

Multifamily Assistance & Section 8 Contracts v1.0 Data Element Dictionary (DED)

Revised 04/12/2001

Table Name: MF_Assistance_&_Sec8_Contracts

Table Comment: Contains the universe of active assistance and Section 8 contracts in Multifamily Housing.

Field Num	Table Column Name	Table Column Data type	Table Column Comment
1	contract_number	char(11)	The TRACS assigned contract number.
2	property_id	numeric(10)	The REMS assigned identifier for each property. Note: Use this ID number to link (join) this table to the "MF_Properties_with_Assistance_&_Sec8_Contracts" and to identify the multiple assistance contracts that are associated with the same property.
3	property_name_text	char(50)	The recorded name of the property.
4	tracs_effective_date	datetime	The effective date of the contract as provided by TRACS.
5	tracs_overall_expiration_date	datetime	The overall expiration date of the contract, as provided by TRACS.
6	tracs_overall_exp_fiscal_year	numeric(4)	The fiscal year of the tracs_overall_expiration_date. (Note: October 1 st is the start of a new fiscal year.)
7	tracs_overall_expire_quarter	char(2)	The fiscal year quarter of the contract expiration date, this is calculated from tracs_overall_expiration_date as follows "Q1" = 10/01 - 12/31, "Q2" = 01/01 - 3/31 "Q3" = 04/01 - 06/30 and "Q4" = 07/01 - 09/30.
8	tracs_current_expiration_date	datetime	The expiration date of the current term of the contract as provided by TRACS. Note: For a multi-term contract, this expiration date is before the overall expiration date until the last term.
9	tracs_status_name	char(20)	The status of the contract in TRACS.
10	contract_term_months_qty	numeric(3)	The number of months in the term of the contract.
11	assisted_units_count	numeric(5)	The total number of assisted units for the contract.
12	is_hud_administered_ind	char(1)	A yes/no indicator signifying whether HUD is the administrator of the contract. Note: Is equal to "Y", when the is_acc_old_ind and the is_acc_performance_based_ind are both "N".
13	is_acc_old_ind	char(1)	A yes/no indicator signifying whether the contract is an old ACC contract (pre-performance-based).
14	is_acc_performance_based_ind	char(1)	A yes/no indicator signifying whether the contract is a performance-based ACC.
15	contract_doc_type_code	char(5)	The document type of the contract, as provided by TRACS.
16	program_type_name	char(20)	The name of the program type, provided from TRACS.
17	program_type_group_code	char(20)	A derived field based on the program_type_name and contract_doc_type_code. It is decoded as follows: Based on program_type_name, "202/8NC"="202"; "202/8SR"="202"; "515/8NC"="515"; "515/8SR"="515"; "HFDA/8NC"="HFDA"; "HFDA/8SR"="HFDA"; "LMSA"="LMSA"; "202/162MR"="PAC"; "202/162NC"="PAC"; "202/162SR"="PAC"; "PAC/202"="PAC"; "PAC/811"="PAC"; "PAC/202"="PAC"; "PAC/811"="PAC"; "PD/8Existing"="PD"; "PD/8MR"="PD"; "PD/8SR"="PD"; "PRAC/202"="PRAC"; "PRAC/811"="PRAC"; "PRAC/202"="PRAC"; "PRAC/811"="PRAC" "Preservation"="PRES"; "RAP"="RAP"; "Rent Supp"="SUPP"; "Sec 8 SR"="S8SR"; "Sec 8 NC"="S8NC"; contains "Service Coo" = "Service Coordinator"; contains "UnasstPrj SCHAP"= "Service Coordinator"; All others = "UNK"
18	program_type_group_name	char(20)	A derived field based on the program_type_group_code. It is decoded as follows: "202"="Sec. 202"; "515"="S8 FmHA"; "HFDA"="S8 State Agency"; "LMSA"="S8 Loan Mgmt"; "PAC"="PAC 202/811"; "PD"="S8 Prop. Disp."; "PRAC"="PRAC 202/811"; "PRES"="S8 Preservation"; "RAP"="Sec. 236 RAP"; "SUPP"="Rent Supplement"; "S8NC"="Other S8 New"; "S8SR"="Other S8 Rehab"; "Service Coordinator"="Service Coordinator"; All others ="Unknown"

