS) and the 2002 and later Metro AHS. This system categorizes housing units by affordability and households by income, with respect to the Adjusted Median Income, Fair Market Rent (FMR), and poverty income. It also includes housing cost burden for owner and renter households. These files have been the basis for the worst case needs tables since 2001. The data files are available for public use, as they were derived from AHS public-use files and the published income limits and FMRs. We are providing these files to give the community of housing analysts the opportunity to use a consistent set of affordability measures.

**Anticipated Release Date:** Every other year

**Formats:** ASCII, SAS

**Periods Available:** Biennially, 1985–2013 (derived from AHS National Data), 2002–13 (derived from AHS Metro Data)

# HOUSING DISCRIMINATION AGAINST RACIAL AND ETHNIC MINORITIES 2012

[huduser.gov/portal/datasets/hsg\\_discrimination.html](http://huduser.gov/portal/datasets/hsg_discrimination.html)

For much of the 20th century, discrimination by private real estate agents and rental property owners helped establish and sustain stark patterns of housing and neighborhood inequality. Beginning in the late 1970s, the U.S. Department of Housing and Urban Development has rigorously monitored trends in racial and ethnic discrimination in both rental and sales markets approximately once each decade through a series of nationwide, paired-testing studies. This summary report presents findings from the fourth such study, which applied paired-testing methodology in 28 metropolitan areas to measure the incidence and forms of discrimination experienced by black, Hispanic, and Asian renters and homebuyers.

**Anticipated Release Date:** This was a one-time survey.

**Formats:** SAS, PDF

**Period Available:** 2012 Summary Report

## INCOME LIMITS

[huduser.gov/datasets/il.html](http://huduser.gov/datasets/il.html)

Income limits are calculated for metropolitan areas and nonmetropolitan counties in the United States and its territories using the Fair Market Rent (FMR) area definitions used in the Section 8 program. They are based on the U.S. Department of Housing and Urban Development estimates of median family income, with adjustments for family size. Adjustments are also made for areas that have unusually high or low income-to-housing cost relationships.

**Anticipated Release Date:** Annually

**Formats:** Microsoft Word, PDF, HTML, Microsoft Excel

**Periods Available:** Annual, 1990–2015

## LOW-INCOME HOUSING TAX CREDIT DATABASE

[lihtc.huduser.gov/](http://lihtc.huduser.gov/)

The Low-Income Housing Tax Credit (LIHTC) database is the only complete, national source of information on the size, unit mix, and location of individual projects. Through our continued support of the national LIHTC database, the U.S. Department of Housing and Urban Development is assisting researchers in their efforts to learn more about the effects of the tax credit program.

**Anticipated Release Date:** Late spring

**Formats:** HTML, dBase (self-extracting ZIP)

**Periods Available:** Annual. The database covers LIHTC projects placed in service from 1987 to 2013.

## METROPOLITAN AREA LOOK-UP

[huduser.gov/portal/datasets/geotools.html](http://huduser.gov/portal/datasets/geotools.html)

The Metropolitan Area Look-Up system provides users with a facility to select a state and county combination to determine if the selected county is part of an Office of Management and Budget (OMB) defined Core Based Statistical Area (CBSA). The system has been updated with OMB area definitions published for fiscal year 2009.

**Anticipated Release Date:** Intermittent

**Formats:** HTML

**Periods Available:** 2009

## MOVING TO OPPORTUNITY (MTO)

[huduser.gov/portal/datasets/mto.html](http://huduser.gov/portal/datasets/mto.html)

Moving to Opportunity (MTO) is a unique, random-assignment research effort sponsored by the U.S. Department of Housing and Urban Development (HUD). It was designed to help very low-income families with children living in public housing or Section 8 project-based housing in extremely poor neighborhoods relocate to “opportunity neighborhoods” for greater self-sufficiency and improved individual and family well-being. Final and interim reports, as well as demonstration data, have been made available.

