

HUD Publishes Four New Multifamily Portfolio Datasets

NLIHC's Memo to Members

July 16, 2010

Advocates interested in the preservation of affordable rental housing have a few new resources available to them. HUD posted four new datasets to its website on July 9, two of which provide information about the status of Section 8 contract renewals. Such data are critical to those working to preserve privately owned subsidized housing because it allows them to track whether an owner plans on opting out of the Section 8 contract, an action that could lead to the loss of affordability at the property.

The dataset titled “Contract Renewal Information – All Contracts” contains information on all active Section 8 contracts for multifamily housing and includes fields such as renewal option and renewal status. Some examples of a renewal option are “Request Renewal without Restructuring at or Below Comparable Rents” and “Notification of the Intention to Opt-Out of the Section 8 Contract,” while the renewal status field includes options such as “Completed – Contract/Stage Renewed” and “Contract/Stage Not Renewed.” HUD also posted a dataset (Contract Renewal Information – non-blank) that is identical to the one mentioned above, except that it includes this information only for projects that have data in the renewal status field.

The third database listed on the site, “Contracts with Rent Amt and Utility Allowance Amt,” includes all Section 8 contracts for multifamily properties with the current rent amounts and current utility allowance amounts, by bedroom size, at each property.

The final database is called “Active Multifamily Portfolio-Property Level Data.” HUD defines an active multifamily property as one that: has active financing, has an active contract, has an active use restriction, and/or has other public subsidy with servicing required. This database is the only one of the four to have a data dictionary, which provides helpful descriptions of each field in the dataset.

According to the website, these four datasets will be updated on a monthly basis due to numerous requests for this type of information. NLIHC staff will monitor this website for updates and will continue to assess these data and integrate it into our current preservation work.

The four new datasets can be found here:

<http://www.hud.gov/offices/hsg/mfh/preservation/mfhpreservation.cfm>