Field Num	Table Column Name	Column Data type	Table Column Comment
19	rent_to_FMR_ratio	numeric(8)	Ratio of the rent gross amount to the FMR gross amount. Note: The rent gross amount is calculated by adding the rent amount to the utilities amount for each bedroom size and multiplying the result by the count of units for that bedroom size. This gross rent amount for each bedroom size is then added to the gross rent amount for the various bedroom size(s) that might exist on each contract to come up with the gross rent amount for the assistance/Section 8 contract. The FMR gross amount is calculated by multiplying the FMR for each bedroom size by the count of units for that bedroom size. This gross FMR amount for each bedroom size is then added to the gross FMR amount for the various bedroom size(s) that might exist on each contract to come up with the gross FMR amount for the assistance/Section 8 contract. The rent to FMR ratio is then calculated by dividing the rent gross amount by the FMR gross amount. If the FMR values are not known for a contract, the ratio is displayed as zero.
20	rent_to_FMR_description	char(255)	Description of rent to FMR ratio. Possible values are: Below 80% FMR; Between 80% & 100% FMR; Between 101% & 120% FMR; Between 121% & 130% FMR; Between 131% & 140% FMR; Between 141% & 160% FMR; Over 160% FMR; Unknown
21	0BR_count	numeric(4)	The number of units/beds for this specific bedroom size (efficiency), that receive(d) assistance under this contract.
22	1BR_count	numeric(4)	The number of units/beds for this specific bedroom size (One bedroom), that receive(d) assistance under this contract.
23	2BR_count	numeric(4)	The number of units/beds for this specific bedroom size (Two bedroom), that receive(d) assistance under this contract.
24	3BR_count	numeric(4)	The number of units/beds for this specific bedroom size (Three bedroom), that receive(d) assistance under this contract.
25	4BR_count	numeric(4)	The number of units/beds for this specific bedroom size (Four bedroom), that receive(d) assistance under this contract.
26	5plusBR_count	numeric(4)	The number of units/beds for five or more bedrooms, that receive(d) assistance under this contract.
27	0BR_FMR	currency	The Fair Market Rent (FMR) for this specific bedroom size (efficiency), when the 0BR_count is not Zero.
28	1BR_FMR	currency	The Fair Market Rent (FMR) for this specific bedroom size (one bedroom), when the 1BR_count is not Zero.
29	2BR_FMR	currency	The Fair Market Rent (FMR) for this specific bedroom size (two bedroom), when the 2BR_count is not Zero.
30	3BR_FMR	currency	The Fair Market Rent (FMR) for this specific bedroom size (three bedroom), when the 3BR_count is not Zero.
31	4BR_FMR	currency	The Fair Market Rent (FMR) for this specific bedroom size (four bedroom), when the 4BR_count is not zero.

Table Name:

Table Comment:

-level information that correspond to the universe of

Num		Table type	
1	hub_name_text		The name of the HUD office responsible for the HUD servicing
2	servicing_site_name_text		The name of the HUD office responsible for the
3	property_id		The REMS assigned identifier for each property. Note: Use this associated with the same property.
	property_name_text	char(50)	
5	property_phone_number		The phone number at the primary property address. Note: this -site agent for a proper
6	address_line1_text		The property's street address or the first line of mailing
7	address_line2_text		The property's suite number, PO box or other information for
8	city_name_text		The city name of the property's address.
9		char(2)	The state code of the property's address.
	zip_code	char(5)	
11	zip4_code		The four digit zip code extension of the property's addre
12	county_code		The property's three digit county code.
13		char(30)	The property's county name.
	msa_code	char(4)	
15	msa_name_text		The property's standard metropolitan statistical area name.
16		char(15)	The property's congressional district code. Note: For properties without a nine digit zip code, the congressional district might not be accurately determined. In that case, all congressional districts will be listed separated by a comma.
	placed_base_city_name_text	char(30)	
18	property_total_unit_count		The total number of units for the property.
19		char(60)	Contains a descriptive text to categorize the property into one of the following: "Subsidized, No HUD Financing" "HUD Held" "202/811" -Subsidized" "Insured-
20	primary_financing_type		Conta financing associated with the property in the following order: "202/811" "HUD Owned" "Non Insured" is_insured_ind, is_202_811_ind, is_hud_held_ind and is_hud_owned_ind
21		char(18)	For a property with active financing, this is the FHA number or 202/811 number.
22			A yes/no indicator signifying whether any ac instruments associated with the property are insurance.
	is_202_811_ind	char(1)	instruments associated with the property are 202/811 grants/loans.
24		char(1)	A yes/no indicator signifying whether any active financing instruments associated with the property are HUD held loans.
	is_hud_owned_ind	char(1)	owned. -
26		char(1)	A yes/no indicato