**Anticipated Release Date:** This was a one-time survey.

**Formats:** PDF

**Periods Available:** Report covers September 1994 to August 1998.

## MULTIFAMILY TAX SUBSIDY INCOME LIMITS

[huduser.gov/datasets/mtsp.html](http://huduser.gov/datasets/mtsp.html)

Multifamily Tax Subsidy Projects (MTSP) Income Limits were developed to meet the requirements established by the Housing and Economic Recovery Act of 2008 (Public Law 110-289) that allows 2007 and 2008 projects to increase over time. The MTSP Income Limits are used to determine qualification levels, as well as to set maximum rental rates for projects funded with tax credits authorized under section 42 of the Internal Revenue Code (the Code) and projects financed with tax-exempt housing bonds issued to provide qualified residential rental development under section 142 of the Code.

**Anticipated Release Date:** Annually

**Formats:** HTML, Microsoft Excel, Microsoft Word, PDF

**Periods Available:** 2009–15

# MULTIFAMILY UTILITY ALLOWANCE FACTORS

[huduser.gov/portal/datasets/muaf.html](http://huduser.gov/portal/datasets/muaf.html)

The U.S. Department of Housing and Urban Development's Office of Housing permits owners/agents to use Utility Allowance Factors (UAFs) for projects subject to the requirements found in Housing's Utility Analysis Notice. The notice describes when owners/agents of multifamily housing properties that receive a utility allowance may use the published UAFs to adjust these allowances. The data set will be updated once per year and will be published with an effective date. The data set will be based on information published by the U.S. Energy Information Administration and the Bureau of Labor Statistics. Owners/agents will determine the utility and state specific UAF and apply the published UAF to the utility allowance being adjusted.

**Anticipated Release Date:** Annually

**Format:** Microsoft Excel

**Period Available:** 2015

# PHA HOMELESSNESS PREFERENCES: WEB CENSUS SURVEY DATA

[huduser.gov/portal/datasets/pha\\_study.html](http://huduser.gov/portal/datasets/pha_study.html)

In 2012, the U.S. Department of Housing and Urban Development administered a web-based survey to 3,988 public housing agencies (PHA) that administer the Housing Choice Voucher program and/or operate public housing to understand the extent to which PHAs prioritize homeless households for these two forms of housing assistance. This survey of all PHAs nationwide was used to provide an understanding of the activities that PHAs are using to serve homeless individuals and families, including whether they use general or limited preferences for homeless households or make other special efforts to serve homeless households.

**Anticipated Release Date:** This was a one-time survey.

**Formats:** PDF, SAS, Microsoft Excel

**Periods Available:** 2012

## PHYSICAL INSPECTION SCORES

[huduser.gov/portal/datasets/pis.html](http://huduser.gov/portal/datasets/pis.html)

The U.S. Department of Housing and Urban Development's (HUD) Real Estate Assessment Center, at (888) 245-4860, conducts physical inspections of properties that are owned, insured, or subsidized by HUD, including public housing and multifamily assisted housing. This release provides a full, historical view of the results of those inspections, providing point-in-time property scores. Results are available for download as a comma-delimited data set. Separate data sets are available for public housing and for multifamily assisted properties.

**Anticipated Release Date:** Annually

**Formats:** TXT, Microsoft Excel

**Periods Available:** 2001–15

## PICTURE OF SUBSIDIZED HOUSEHOLDS

[huduser.gov/datasets/assthsg.html](http://huduser.gov/datasets/assthsg.html)

This data set, also known as Assisted Housing: National and Local, allows users to sketch a picture of more than 5 million subsidized households across the United States. The resulting Versions of Picture to date include the following the U.S. Department of Housing and Urban Development program classifications: Public Housing, Section 8 Housing Choice Vouchers, Section 8 Moderate Rehabilitation, Section 8 New and Substantial Rehabilitation, HOME projects, Section 236, and other HUD multifamily subsidies. Information is also provided for low-income housing tax credit (LIHTC) projects.

The 2014 Picture update will provide a new project classification for multifamily projects in order to group all Project-Based Section 8 projects into one category. New categories for multifamily projects will be: Project-Based Section 8, projects that receive Rent Supplement and Rental Assistance Payments (Rent SUP/RAP), Section 202 PRAC, Section 811 PRAC, and projects that have HUD-sponsored financing only (Section 236 and Below Market Interest Rates (BMIR)).

Assisted Housing data are available through a query process for the nation, states, Core-Based Statistical Areas (CBSAs), counties, cities, projects, census tracts, and Public Housing Authorities. As of 2014, data will also be available for the 113th Congress Congressional Districts.

