

Enterprise Public Use Database Data Dictionary

Multifamily Properties CENSUS TRACT FILE

Release of 2016 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 the 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 American National Standards Institute (ANSI) Federal Information Processing Series (FIPS) code, with a leading zero when applicable, indicating where the property is located.
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, 2016.
5	3	County - 2010 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 when applicable, indicating where the property is located.
6	6	Census Tract - 2010 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 2010 decennial census, with leading zeros when applicable, indicating where the property is located.
7	6	2010 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 2010 decennial census.
8	6	2010 Census Tract - Median Income	999999 = Not available	The 2016 median family income for the census tract (in whole dollars) based on 2010 Census geography and the most recent American Community Survey (ACS) 5-year estimates available on January 1, 2016. The values for this field are supplied by FHFA.

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Field #	Field Width	Field Name	Values	Description / Comments
9	6	Local Area Median Income	999999 = Not available	The 2016 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 2010 Census geography and the most recent ACS 5-year estimates available on January 1, 2016. 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 2010 census tract median income to the local area median income. This field is not required for calculating performance for the multifamily housing goal or subgoal. It is provided here for informational purposes.
11	6	Area Median Family Income (2016)	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	Lien Status	1 = secured by a first lien 2 = secured by a subordinate lien 3 = not secured by a lien 4 = not applicable	