Field Num	Table Column Name	Table Column Data type	Table Column Comment
			instruments associated with the property are loans for a hospital.
27	is_nursing_home_ind	char(1)	A yes/no indicator signifying whether any active financing instruments associated with the property are loans for a nursing home.
28	is_board_and_care_ind	char(1)	A yes/no indicator signifying whether any active financing instruments associated with the property are loans for a board and care property.
29	is_assisted_living_ind	char(1)	A yes/no indicator signifying whether any active financing instruments associated with the property are loans for an assisted living property.
30	is_refinanced_ind	char(1)	A yes/no indicator signifying whether any active financing instruments associated with the property are loans that have been refinanced.
31	is_221d3_ind	char(1)	A yes/no indicator signifying whether any active financing instruments associated with the property are 221/d3 loans.
32	is_221d4_ind	char(1)	A yes/no indicator signifying whether any active financing instruments associated with the property are 221/d4 loans.
33	is_236_ind	char(1)	A yes/no indicator signifying whether any active financing instruments associated with the property are insured 236 loans.
34	is_non_insured_ind	char(1)	A yes/no indicator signifying whether any active financing instruments associated with the property are non-insured loans.
35	is_bmir_ind	char(1)	A yes/no indicator signifying whether any active financing instruments associated with the property are BMIR loans.
36	is_risk_sharing_ind	char(1)	A yes/no indicator signifying whether any active financing instruments associated with the property are risk sharing loans.
37	is_mip_ind	char(1)	A yes/no indicator signifying whether any active financing instruments associated with the property are MIP loans.
38	is_co_insured_ind	char(1)	A yes/no indicator signifying whether any active financing associated with the property is a co-insured loan.
39	ownership_effective_date	datetime	The most recent effective date associated with a property's owner.
40	owner_participant_id	numeric(10)	The identifier that is associated with the owner having the most recent effective date for the property.
41	owner_company_type	char(20)	A description of the owner company as one of the following: Profit Motivated, Non-Profit, Limited Dividend, or Other.
42	owner_individual_first_name	char(18)	The owner's first name.
43	owner_individual_middle_name	char(18)	The owner's middle name.
44	owner_individual_last_name	char(20)	The owner's last name.
45	owner_individual_full_name	char(60)	The owner's full name, loaded by combining the first, middle, and last name fields.
46	owner_individual_title_text	char(100)	The owner's title.
47	owner_organization_name	char(50)	The registered organization name for the owner of the property.
48	owner_address_line1	char(45)	The owner's street address or the first line of mailing address.
49	owner_address_line2	char(45)	The owner's suite number, PO box or other information for the second line of the address.
50	owner_city_name	char(28)	The city name of the owner's address.
51	owner_state_code	char(2)	The two character state code of the owner's address.
52	owner_zip_code	char(5)	The five digit zip code of the owner's address.
53	owner_zip4_code	char(4)	The four digit zip code extension of the owner's address.
54	owner_main_phone_number_text	char(25)	The owner's main phone number.
55	owner_main_fax_number_text	char(25)	The owner's main fax number.
56	owner_email_text	char(100)	The Internet email address for the owner.
57	mgmt_agent_participant_id	numeric(10)	The identifier that is associated with the management agent having the most recent effective date for the property.
58	mgmt_agent_company_type	char(20)	A description of the management agent company as one of the following: Profit Motivated, Non-Profit, Limited Dividend, or Other.
59	mgmt_agent_indv_first_name	char(18)	The management agent's first name.
60	mgmt_agent_indv_last_name	char(18)	The management agent's last name.
61	mgmt_agent_indv_middle_name	char(18)	The management agent's middle name.
62	mgmt_agent_full_name	char(56)	The full name, loaded by combining the first, middle, and last

Field Num	Table Column Name	Table Column Data type	Table Column Comment
			name fields.
63	mgmt_agent_indv_title_text	char(100)	The management agent's title.
64	mgmt_agent_org_name	char(50)	The registered organization name for the management agent of the property.
65	mgmt_agent_address_line1	char(45)	The management agent's street address or the first line of mailing address.
66	mgmt_agent_address_line2	char(45)	The management agent's suite number, PO box or other information for the second line of the address.
67	mgmt_agent_city_name	char(28)	The city name of the management agent's address.
68	mgmt_agent_state_code	char(2)	The two character state code of the management agent's address.
69	mgmt_agent_zip_code	char(5)	The five digit zip code of the management agent's address.
70	mgmt_agent_zip4_code	char(4)	The four digit zip code extension of the management agent's address.
71	mgmt_agent_main_phone_number	char(25)	The management agent's main phone number.
72	mgmt_agent_main_fax_number	char(18)	The management agent's main fax number.
73	mgmt_agent_email_text	char(100)	The Internet email address for the management agent.