Data available through Picture of Subsidized Households include assisted and occupied unit counts; tenant socioeconomic and demographic summaries; and some limited 2010 Census information such as poverty, minority, and single-family homeownership for the relevant geographic level of aggregation.

**2014 Update release date:** Fall 2015

**Formats:** Web-based query tool, Microsoft Excel

**Periods Available:** 1996–98, 2000, 2004–13, 2012–13 based on 2010 Census geographies

# PROPERTY OWNERS AND MANAGERS SURVEY (POMS)

[huduser.gov/datasets/poms.html](http://huduser.gov/datasets/poms.html)

The Property Owners and Managers Survey (POMS) Overview, Summary Tables, and Source and Accuracy Statement are available from the U.S. Census Bureau. POMS was designed to gain a better understanding of the property owners and managers on whom the nation depends to provide affordable rental housing and what motivates and shapes their rental and maintenance policies.

**Anticipated Release Date:** This was a one-time survey.

**Formats:** SAS, ASCII, dBase

**Period Available:** 1995–96

# PUBLIC USE MICRODATA SAMPLE (PUMS)

[huduser.gov/portal/pumd/index.html](http://huduser.gov/portal/pumd/index.html)

To advance the Obama Administration's Open Government Initiative, the U.S. Department of Housing and Urban Development's (HUD) Office of Policy Development and Research (PD&R) is releasing statistical samples of tenant-level data to qualified researchers. These Public Use Microdata Sample (PUMS) data sets cover HUD's largest rental assistance programs: the Housing Choice Voucher Program, Public Housing, Project-Based Section 8, and the Section 202/811 Programs. The purpose of any release of data is to provide opportunities to the research community to produce indepth analyses of the characteristics of households receiving HUD housing assistance. These data sets never identify individual households.

Qualified researchers may request data that could include family type, household income, race, gender, and other household and geographic characteristics. The sample size (5 percent) is large enough to be statistically valid and representative of states and the nation as a whole while small enough to preserve privacy. The Data Dictionary that provides information on the sampling design and variables is available at: [huduser.gov/portal/publications/pdf/PUMS\\_Data\\_Dictionary.pdf](http://huduser.gov/portal/publications/pdf/PUMS_Data_Dictionary.pdf)

Researchers requesting access to the PUMS data will be asked to provide an e-mail address, organization, organization website, and reason for accessing the tenant data. By requesting access to PUMS data, the researcher is acknowledging (1) a legitimate research purpose for the data and (2) that the data will not be used in an attempt to identify particular assisted households. Once the request is approved by HUD, the researcher will be sent a username/password that will give access to the data files.

By requesting the data, researchers are also granting PD&R permission to contact them by e-mail requesting comments and suggestions for improving the PUMS data set. PD&R plans to update the data set annually.

**Anticipated Release Date:** Upon request

**Formats:** SAS, CSV

**Periods available:** 2009, 2010, 2012, 2013

# QUALIFIED CENSUS TRACTS AND DIFFICULT DEVELOPMENT AREAS

[huduser.gov/portal/datasets/qct.html](http://huduser.gov/portal/datasets/qct.html)

Low-Income Housing Tax Credit Qualified Census Tracts must have 50 percent of households with incomes below 60 percent of the Area Median Gross Income (AMGI) or have a poverty rate of 25 percent or more. Difficult Development Areas (DDA) are designated by the U.S. Department of Housing and Urban Development and are based on Fair Market Rents, income limits, the 2010 census counts, and 2006–10 5-year American Community Survey data when they becomes available. Beginning with the 2016 DDA designations, metropolitan DDAs will use Small Area Fair Market Rents (FMRs) rather than metropolitan-area FMRs for designating metropolitan DDAs. Maps of Qualified Census Tracts are available at: [huduser.gov/qct/qctmap.html](http://huduser.gov/qct/qctmap.html).

**Anticipated Release Dates:** Difficult Development Areas are updated upon release of 5-year ACS (that is, 2011–15). Qualified Census Tracts may be updated simultaneously with Difficult Development Areas.

