



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 [www.huduser.org](http://www.huduser.org). 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. EST.



# TABLE OF CONTENTS

Data Set Reference Guide.....	ii
50th Percentile Rent Estimates .....	1
American Housing Survey (National Data and Metropolitan Data) .....	1
Annual Adjustment Factors.....	1
Components of Inventory Change.....	2
Consolidated Planning/CHAS Data .....	2
Fair Market Rents.....	2
Geospatial Data Sources .....	3
Government Sponsored Enterprise Data .....	3
Housing Affordability Data System .....	4
Income Limits.....	4
Low-Income Housing Tax Credit Database .....	4
Manufactured Home and Subprime Lender List.....	5
Multifamily Tax Subsidy Income Limits.....	5
Neighborhood Stabilization Program Data .....	5
Physical Inspection Scores .....	6
Picture of Subsidized Households.....	6
Property Owners & Managers Survey.....	6
Public Use Microdata Sample .....	7
Qualified Census Tracts and Difficult Development Areas.....	7
Renewal Funding Inflation Factors.....	8
Residential Finance Survey.....	8
Special Tabulations of Households.....	8
State of the Cities Data Systems .....	9
Uniform Relocation Act Income Limits .....	9
USPS Vacancies Data .....	9
USPS ZIP Code Crosswalk Files.....	10

# DATA SET REFERENCE GUIDE

Each data set is rated by its relevance and usefulness for research in the designated categories.

	Housing Markets	Housing Finance	Disabilities	Community/ Neighborhood Conditions	Demographics	Homelessness	Fair Housing	Economic Conditions	Quality of Life	Rural
50th Percentile Rent Estimates	High	—	—	—	—	—	—	Low	—	—
American Housing Survey	High	High	—	Medium	—	—	Low	Low	Medium	Low
Annual Adjustment Factors	High	—	—	—	—	—	—	Low	—	—
CINCH	High	Low	—	—	Low	—	—	Medium	—	—
Consolidated Planning	Medium	—	—	High	High	—	Medium	Medium	Low	—
Fair Market Rents	High	—	—	—	—	—	—	Low	—	—
Geospatial Data Resources	Medium	Medium	Low	High	High	—	Low	Low	Low	Low
Government Sponsored Enterprise Data	—	High	—	—	—	—	Medium	—	—	—
Housing Affordability Data System	High	Medium	—	Low	—	—	—	Low	—	—
Income Limits	High	—	—	—	—	—	—	Low	—	—
Low-Income Housing Tax Credit	Medium	Medium	—	—	—	—	—	—	—	—
Manufactured Home & Subprime Lender List	—	High	—	—	—	—	Low	—	—	—
Metropolitan Area Look-Up	Low	Low	Low	—	Low	—	—	Low	Low	—
Metropolitan Area Quarterly Residential & Business Vacancy Report	Medium	—	—	Low	—	—	—	Low	—	—
Multifamily Tax Subsidy Income Limits	Medium	Medium	—	—	—	—	—	Low	—	—
Neighborhood Stabilization Data	—	—	—	High	Medium	—	—	Medium	—	—

	Housing Markets	Housing Finance	Disabilities	Community/ Neighborhood Conditions	Demographics	Homelessness	Fair Housing	Economic Conditions	Quality of Life	Rural
Physical Inspection Scores	Medium	—	—	Low	—	—	—	—	Medium	—
Picture of Subsidized Households	High	—	—	Low	High	—	Medium	—	—	Low
Property Owners & Managers Survey	Medium	High	—	—	—	—	—	—	—	—
Public Use Microdata Sample	High	—	—	Low	High	—	Medium	—	—	Low
Qualified Census Tracts & Difficult Development Areas	Medium	Medium	—	Medium	—	—	—	—	—	—
Renewal Funding Inflation Factors	High	—	—	—	—	—	—	Low	—	—
Residential Financial Survey	—	—	—	—	—	—	—	—	—	—
Special Tabulations of Households	—	—	Low	Medium	Medium	—	Medium	Low	—	—
State of the Cities Data Systems	Medium	—	—	High	Medium	—	—	Medium	Low	—
USPS Vacancies Data	Medium	Low	—	Medium	—	—	Low	Medium	—	—
USPS ZIP Code Crosswalk Files	—	—	—	Low	—	—	—	—	—	—

## 50TH PERCENTILE RENT ESTIMATES

<http://www.huduser.org/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 58870–58875), these 50th percentile rents can be used to set success rate payment standards.

**Anticipated Release Date:** Every October

**Format:** Microsoft Excel

**Periods Available:** Annual, 2001–13

## AMERICAN HOUSING SURVEY

<http://www.huduser.org/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 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 Date:** National data are released every other year in late spring.

Metropolitan data are released in the fall for preceding year.

**Formats:** National: SAS, ASCII (ZIP). Metropolitan: SAS, ASCII, ZIP (self-extracting .ZIP for 1995 and 1996)

**Periods Available:** National: Biennially, 1995–2011 on [www.huduser.org](http://www.huduser.org). Data are available on CD-ROM for earlier periods: annually 1973–83 and biennially 1985–93. Metropolitan: 1995, 1996, 1998, 2002, 2004, 2007, 2009. Data for earlier years (1974–83 and 1984–2004) are available on CD-ROM.

