

Enterprise Public Use Database Data Dictionary

Multifamily Properties CENSUS TRACT FILE

Release of 2008 Data

Federal Housing Finance Agency

**Enterprise Public Use Database
Multifamily Properties
Census Tract File**

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The “Census Tract File” contains property-level data on all multifamily properties.

Note: Fields are separated by one blank space.

Field #	Field Width	Field Name	Values	Description / Comments
1	1	Enterprise Flag	1 = Fannie Mae 2 = Freddie Mac	Flag identifying whether the mortgage was purchased by Fannie Mae or by Freddie Mac. Fannie Mae and Freddie Mac are collectively referred to as the Enterprises in this document.
2	7	Record Number		Sequential numerical identifier for property not related to the record number in the multifamily National Files.
3	2	US Postal State Code	See the STATE/COUNTY file for a list of State codes and names. 00 = Missing	Two digit numerical Federal Information Processing Standard (FIPS) code, with leading zero.
4	5	Metropolitan Statistical Area (MSA) Code	See the MSA file for a list of MSA codes and names. 00000 = Missing code 99999 = In a non-metropolitan area Other = specific metropolitan area	Five digit numerical code for the property’s MSA if the property is located in an MSA, based on MSA definitions in effect on January 1, 2008.
5	3	County - 2000 Census	See the STATE/COUNTY file for a list of codes and County/Parish/Borough names listed by FIPS state code. 000 = Missing	Three digit numerical FIPS county code, with leading zeros, indicating where the property is located.
6	6	Census Tract - 2000 Census	3-6 digits with 2 implied decimals Example of data format: 002701=Census tract 27.01 000000 = Missing	The tract number as used in the 2000 decennial census, with leading zeros.
7	6	2000 Census Tract - Percent Minority	Example of data format: 66.95 = 66.95 percent of the census tract population is minority. 9999.0 = Not available	The percentage of the census tract’s population that is classified as belonging to a minority group, based on the 2000 decennial census.
8	6	2000 Census Tract - Median Income	999999 = Not available	The 1999 median family income for the census tract (in whole dollars), based on the 2000 decennial census. The values for this field are supplied by FHFA.

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9	6	2000 Local Area Median Income	999999 = Not available	The 1999 MSA median family income, or for properties outside MSAs, the county median family income or the State non-metropolitan median income, whichever is greater, based on the 2000 decennial census. The values for this field are supplied by FHFA.
10	8	Tract Income Ratio	Example of data format: 1.7500 = The tract income is 175 percent of the local area median income. 9999.00 = Not able to code	The ratio of the 2000 census tract median income to the local area median income. This is the ratio used to determine whether the census tract qualifies as a low-income area for purposes of the special affordable housing goal. (See definition of <i>low-income area</i> in 24 CFR 81.2; see also 24 CFR 81.15(f)(1).)
11	6	Area Median Family Income (2008)	999999 = Not available	For properties in MSAs, the MSA median family income, and for properties outside MSAs, the county median family income or the State non-metropolitan median income, whichever is greater, for the reporting year (<i>i.e.</i> , the year of mortgage acquisition by the Enterprise). It is based on HUD's median family income estimates as established annually for use in determining eligibility for various assisted housing programs. The values for this field are supplied by FHFA.
12	9	Acquisition Unpaid Principal Balance (UPB)		The UPB when the Enterprise acquired the mortgage. Values are rounded to the nearest \$1,000.
13	1	Purpose of Loan	1 = Purchase 2 = Refinancing 4 = Home Improvement/Rehabilitation 9 = Not applicable/Not available/Other	Purpose of loan reported by the Enterprise.

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Field #	Field Width	Field Name	Values	Description / Comments
14	1	Type of Seller Institution	1 = Mortgage company 2 = Savings Association Insurance Fund (SAIF)-insured depository institution 3 = Bank Insurance Fund (BIF)-insured depository institution 4 = Credit union insured by the National Credit Union Administration (NCUA) 5 = Other	The type of seller that sold the mortgage to the Enterprise; this is not necessarily the originating lender.
15	1	Federal Guarantee	1 = Conventional/Other 2 = FHA-insured 3 = VA-guaranteed 4 = FSA/RHS-guaranteed	
16	1	Underserved Areas Indicator	1 = Yes 2 = No 9 = Not Applicable	Flag identifying whether a unit is located in an area defined to be underserved. See definition of <i>underserved area</i> in 24 CFR 81.2. The unit may or may not count toward the Underserved Areas goal depending on other counting provisions. (See 24 CFR 81.15-16.)
17	1	Lien Status	1 = secured by a first lien 2 = secured by a subordinate lien 3 = not secured by a lien 4 = not applicable	