**Formats:** PDF, dBase, HTML

**Periods Available:** 2000–15

# RENEWAL FUNDING INFLATION FACTORS

[huduser.gov/portal/datasets/rfif/rfif.html](http://huduser.gov/portal/datasets/rfif/rfif.html)

Renewal Funding Inflation Factors are used in the allocation of Housing Choice Voucher funds among Public Housing Agencies. Prior to fiscal year 2012, these factors were called Renewal Funding Annual Adjustment Factors. In the Fiscal Year 2012 U.S. Department of Housing and Urban Development (HUD) Appropriations bill, Congress changed the name of these factors in recognition of HUD's new methodology for calculating the factors, which now takes advantage of ongoing Office of Policy Development and Research's data aimed at better understanding the drivers of change in per-unit-costs (PUC) in the voucher program. Renewal Funding Inflation Factors have been developed to account for the expected annual change in average PUC in the voucher program using historical program data, coupled with several economic indices used to capture key components of the economic climate, which also assist in explaining the changes in PUC.

**Anticipated Release Date:** Annually

**Formats:** PDF

**Periods Available:** 2012–15

# RENTAL HOUSING FINANCE SURVEY (RHFS)

[huduser.gov/portal/datasets/rhfs/home.html](http://huduser.gov/portal/datasets/rhfs/home.html)

The purpose of the Rental Housing Finance Survey (RHFS) is to provide a current and continual measure of financial, mortgage, and property characteristics of multifamily rental housing properties in the United States. The survey provides information on the financing of multifamily rental housing properties with emphasis on new originations for purchase, refinancing, and loan terms associated with these originations. In addition, the survey includes information on property characteristics, such as number of units, amenities available, rental income, and expenditure information.

**Anticipated Release Date:** Survey was completed once

**Formats:** Microsoft Excel, PDF, SAS

**Periods Available:** 2012 (Note: for data from earlier years, see the Residential Finance Survey.)

# RESIDENTIAL FINANCE SURVEY (RFS)

[huduser.gov/datasets/rfs.html](http://huduser.gov/datasets/rfs.html)

The 2001 Residential Finance Survey (RFS) was sponsored by the U.S. Department of Housing and Urban Development and conducted by the U.S. Census Bureau. The RFS is a followon survey to the 2000 decennial census designed to collect, process, and produce information about the financing of all nonfarm, residential properties.

**Anticipated Release Date:** Survey was completed twice

**Formats:** Self-extracting EXE, ASCII

**Periods Available:** 1991, 2001 (Note: for data from later years, see the Rental Housing Finance Survey.)

# SANDY DAMAGE ESTIMATES BY BLOCK GROUP

[huduser.gov/maps/map\\_sandy\\_blockgroup.html](http://huduser.gov/maps/map_sandy_blockgroup.html)

A Federal Emergency Management Agency (FEMA) housing inspection for renters was used to assess personal property loss and for owners to assess damage to their home as well as personal property in the wake of Hurricane Sandy. This inspection was done to determine eligibility for FEMA Individual Assistance. For both rental and owner inspections, if the property had flood damage, inspectors measured the height of the flooding. They indicated the highest floor of the flooding (for example, basement, first floor, second floor, etc.) and the height of the flooding in that room. In addition for the units without flooding, the U.S. Department of Housing and Urban Development estimated minor/major/severe damage based on the damage inspection estimates for real property (owner) and personal property (renter).

**Anticipated Release Date:** Assessment was completed once.

**Format:** HTML

**Periods Available:** 2013

# SMALL AREA FAIR MARKET RENTS

[huduser.gov/portal/datasets/fmr/smallarea/index.html](http://huduser.gov/portal/datasets/fmr/smallarea/index.html)

Due to the increasing demand for more localized rents for a variety of purposes, the U.S. Department of Housing and Urban Development (HUD) is making Small Area Fair Market Rents (FMRs) for all metropolitan areas available. Small Area FMRs are only permitted to be used to set Section 8 Housing Choice Voucher payment standards in the Dallas, Texas, HUD Metropolitan FMR Area and by public housing agencies (PHAs) participating in the Small Area FMR Demonstration Program. One possible use for the Small Area FMRs is in the determination of potential Exception Payment Standard levels. Another general use is that PHAs not participating in the demonstration may use the Small Area FMRs as a guide to setting their payment standards so long as the payment standards remain within the basic range (90 to 110 percent) of the FMR published in the Federal Register for the FMR area.