## ANNUAL ADJUSTMENT FACTORS

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

The Department of Housing and Urban Development establishes 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:** Every new calendar year

**Formats:** PDF (1997, 2000–01, 2003–05, 2010–11); Microsoft Word (1998–99, 2002, 2006–09)

**Periods Available:** Annual, 1997–2013

## COMPONENTS OF INVENTORY CHANGE

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

The Components of Inventory Change (CINCH) reports are processed every two 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 and removed from the housing stock.

**Anticipated Release Date:** Every other year

**Formats:** PDF (all years), SAS and ASCII (2001–2009)

**Periods Available:** Biennially, 1985–2009

## CONSOLIDATED PLANNING/CHAS DATA

<http://www.huduser.org/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 Comprehensive Housing Affordability Strategy (CHAS) data, 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 (<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 will be released annually based on ACS 1-year, 3-year, or 5-year estimates.

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

**Formats:** SAS, CSV

**Period Available:** 2000, 2005–07, 2006–08, 2005–09, 2006–10

**Note:** Boundary files suitable for mapping the CHAS data (using your own GIS software) can be obtained at [www.huduser.org/geo/summarylevel.asp](http://www.huduser.org/geo/summarylevel.asp)

## FAIR MARKET RENTS

<http://www.huduser.org/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, and serve as a rent ceiling for the HOME program. HUD calculates and publishes FMRs annually for each Office of Management and Budget metropolitan area and nonmetropolitan county.

**Anticipated Release Date:** Every October

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

**Periods Available:** Annually, 1983–2013

# GEOSPATIAL DATA RESOURCES

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

Geographic Information Systems (GIS) is a powerful technology for understanding, managing, analyzing, and visualizing HUD's assets and policy initiatives. Although GIS has been employed in varying degrees for many years throughout the Department, strategic efforts to provide an enterprise-wide platform for geospatial data, tools, and expertise to address housing issues began in 2000, under the auspices of PD&R 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 datasets in a geospatial format, geospatially enabled Web services, and GIS web applications.

**Anticipated Release Date:** Datasets 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.

**Period 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 <http://www.huduser.org/portal/datasets/gis/spatial.html>

## GOVERNMENT SPONSORED ENTERPRISE DATA

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

The Department of Housing and Urban Development publishes 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:** Annually, 1993–2007

# HOUSING AFFORDABILITY DATA SYSTEM

<http://www.huduser.org/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, since they were derived from AHS public use files and the published income limits and FMRs. HUD provides these files to give to the community of housing analysts the opportunity to use a consistent set of affordability measures.

**Anticipated Release Dates:** Every other year

**Formats:** ASCII, SAS

**Periods Available:** Biennially, 1985–2011 (derived from AHS National Data), 2002–09 (derived from AHS Metro Data)

## INCOME LIMITS

<http://www.huduser.org/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. Limits are based on HUD 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:** Every new calendar year

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

**Periods Available:** Annually, 1990–2013

## LOW-INCOME HOUSING TAX CREDIT DATABASE

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

The LIHTC database is the only complete national source of information on the size, unit mix, and location of individual projects. Through continued support of the national LIHTC database, HUD is assisting researchers in their efforts to learn more about the effects of the tax credit program.

**Anticipated Release Date:** Early fall

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

**Periods Available:** Annually. The database covers LIHTC projects placed in service from 1987 to 2010.

# MANUFACTURED HOME AND SUBPRIME LENDER LIST

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

HUD periodically compiles a list of lenders who specialize in either subprime or manufactured home lending. The subprime and manufactured home lender list is updated and revised in response to feedback from lenders, policy analysts, housing advocacy groups, and other list users.

**Anticipated Release Date:** Intermittent

**Format:** Microsoft Excel

**Periods Available:** Annually, 1993–2006

# MULTIFAMILY TAX SUBSIDY INCOME LIMITS

<http://www.huduser.org/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 Dates:** Annually

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

**Periods Available:** 2009–13

# NEIGHBORHOOD STABILIZATION PROGRAM DATA

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

HUD's Neighborhood Stabilization data supply program application and program support information for the Neighborhood Stabilization Program (NSP). NSP provides grants to every state, certain local communities, and other organizations for purchasing foreclosed or abandoned homes and rehabilitating, reselling, or redeveloping these homes to stabilize neighborhoods and stem the decline of values of neighboring homes. The program is authorized under Title III of the Housing and Economic Recovery Act of 2008. There have been three rounds of funding for NSP: 2008, 2009, and 2010.

**Anticipated Release Date:** Ongoing

**Format:** Mapping tools and Microsoft Excel

**Periods Available:** 2008, 2009, and 2010

## PHYSICAL INSPECTION SCORES

<http://www.huduser.org/portal/datasets/pis.html>

HUD's 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, after completion of registration within a secure system. Please see the link below for additional registration process to help facilitate external users.

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/reac/products/wass/wass\\_user\\_manual](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/reac/products/wass/wass_user_manual)

**Anticipated Release Dates:** Annual

**Formats:** TXT, Microsoft Excel

**Periods Available:** 2001–current

## PICTURE OF SUBSIDIZED HOUSEHOLDS

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

This data set, also known as *Assisted Housing: National and Local*, allows the user to sketch a picture of nearly five million subsidized households across the United States. It includes: (1) Totals, (2) Public Housing, (3) Section 8 Certificates and Vouchers, (4) Section 8 Moderate Rehabilitation, (5) Section 8 New and Substantial Rehabilitation, (6) Section 236, (7) other HUD subsidies, (8) low-income housing tax credits (LIHTC), and (9) HOME projects.

**Anticipated Release Date:** April

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

**Periods Available:** 1996–98, 2000, 2004–09, 2010, 2011, 2012, and 2012 with 2010 geography.

## PROPERTY OWNERS & MANAGERS SURVEY

<http://www.huduser.org/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 to learn what motivates and shapes their rental and maintenance policies.

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

**Formats:** SAS, ASCII, dBase

**Period Available:** 1995–1996

## PUBLIC USE MICRODATA SAMPLE

<http://www.huduser.org/portal/pumd/index.html>

To advance the Obama Administration's Open Government Initiative, 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 data release data is to provide opportunities for the research community to produce in-depth 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: [http://www.huduser.org/portal/publications/pdf/PUMS\\_Data\\_Dictionary.pdf](http://www.huduser.org/portal/publications/pdf/PUMS_Data_Dictionary.pdf)

Researchers requesting access to the PUMS data will be asked to provide an e-mail address, organization name, organization website, and reason for accessing the tenant data. By requesting access to the 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 HUD approves the request, 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

## QUALIFIED CENSUS TRACTS AND DIFFICULT DEVELOPMENT AREAS

<http://qct.huduser.org/>

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 are designated by HUD and are based on Fair Market Rents, Income Limits, the 2010 Census counts, and 2006 to 2010 5-year American Community Survey data when they becomes available. Maps of Qualified Census Tracts are available at: <http://qct.huduser.org/QCTGIS/USMainLand/Map.aspx>

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

**Formats:** PDF, dBase, HTML

**Periods Available:** 2000–10

## RENEWAL FUNDING INFLATION FACTORS

<http://www.huduser.org/portal/datasets/rfif/rfif.html>

Renewal Funding Inflation Factors are used in allocating Housing Choice Voucher funds among public housing agencies. Prior to FY 2012, these factors were called Renewal Funding Annual Adjustment Factors. In the FY 2012 HUD Appropriations Bill, Congress changed the name of these factors in recognition of HUD's new methodology for calculating the factors, which now take advantage of ongoing PD&R research 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:** Every new calendar year

**Format:** PDF

**Periods Available:** Annually, 2012–13

## RESIDENTIAL FINANCE SURVEY

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

The 2001 Residential Finance Survey (RFS) was sponsored by the Department of Housing and Urban Development and conducted by the 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

## SPECIAL TABULATIONS OF HOUSEHOLDS

<http://www.huduser.org/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 censuses 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, PD&R and HUD USER have derived the same or substantively similar information from 5-year American Community Survey data. Data for 2010 Special Tabulations are derived from 5-year [2005–09] American Community Survey (ACS).

**Anticipated Release Dates:** 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

<http://socds.huduser.org/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:** HUD has insufficient resources to continue updating SOCDS at this time

**Format:** HTML

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

## UNIFORM RELOCATION ACT INCOME LIMITS

<http://www.huduser.org/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 HUD. The Act applies to all federal agencies that initiate action that forces households to relocate from their residence.

**Anticipated Release Date:** Every new calendar year

**Formats:** PDF, Microsoft Word

**Periods Available:** 2004–13

## USPS VACANCIES DATA

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

Through an agreement with the United States Postal Service, 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 the HOME Investment Partnership Program (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 the data

**Anticipated Release Date:** Quarterly

**Format:** dBASE

**Periods Available:** 2005–present

# USPS ZIP CODE CROSSWALK FILES

[http://www.huduser.org/portal/datasets/usps\\_crosswalk.html](http://www.huduser.org/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 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, PD&R has released the HUD-USPS Crosswalk Files. These unique files are derived from data in the quarterly USPS Vacancy Data. They originate directly from the USPS and are updated quarterly, making them highly responsive to changes in ZIP Code configurations, and reflect both business and residential addresses. The latter feature is of particular interest to housing researchers because many of the phenomena that they study are based on housing unit or address. By using an allocation method based on residential addresses rather than by area or population, analysts can take into account the spatial distribution of population and 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:** 2010–13

Many of HUD USER's data sets can be downloaded, free of charge, by visiting our website at [www.huduser.org](http://www.huduser.org). 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. EST or by visiting the HUD USER Web Store at [webstore.huduser.org](http://webstore.huduser.org).

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



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