**Anticipated Release Date:** Annually

**Formats:** Microsoft Excel, HTML

**Periods Available:** 2011–15

# SPECIAL TABULATIONS OF HOUSEHOLDS

[huduser.gov/datasets/spectabs.html](http://huduser.gov/datasets/spectabs.html)

The Special Tabulations data retrieval system produces tabular statistical summaries of counts of households by tenure, income intervals, age of householder, size of household, and housing conditions. Previous tabulations are based on the 1990 and 2000 census for select geographic areas in the United States. Since the census long form (from which this information has been derived in the past) has been discontinued, the Office of Policy Development and Research and HUD User have derived the same or substantively similar information from 5-year American Community Survey data. 2010 Special Tabulations data are derived from 5-year (for example, 2005–09) American Community Survey (ACS).

**Anticipated Release Date:** Every 5 years following release of 5-year ACS data beginning in 2017

**Format:** HTML

**Periods Available:** 1990 and 2000 (both derived from census long form), 2010

# STATE OF THE CITIES DATA SYSTEMS (SOCDS)

[socds.huduser.gov/index.html](http://socds.huduser.gov/index.html)

The State of the Cities Data Systems (SOCDS) consists of the following databases that cover metropolitan areas, central cities, and suburbs: Historical Census Data, Current Employment Statistics, County Business Patterns Data, FBI Crime Data, Building Permits Data, Urban Public Finance Data, and Comprehensive Housing Affordability Strategy (CHAS) Data.

**Anticipated Release Dates:** The Building Permits Data are updated monthly. HUD has insufficient resources to continue updating the remaining SOCDS at this time.

**Format:** HTML, Microsoft Excel

**Periods Available:** Periodic, 1970–2012

# UNIFORM RELOCATION ACT INCOME LIMITS

[huduser.gov/portal/datasets/ura.html](http://huduser.gov/portal/datasets/ura.html)

The Uniform Relocation Act Income Limits establish the extent of replacement housing assistance dependent on qualifying as low-income, as defined by the U.S. Department of Housing and Urban Development. The act applies to all federal agencies that initiate action that forces households to relocate from their residence.

**Anticipated Release Date:** Annually

**Formats:** PDF, Microsoft Word

**Periods Available:** 2004–15

## USPS VACANCIES DATA

[huduser.gov/datasets/usps.html](http://huduser.gov/datasets/usps.html)

Through an agreement with the United States Postal Service, the U.S. Department of Housing and Urban Development (HUD) receives counts of total and vacant business and residential addresses in the United States at the ZIP+4 (ZIP9) geographic level. HUD uses these data for a variety of purposes, including research on neighborhood change, tracking disaster recovery, gauging the Foreclosure Crisis, analyzing housing markets, and measuring the impact of HUD funding on communities for programs such as HOME, the Community Development Block Grant (CDBG), the American Dream Downpayment Initiative (ADDI), and the Self-Help Homeownership Opportunity Program (SHOP). HUD makes the vacancy data available at the census tract level to government and nonprofit organizations through its controlled access page on the HUD User website. Permitted users must register to obtain a username and password to access these data.

**Anticipated Release Date:** Quarterly

**Formats:** dBase

**Periods Available:** 2005–present

## USPS ZIP CODE CROSSWALK FILES

[huduser.gov/portal/datasets/usps\\_crosswalk.html](http://huduser.gov/portal/datasets/usps_crosswalk.html)

One of the many challenges that social science researchers and practitioners face is the difficulty of relating United States Postal Service (USPS) ZIP Codes to U.S. Census Bureau geographies. There are valuable data available only at the ZIP Code level that, when combined with demographic data tabulated at various census geography levels, could open up new avenues of exploration. To provide avenues for merging these data, the Office of Policy Development and Research has released the HUD-USPS Crosswalk Files. These unique files are derived from data in the quarterly USPS Vacancies Data. They originate directly from the USPS and are updated quarterly, making them highly responsive to changes in ZIP Code configurations, reflecting the locations of both business and residential addresses. The latter feature is of particular interest to housing researchers because many of the phenomena they study are based on housing unit or address. By using an allocation method based on residential addresses rather than by area or by population, analysts can take into account not only the spatial distribution of population, but also the spatial distribution of residences. This enables a slightly more nuanced approach to allocating data between disparate geographies.

**Anticipated Release Date:** Quarterly

**Format:** Microsoft Excel

**Periods Available:** 2010–15

# UTILITY ALLOWANCES

[huduser.gov/portal/resources/utilallowance.html](http://huduser.gov/portal/resources/utilallowance.html)

The U.S. Department of Housing and Urban Development (HUD) has developed the HUD Utility Schedule Model (HUSM) that enables users to calculate utility schedules after entering information on housing structure, utility rate information (tariffs), and geographic location. This version of HUSM is based upon the 2009 Residential Energy Consumption Survey (RECS), a nationally representative survey that collects data on energy characteristics of housing units, usage patterns, and household demographics. The model now provides users with the option of incorporating weather-related data based upon selecting a Public Housing Agency (PHA) from a dropdown menu or inputting a ZIP Code. In addition, with the recent increase of public housing investment in energy savings, users now have the option of selecting from an array of energy efficiency discount factors (for example, Energy Star Certification, LEED Certification, and Significant Green Retrofit).

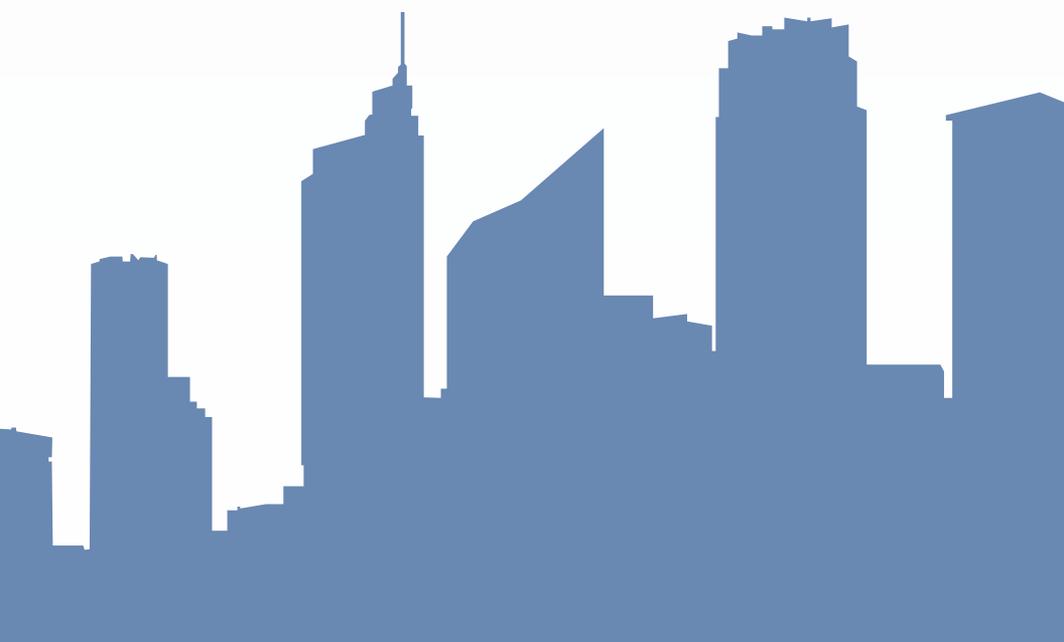
**Anticipated Release Date:** Intermittent

**Formats:** Excel, web-based

**Periods Available:** Updated as of September 2015

Many of HUD User's data sets can be downloaded, free of charge, by visiting our website at [huduser.gov](http://huduser.gov). The Government Sponsored Enterprise and the American Housing Survey data sets are available on CD-ROM for a nominal fee by calling the HUD User Help Desk at 800-245-2691, option 1, M-F from 8:30 a.m. to 5:15 p.m. eastern or by visiting the HUD User Web Store at [webstore.huduser.gov](http://webstore.huduser.gov).

For the latest information on any of the data sets, please visit  
[huduser.gov/datasets/pdrdatas.html](http://huduser.gov/datasets/pdrdatas.html).



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